

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, FEBRUARY 11, 2016  
437 COLORADO AVENUE  
8:15 A.M.

**PRESENT:** Jason Farrington (Chair), Kirk Granum (Vice-Chair), Shane Allerheiligen, Marty Chazen, Dan Meyer, Les Miller, Duncan Rowley, Stephan Schweissing

**ABSENT:** Jodi Coleman-Niernberg

**STAFF:** Vonda Bauer, Kathy Portner, Allison Blevins, Robin Brown

**GUESTS:** John Shaver (City Attorney), Tim Moore (Interim City Manager), Jim Finlayson (IT Director), Scott Hockins (Special Projects Manager), Bennett Boeschstein (City Councilmember), Diane Kruse (NEO Fiber Representative)

**CALL TO ORDER:** Jason called the meeting to order at 7:45 a.m.

**APPROVAL OF MINUTES:**

Meeting of January 28, 2016

*Kirk made a motion to approve the minutes of the January 28, 2016 meeting; Marty seconded the motion. The minutes were approved unanimously.*

**BROADBAND PRESENTATION-DIANE KRUSE OF NEO FIBER**

Kathy stated that a request for proposal was issued for the purpose of providing broadband services in the downtown area. Several proposals were received and are in the review process.

Diane Kruse presented an overview on the broadband planning efforts that are underway which include:

- Identifying Policies and Ordinances that are broadband friendly. Abundant broadband typically means bringing more fiber into a neighborhood or community and bringing it to the home or business which is expensive to install. To help reduce the costs, an option could be that anytime there is road work, trail widening, or other public works projects being done in the road, service providers and utility providers would be notified that there will be an open trench. This would allow them to put in conduit or shadow conduit that could be owned by the City and give the City a number of options that they can potentially pursue later.
- Three different surveys were sent out: one specific for homes and residential service users; one for businesses and institutions; and another one specific to the Downtown Development area. The preliminary results of the responses have been reliability, price, and speed. The surveys are due on February 15, 2016. A formal report will be provided from all the information that was gathered.
- Community Engagement – There were several meetings held that included healthcare providers, hospitals, Mesa County Valley School District, businesses, and for the general public to discuss broadband options and how to improve broadband services.
- A Request for Proposal was issued and an invitation to bid for internet service providers initially focusing on the Downtown Development area first. The responses specified that the Downtown Development area does not have enough critical mass (not enough subscribers and businesses)

to warrant putting in a full strategy. It was determined that the entire City of Grand Junction be included as the service area.

The types of proposals that were received from the RFP's included the following:

1. "Google Like"
2. Lease, Payback
3. LEC, Cable
4. Joint Capital Project
5. City Owns

The next steps include:

- City Council policy direction and involvement in order to move forward with the RFP responses
- Input from DDA to refine goals
- Joint meeting with City Council and DDA- A financial model will be provided that shows the return of investment in a joint workshop scheduled for March 14, 2016, at 5:00 p.m., in the City Hall Auditorium.
- May need to re-engage with service providers, refine what we want, final RFP process
- DDA may pursue parallel path for Wireless

#### **UPDATES:**

Downtown Parking Study-The draft document has been completed. There will be a joint presentation of the study at the City Council Workshop scheduled for Monday, April 4th, at 5:00 p.m., in the City Hall Auditorium. There will be discussion regarding the business model of downtown parking and how to make it function better, increasing revenues from parking, and provide better ways of managing parking downtown. A notice will be sent out inviting the DDA Board members to attend.

Event Center-The Event Center Feasibility Presentation is scheduled at a Special City Council Workshop on Wednesday, February 17, 2016, at 5:00 p.m., in the City Hall Auditorium.

Train Depot-The Train Depot is under contract and is scheduled to close the first part of April. The buyers have an interest in revitalizing the building and would like to put Amtrak back in the building. A potential funding source for the project would be through the State Historical Fund. A local government sponsor would be necessary in order to apply for the grant. The buyer will be attending the next DDA board meeting to discuss the potential of the Downtown Development Authority sponsoring the grant. The DDA could act as the grant administrator and fiscal agent. There will be more information as it is available. The grant application is due April 1<sup>st</sup>, 2016.

Old Jail-The old jail located between the City Hall and old Courthouse has been used for various purposes over the years, however, the County is considering tearing down the building. A tour was organized to look at whether there could be any other potential uses for the building. The estimated cost of tearing the building down is approximately \$200,000 and the cost for updating the HVAC system and doing some other cosmetic kinds of improvements was estimated to cost approximately \$250,000.

R-5-The closing for the R-5 property was December 30, 2015. Kathy will schedule a tour for the building. Kathy will also provide information to the board regarding the possibility of applying for a historic grant to study reuse of the building and economic feasibility for various use potential.

White Hall-Initially the proposal was intended as a cash deal, however, after meeting with the developer, they indicated that bank financing will be needed. There is concern as how the DDA's interest could be protected and what our right of recourse would be if there was nonperformance. As a result of the meeting, the developer was going to contact his banker, however, we have not heard back from them.

**OTHER:**

Allison stated that she attended a teleconference meeting with Verizon Wireless. Verizon Wireless will put together a proposal for some smart parking options.

**ADJOURN:**

*Stephan made a motion to adjourn; Kirk seconded the motion. The meeting adjourned at 9:09 a.m.*