

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, MARCH 14, 2013  
248 SOUTH 4<sup>TH</sup> STREET  
7:30 A.M.

PRESENT: Peggy Page, Jodi Coleman-Niernberg, Bennett Boeschstein, Les Miller, Stephan Schweissing, Jason Farrington

ABSENT: PJ McGovern, Kevin Reimer

STAFF: Harry Weiss, Diane Keliher

GUESTS: Rich Englehart, City Manager; John Shaver, City Attorney

CALL TO ORDER: Jodi called the meeting to order at 7:34 a.m.

APPROVAL OF MINUTES: Les clarified that the Daily Sentinel incorrectly stated that if a downtown property was sold it would trigger the 2-story requirement. With that correction, Les made a motion to approve the minutes of the February 7<sup>th</sup> meeting; Jason seconded; minutes were approved.

RESOLUTION 2013-03: State law requires each year that the DDA adopt a resolution stating the proposed schedule of meetings and the location for posting agendas in advance of the meetings. Resolution 2013-03, "A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2013 Downtown Development Authority Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings" provides this information. Stephan made a motion to adopt Resolution 2013-03; Les seconded; motion carried.

ITEMS FOR CONSIDERATION: Following the input and direction of the Board at the February 21 retreat, Harry has prepared Resolution 2013-04, "A Resolution Supporting the Designation of the Colorado National Monument as a National Park" for the Board's consideration. The board reviewed the resolution; Peggy Page made a motion to adopt Resolution 2013-04; Bennett seconded; motion was approved.

Jodi met with Terri Chappell who gave Jodi Monument calendars for the DDA board. Terri is soliciting letters of support from small businesses around the Valley to send to Senator Udall's office. Bennett stated that letters of support should be sent to Jerry Otero's office. Harry will send a link to Grand Valley Citizens for National Park where you can download a sample letter. Jason wondered if any businesses were against it. Harry answered that there are some businesses that have concerns that greater recognition of the Monument may lead to more federal regulation on things such as air quality standards.

Also following the input and direction of the Board at the February 21 retreat, Harry has wrestled with crafting a statement concerning Referred Ballot Measure A for the Board's consideration. The Brady property controversy encompasses several complicated issues from planning and zoning policies to civil procedures to property rights to economic development opportunities. If the DDA were to take a

position on the matter, it would be necessary to address all the issues in some detail to present a comprehensive understanding, which in the end may not prove effective. The Board discussed various aspects of the topic. Peggy noted that the ballots have been distributed and she didn't think a DDA resolution would make a difference at this late date. Bennett said the parcel is surrounded by Colorado State Parks land and he would like to see a land swap between the City and Brady Trucking. Harry asked the board for its direction in the event of inquiries from the media about the issue. The Board agreed that the DDA is willing to play a role as an agent of a solution including the possibility of a land swap, rather than take a stand one way or the other. Les would like Harry to investigate the possibility of a property land swap. Stephan feels the DDA can be more effective by seeking a collaborative solution rather than a resolution in this case. John said there is a land swap plan in place, but the problem is strictly a money issue. The Board reached consensus to not consider a formal resolution on the matter.

Next week City Council will consider the adoption of the Greater Downtown Plan (GDTP). Tuesday evening the GDTP went before the Planning Commission. The Commission recommended adoption of the GDTP and all amendments. There were only three people that attended besides Les and Harry; Jim Jeffries of Edgewater Brewery, Darin Karei of Atlasta Solar, and Sara Alexander who was involved mostly in residential issues throughout the planning discussions of the years leading up to the current GDTP. This GDTP will be reviewed by Council at their readiness session Monday night at 5:00 pm in the City Auditorium. Harry will be a presenter along with Kathy Portner and Tim Moore. Harry would like DDA board members to attend the formal hearing on Wednesday if possible.

Rich asked if the Chamber had submitted anything in writing to the Council. Harry stated that the Chamber submitted a critique of the GDTP along with questions that needed clarification. They have objected to the use of overlays as an implementation tool, and they are concerned that the DDA is being formally included in the review procedure for new development applications, though the DDA's participation is strictly advisory. However, they would like the DDA to provide incentives to developers. Jason asked if there was a response from Council. Harry clarified that the Chamber's comments went to the Planning Commission with responses/clarification provided by Kathy Portner. Rich feels it is important that the Council see her responses at the work session on Monday. Rich would also encourage DDA board members to attend the Council meeting on Wednesday evening. Bennett feels we should explain the GDTP and how it will be an agent for future development. John suggested preparing something in writing on Tuesday following the Monday Council work session to present during the public hearing at the Wednesday Council meeting.

Harry will prepare a summary of the DDA comments to distribute to the board on Tuesday. John said it should not address the Chamber issues, but rather be philosophical. Harry stated that this is about a comprehensive vision of the City and Downtown and that cities need to be competitive going forward. Les would like to see a written response from the DDA for Council rather than individual board member testimonies. John said board members should be prepared to answer questions and give statements. Bennett added that Council is putting time and money into North Avenue and Horizon Drive as well as Downtown in compliance with the City's Comp Plan.

John and Stephan left the meeting.

UPDATES: Harry reported that the contractor is on the verge of getting an asbestos abatement permit for White Hall. It appears that all of CDPHE's issues and concerns have been addressed. However, the permit must be unanimously approved by all seven state asbestos inspectors. The contractor is ready to mobilize within a two-week time frame for demolition.

Housing Resources of Western Colorado is looking at the Value Lodge property as a potential affordable senior housing project. They have expressed interest depending on funding sources. Harry asked the board whether the DDA might consider contributing financially to such an undertaking. The DDA's joint fund with the Grand Junction Housing Authority is one option. The Board discussed the need to promote both affordable and market rate housing in downtown, and where the DDA's financial resources might be best concentrated. The board feels this is a project that clearly fits the DDA mission and would be supportive of working with Housing Resources of Western Colorado to identify potential financing gaps that the DDA might help fill.

The Avalon Theatre Foundation is falling considerably short of their fundraising goal. This has serious ramifications for the project. If the project is de-scoped, it needs to support the original business plan and still result in a viable core. Construction bids will be opened on March 26<sup>th</sup>, followed by a Council work session on April 1; Council would not consider awarding a contract til its April 17<sup>th</sup> regular session. There was general discussion of the public positions City Council candidates have taken regarding support for the Avalon project.

Jason mentioned that the City Market on 1<sup>st</sup> Street has contacted vendors concerning a potential fuel station being added to the downtown facility.

ADJOURN: Les made a motion to adjourn; Jason seconded; the board adjourned at 9:05 a.m.