

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, OCTOBER 11, 2012
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: PJ McGovern, Jodi Coleman-Niernberg, Bennett Boeschstein, Les Miller, Stephan Schweissing, Jason Farrington

ABSENT: Kevin Reimer, Peggy Page

GUESTS: Tim Moore, John Shaver

STAFF: Harry Weiss, Diane Keliher, Kathy Dirks

CALL TO ORDER: Jodi called the meeting to order at 7:33 a.m.

APPROVAL OF MINUTES: Les made a motion to approve the minutes of the September 27th meeting; Bennett seconded; minutes were approved.

BOND RESOLUTION: Harry distributed a copy of the bond resolution. The bond ordinance was drafted and submitted and seems to be complete. He pointed out that the amount in the resolution is \$8 million, but the DDA's proceeds will be \$7 million. Exhibit A is a list of projects that will be eligible for funding. Included in the 2012A (tax-exempt) Bonds are reimbursements to the City for the Main Street Uplift; refinancing a portion of the Series 2009 bonds; money for White Hall acquisition and renovation; Mesa County library improvements; a new location of the DDA office; and other qualified improvements. The 2012B (taxable) Bonds are for the Avalon Theatre improvements. Harry noted that if the DDA uses the tax-exempt bonds for White Hall then the facility needs to be a public facility.

John emphasized that the bond issuance is through the City on behalf of the DDA therefore, City Council has to pass the ordinance. It will go to council on October 17th with a second reading on November 7th. Harry has issued a letter to banks located within the DDA boundaries giving them the opportunity to bid first. December 17th is the anticipated closing day, which will allow the DDA to pay off the 2009 bond before the end of 2012. John explained that there is a 30-day challenge period to the ordinance. Bennett asked if this would hold up projects (Library and White Hall) and why we solicit only local banks. Harry explained that this is a small issuance and it won't be rated. Jodi asked if we will solicit other banks. The City will issue a solicitation for all other banks after the ordinance is passed. Les made a motion to adopt the 2012A & 2012B Bond resolution; Bennett seconded; unanimous vote; the resolution was adopted.

GREATER DOWNTOWN PLAN & CBD OVERLAY: Harry distributed a copy of the Central Business District zoning plan as a part of the Greater Downtown Plan. Tim Moore is here to answer any questions about either plan. There is a history of various Downtown planning documents, the most recent being the Strategic Downtown Master Plan that was tabled in 2009 pending the adoption of the Comprehensive Plan. The CBD zoning overlay is an implementation measure for the new Greater Downtown Plan and the concepts embodied in the Strategic Downtown Master Plan. The minimum two-story height requirement for new development and the architectural performance standards were questioned by the Chamber. Initially there were objections to these items as mandatory requirements and a preference

that they be voluntary guidelines. A small ad hoc group comprised of Chamber representatives, City Planning staff and Harry worked through the concepts and arrived at an initial consensus position supporting a two-story building requirements, elimination of the off-street parking requirements, and a full complement of exceptions/exemptions for existing developed property should they undertake expansion or renovation. The full compliance with the development and architectural standards is oriented toward new construction on vacant lots. Additionally, staff is working on potential incentives to encourage density and mixed-use. As part of project review, the DDA would participate in a purely advisory role in conceptual and site plan review; the DDA will not have any approval/denial authority.

Recently the Chamber consulted with a group of downtown property owners about the development standards and encountered very strong opposition to the overlay provisions, and in some cases to the plan as a whole. This has prompted a call for slowing the process down and undertaking more outreach and education before the plan is presented to City Council. John suggested that the DDA, Chamber and City Council offer incentives to contractors to build multi-level buildings. There was discussion of development policy vs. politics.

Jason questioned the exemption criteria. It was suggested that there be an exemption process instead of a list of variances. This document has no requirement for off street parking. There was discussion of market-driven parking. Harry asked if the board is comfortable with the reasons for height and parking requirements in the CBD zoning overlay. The DDA board agreed that they are supportive of the requirements and would like to engage the Chamber board and appropriate committees to further clarify the intentions and purposes of the overlay.

UPDATES: The Department of Public Health & Environment granted White Hall \$85,000 for asbestos abatement. They requested supplemental information to process payment. The Open Air Variance Permit is still being processed at the state level.

There is an EPA Brownfields clean-up grant that is accepting applications until November 19th. The program provides up to \$200,000 towards clean-up projects, and is a potential source of funds for the DDA's scope of asbestos and gamma radiation remediation on the education annex. The grant requires that the applicant own the property by the November 19th application deadline. The other requirement is that a Phase I Environmental Assessment must be completed prior to taking ownership, as well as a draft Phase II assessment. Harry has already ordered the Phase I, will draft a grant application, and will work with John on a purchase agreement for the Board's review. The board gave its consensus support to pursue this course of action.

The 2012 BID Annual Report and 2013 BID Budget will be presented to Council for approval at either the October 17 or November 7 Council meeting.

ADJOURN: Jason made a motion to adjourn; Les seconded; the board adjourned at 8:58 a.m.