

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, JULY 26, 2012  
248 SOUTH 4<sup>TH</sup> STREET  
7:55 A.M.

PRESENT: Peggy Page, Steve Thoms, PJ McGovern, Kevin Reimer, Jodi Coleman-Niernberg, Bennett Boeschstein, Les Miller, Stephan Schweissing, Jason Farrington

GUESTS: John Shaver

STAFF: Harry Weiss, Diane Keliher

CALL TO ORDER: Steve called the meeting to order at 7:55 a.m.

APPROVAL OF MINUTES: Les made a motion to approve the minutes of the July 12<sup>th</sup> meeting; Stephan seconded; minutes were approved.

QUARTERLY FINANCIAL REVIEW: Lease revenue needs to be amended to reflect the parking deck revenue as well as the parking spaces behind the Avalon. Harry pointed out that the parking deck condominium association needs to be convened to address future operating expense assessments and capital reserve funding; those items were prepaid into an escrow fund for the initial years of operation. The donation listed under Art on the Corner is for Legends. The general operating expenses are on track.

The CIP fund shows receipt of the Avalon Foundation Board's contribution towards the schematic design expense. The Street Capacity Expansion includes the Uplift Wi-fi installation expense that was encumbered last year. Kevin asked about some cracks in the sidewalk that he has noticed. Harry stated that there have been three warranty walk-throughs of Main Street and issues are being addressed by Sorter and FCI.

By statute the BID operating plan and budget needs to be submitted to Council by Sept. 30. Steve asked for clarification regarding Facility Improvements (Avalon Theatre design contract) and Special Projects (façade grants) expenses.

SPRINGHILL SUITES PARKING AGREEMENT: The parking agreement between Western Hospitality (WH) and the DDA for Springhill Suites was put into place before Kevin was on the DDA board. There have been a variety of parking agreements over the course of the development of the three WH downtown hotels. For Springhill Suites, the DDA granted WH \$395,000 for property acquisition predicated on the creation of 35-50 publicly accessible in a new structured parking facility. In response to changes in the development concept and the economy the agreement was amended to allow a surface parking lot with spaces on Rood Avenue available for daytime parking instead of structured parking.

Kevin prepared a summary sheet of how Western Hospitality has economically impacted downtown. Fairfield (Hawthorne) Suites opened in 2000, then the Hampton Inn opened in 2003, and finally Springhill Suites was constructed in 2011. All three were on empty parking lots and now generate property tax, sales tax, provide employment and enhance the retail market for downtown. The City agreed to provide some on-street parking on 3<sup>rd</sup> Street for Springhill Suites and WH has leased some land on Colorado, but there are still parking challenges. The 35 spaces are not necessarily guaranteed depending on the day. Kevin mentioned that the parking garage was added to downtown. There was discussion of DDA board development goals and the WH parking agreement. Steve is willing to discuss terminating the Springhill Suites parking agreement. Peggy asked about the use of the parking spaces at Two Rivers Convention Center. Kevin has approached the City, but found that their covered parking area below the building does not provide overnight lighting.

Harry advised that as a matter of policy, the DDA would like to have successful models in order to promote shared use parking with local businesses and landowners on other downtown parking lots both private and City-owned. There was

discussion of ending the DDA's original parking agreement with WH considering the return on investment over the years.

WHITE HALL: The demolition work was released for bid. There was a meeting on Tuesday with the contractors to discuss various issues. The building to the north is "clean" and can be demolished with no major problems. One of the contractors wondered if we might just want to leave the north wing intact and not incur the expense of demolition. The main building will be demolished to the stem walls, leaving the basement exposed to rain water. The gamma radiation survey of the west wing indicates that the fireplace has "hot spots" that might affect the east wing. Harry spoke with Bernie Buescher who is interested in how the repositioning of White Hall might catalyze redevelopment of the underutilized properties across White Avenue on the south side of the street. Harry also met with Rich Englehart to discuss financing options in collaboration with the City. Harry will convene the Real Estate Committee to discuss development possibilities.

The City will be bringing the demolition contract to City Council for award on August 15<sup>th</sup> - this will allow the open-air demolition and asbestos abatement to be completed before winter weather becomes a complicating factor. John mentioned that there will be a group salvaging some of the stained-glass windows for the original Presbyterian congregation. There was discussion of various demolition and remediation alternatives.

UPDATE: Harry and Steve will meet with the Avalon Design Committee next Monday. Jay will prepare an estimate for the board regarding the costs of taxable vs. non-taxable bonding.

The BID operating plan and budget needs to be submitted to Council by September 30<sup>th</sup>. There is not another BID board meeting scheduled until October, so we may have to have a special meeting in September.

The Mesa County Assessor's office called to certify TIF percentages for next year. By statute, the municipalities are required to respond by August 1. The City will certify the percentages (100% from the City, 100% from the School District, and everyone else at 50%) by August 1.

The City Parks Department will begin modifications to the hours of operation of the splash pad beginning August 1. Kathy will work with the City's public relations office and local media to get the word out.

The Grand Junction Area Chamber of Commerce has raised concerns about the City's Greater Downtown Plan and the geographic extent of the new Central Business District overlay, and the proposed development and architectural standards for the overlay. Harry is working with City staff to increase flexibility in meeting development objectives and compliance with architectural performance standards.

City Council met and determined that the development of Las Colonias Park was not a high priority capital project. Bennett would like to see the DDA take a formal position on Las Colonias, and communicate to the City Manager about the importance of the partnership that exists among various organizations.

There was discussion of splash pad issues and façade grant application requirements.

ADJOURN Bennett made a motion to adjourn; Les seconded; the board adjourned at 8:57 a.m.