

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

PRESENT: Kevin Reimer, Jodi Coleman-Niernberg, Les Miller, Stephan Schweissing, Jason Farrington

ABSENT: PJ McGovern, Bennett Boeschstein, Peggy Page

STAFF: Harry Weiss, Diane Keliher

GUESTS: Councilman Jim Doody, City Manager Rich Englehart, City Attorney & DDA Counsel John Shaver

CALL TO ORDER: Jodi called the meeting to order at 7:35 a.m.

APPROVAL OF MINUTES: Jason noticed that in the 3<sup>rd</sup> paragraph of the January 24<sup>th</sup> minutes, the TIF income would decrease instead of increase. With that correction, Jason made a motion to approve the minutes of the January 24<sup>th</sup> meeting; Les seconded; minutes were approved.

RESOLUTION 2013-02: The DDA was approached by the City during the Public Safety Complex construction to incorporate the 911 memorial sculpture, "Remember" in their site plan. The initial funding for the sculpture was solicited by Cumulus Broadcasting. The sculpture also contains a fragment of the World Trade Center in New York. In May 2012 the DDA indicated its consent for the relocation of the sculpture and the transfer of its ownership to the City conditioned on the assumption of all of DDA's contractual rights and responsibilities. City representatives provided an update on the plan for installing "Remember" at the Public Safety Complex. Following a discussion of various policies regarding public art, and the legal context of copyright restrictions and the Visual Artists Rights Act, Les made a motion to approve Resolution 2013-02; Stephan seconded; the motion carried.

UPDATES: Harry will conduct an orientation about the Downtown Partnership for City Council candidates this coming Friday, including the relationship among the three partners, their funding mechanisms, and how the DDA partners with the City in capital projects.

John explained the two ballot questions coming up on April 2 (ballots will be mailed March 15<sup>th</sup>). There is the referral of the zoning measure for Brady Trucking and the TABOR question. If the DDA desires to take a position on either ballot measure, it must follow the Fair Campaign Practices Act (FCPA). There are five things the Board can do; adopt a resolution in favor or opposition; authorize a factual summary with arguments for and against; answer questions by the media (not advocacy, only facts); express personal opinion as a private citizen; discuss it in public meetings. Harry mentioned that the DTA, as a 501(c)6 non-profit organization, can conduct advocacy activities that are not subject to the FCPA. Harry noted his dual role as DDA Executive Director and as spokesperson for the DTA. John advised him to clearly indicate which entity he is representing when speaking.

Stephan asked about guidance for DDA board members concerning candidate yard signs. John generally discouraged the use of yard signs, but noted that it's certainly the right of any board members as individuals to allow them on their property. The FCPA applies to Board members when they are acting in their capacity as Board members or when representing the DDA in public. Kevin asked what would happen if the TABOR ballot is turned down. John explained that TABOR does not specify the mechanism by which excess taxes will be returned, and the City has a variety of options to accomplish that. Councilman Doody stated that this election is critical to the future of the community and asked the board to please consider each council candidate's vision.

Harry asked the board if they would like to take a position on either ballot measure. Stephan feels we should take a closer look at the information before taking a position. Jodi suggested making a resolution. Harry would like to do a factual summary before drafting a resolution. Stephan would like to see a copy of the ballot questions. Doody added

that Council conducted a survey and found that 82% of those surveyed think it's a good idea to retain the TABOR funds. Then they were asked which specific projects were important to them, and finally, there was an open house for community input. Doody would like to see this go through at this time. Jason asked whether any media had taken a position. Doody mentioned a letter to the Daily Sentinel advocating Horizon Drive improvements. Rich added that the North Avenue Association wrote a letter support the TABOR authorization. Jodi is concerned that the list of road projects does not include the realignment of I-70 B. Harry said he would like to address both ballot issues at the retreat. Rich feels the DDA is directly tied to both questions.

Harry heard back from Sister Karen of Catholic Outreach and they have no interest in the site at 1<sup>st</sup> and White (Value Lodge). She did agree that the property seemed a strong prospect for affordable senior housing. Harry shared information with her regarding the Greater Downtown Plan and suggested it would be beneficial to speak directly with her Board of Directors about the DDA's perspective on the future of Downtown

Bob Cook, the new pastor of Victory Life Church, has met with Harry twice regarding the Assembly of God property. Cook suggested one scenario might be to split the 5<sup>th</sup> Street frontage from the rest of the block which contains the church buildings. Harry has provided updates to the housing developers in Kansas City who had expressed interest in the property, but they are busy with other projects at this time.

Harry, Kevin and Bennett will be attending the Rocky Mountain West Urban Leadership Symposium in Denver during the last week of the month. Clark Atkinson, president of Shaw Construction and a member of the GJEP board as well as the Horizon Drive BID, is also attending. After the symposium Harry will visit Fort Collins, Greeley, Longmont, Colorado Springs and Pueblo to develop a better understanding of how different Colorado communities respond to the challenges they face in their respective downtowns.

Les noted that the Sentinel printed a correction concerning the proposed standards for new construction in the Greater Downtown Plan. The paper had erroneously said the proposed two-story minimum height applied to buildings that are purchased in the downtown area when in fact it applies only to new development on vacant land.

ADJOURN: Stephan made a motion to adjourn; Jason seconded; the board adjourned at 8:42 a.m.