

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, APRIL 14, 2016
437 COLORADO AVENUE
8:00 A.M.

PRESENT: Jason Farrington (Chair), Kirk Granum (Vice-Chair), Shane Allerheiligen, Marty Chazen, Jodi Coleman-Niernberg, Dan Meyer, Les Miller, Duncan Rowley

ABSENT: Stephan Schweissing, Tim Moore

STAFF: Vonda Bauer, Kathy Portner, Allison Blevins

GUESTS: John Shaver (City Attorney), Scott Hockins (Special Projects Manager), Jeffery Fleming, (CNUA Colorado Land Advisor), Darin Carei (Owner/Developer-Senergy Builders), Bennett Boeschstein (City Councilmember)

CALL TO ORDER:

Jason called the meeting to order at 8:02 a.m.

APPROVAL OF MINUTES:

Meeting of March 24, 2016

Shane made a motion to approve the minutes of the March 24, 2016 meeting; Kirk seconded the motion. The minutes were approved unanimously.

END CAP PARKING DISCUSSION:

Jeffery Fleming distributed an updated Parking Request Plan for the End Cap project. Senergy Builders is requesting the DDA and City consider a partnership with them in order to initiate the Endcap project through a Parking Agreement that is mutually beneficial to all parties.

Some requests include:

- Lease each parking space for the life of the Rood Avenue Parking Garage.
- Lease each parking space for \$120 per year.
- The lease rate would cover all maintenance, fees, dues, costs, taxes, etc. associated with the parking structure.
- Agree to a maximum 2% annual lease rate increase for the life of the agreement.
- Based on the City of Grand Junction Parking Standards, the residential parking requirements for this project would require 33 parking spaces and 49 spaces for commercial parking for a total of 82 spaces, however, this requirement does not apply to the Downtown area. Senergy Builders is requesting 41 total spaces in the Rood Avenue Parking Garage.

The DDA currently owns 62 spaces in the Rood Avenue Parking Garage. Senergy Builders would be interested in leasing or purchasing the requested 41 parking spaces from the DDA and/or City of Grand Junction.

Marty recommended giving authorization to Kathy Portner and Scott Hockins to work out the details of the parking request which would include the number of parking spaces available, cost per space, and terms.

After board discussion, the consensus was to proceed with the above recommendation. This item will be scheduled for the April 28, 2016 Board meeting.

DDA DIRECTOR:

Jason stated that the board previously discussed the process for the DDA Director position. Jason, Kirk, Kathy, Claudia, and Tim met to discuss ideas regarding the DDA Director position since there was a separation of the BID last year.

There were concerns that the existing language in the employment contract may need to be amended. John explained that in terms of the contract an at-will relationship is defined. The employment contract would also be subject to negotiations when and if the DDA makes an offer for the hiring of a new DDA Director.

Claudia will put together some options for the board to consider and will bring them to the next DDA board meeting.

UPDATES:

White Hall

John Shaver modified the draft agreement based upon the Board's direction to include the letter of credit guarantee and sent the revisions to Jodi and Dan for review. The agreement was sent to Silas on March 16, 2016. John has not received a response so he will follow-up with Silas.

Broadband

There was no discussion.

R-5

Kathy distributed a letter from Steven & Kevin Reimer. They are asking the DDA to consider their proposal from the last board meeting.

Kathy stated that CMU is purchasing the 7th Day Adventist Church and school for their expansion of the engineering department. They are interested in leasing the R-5 building for a one year term. Mesa County School District will be out of the building the first part of August. There will be more information as it becomes available.

Marty indicated that the DDA has a unique asset which is an entire City block and would like to open it up to other potential developers.

After discussion, the consensus of the board was for Kathy to draft a Request for Proposal and bring it back to the board for review.

Shane stated that he would like for the DDA to promote free parking for employees and for RV parking at the R-5 location. There will be more discussion at a later date.

Las Colonias Amphitheater

The City of Grand Junction was awarded a \$1.6 million grant from the Colorado Department of Local Affairs for an outdoor amphitheater at Las Colonias Park. The grant request was for \$1.9 million. On October 29, 2015 the DDA Board of Directors voted to approve a \$500,000 contribution to the project contingent upon the City securing the total project budget of \$3.5 million that was previously presented to the DDA Board by the Parks & Recreation Department. The City will be discussing reducing the scope

of the project or seeking additional funding to help with the \$300,000 short fall. Due to the fact the project was not completely funded, a new motion from the DDA board will be required. This item will be discussed at a future meeting.

Recap of Parking Study Presentation

Les stated he and Shane attended the Parking Study Presentation presented by Walker Parking Consultants at a City Council Workshop Monday, April 4th. The City Council has given the DDA/BID staff an opportunity to discuss the possibility of taking over the management of the parking system. If interested, the DDA would need to prepare a detailed proposal and present it to City Council.

Les recommended a task force or parking committee be created to work out the details and terms of the parking system. He recommended reviewing the three scenarios that were outlined in the report. Dan, Duncan, and Shane indicated they would like to serve on the committee. Scott Hockins will also participate in the discussions.

An overview of the Parking Study discussion that was presented to City Council will be scheduled at a future meeting.

ADJOURN:

Marty made a motion to adjourn; Kirk seconded the motion. The meeting adjourned at 9:20 a.m.