

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, JULY 27, 2017  
750 MAIN STREET  
7:30 A.M.

**PRESENT:** Duncan Rowley (Vice-Chair), Jodi Coleman-Niernberg, Jason Farrington, Dan Meyer, Phyllis Norris, Doug Simons Jr., Vance Wagner

**ABSENT:** Kirk Granum, Tom LaCroix

**DDA/BID STAFF:** Vonda Bauer, Allison Blevins, Brandon Stam

**CITY STAFF:** John Shaver (City Attorney), Greg Caton (City Manager), Jodi Romero (City Finance Director), Jay Valentine (Deputy Finance Director)

**GUESTS:** Bennett Boeschstein (City Councilmember) REgeneration Development Strategies Team, Joe Vaccarelli (The Daily Sentinel)

**CALL TO ORDER:** Duncan called the meeting to order at 7:36 a.m.

Duncan stated that the Board will move into Executive Session then reconvene into open session.

An additional Executive Session was added to the agenda and would be discussed after the original Executive Session concluded.

**EXECUTIVE SESSION R-5/WHITE HALL:**

*Duncan moved to go into Executive Session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under Colorado Revised Statutes Section 24-6-402(4)(a) of the open meetings law and will return to open session. Phyllis seconded the motion. The motion was approved.*

The Board convened into Executive Session at 7:37 a.m. Board members present were Duncan Rowley (Vice-Chair), Jodi Coleman-Niernberg, Jason Farrington, Dan Meyer, Phyllis Norris, Doug Simons Jr, and Vance Wagner. Kirk Granum and Tom LaCroix were absent. Others present were Brandon Stam (DDA Director), and John Shaver (City Attorney).

**ADDITIONAL EXECUTIVE SESSION:**

In addition to the Board members and staff from above Executive Session, others present were Greg Caton (City Manager), Jodi Romero (City Finance Director), and Jay Valentine (City Deputy Finance Director).

The Executive Session adjourned at 9:00 a.m.

**RETURNED TO OPEN SESSION:** The Board reconvened into open session at 9:03 a.m.

**R-5/WHITE HALL:**

Brandon stated that based upon the Executive Session discussion a motion would need to be made regarding R-5.

***Doug made a motion to move forward for Brandon to sign the purchase agreement with Jeremy from REgeneration. Jodi seconded the motion. The motion was approved unanimously.***

**APPROVAL OF MINUTES:**

Meeting of July 13, 2017

***Vance made a motion to approve the minutes of the July 13<sup>th</sup>, 2017 meeting; Jodi seconded the motion. The minutes were approved.***

**FAÇADE GRANT APPROVALS:**

The Façade Grant Committee (Jason & Tom) previously reviewed the Façade Grant application requests that were submitted from Evan Gluckman, property owner of Main Street Café located at 504 Main Street, and Lyle Mahaffey, property owner of the Fox Building located at 326 Main Street.

MAIN STREET CAFÉ – 504 Main Street

The total project request submitted was \$3,074.87 which would qualify for a grant of \$1,537.43.

THE FOX BUILDING – 326 Main Street

The total project request submitted was \$28,317.00 which would qualify for a grant of up to \$10,000.00.

***Vance made a motion to approve both Façade Grant requests as submitted. Dan seconded the motion. The motion was approved unanimously.***

**UPDATES:**

BUSINESS PARK

City Council approved the incentive for Bonsai. Information will be provided regarding the Business Park project and Bonsai after the City Council meets to discuss the project.

**OTHER:**

Brandon stated that the DDA has applied for the Blueprint 2.0 Grant and a Healthy Places Grant through the Colorado Health Foundation.

***ADJOURN: Jodi made a motion to adjourn; Dan seconded the motion. The motion was approved. The regular meeting adjourned at 9:10 a.m.***