

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, OCTOBER 13, 2016
437 COLORADO AVENUE
8:00 A.M.

PRESENT: Kirk Granum (Chair), Duncan Rowley (Vice-Chair), Shane Allerheiligen, Marty Chazen, Jason Farrington, Jodi Coleman-Niernberg, Tom LaCroix, Dan Meyer, Vance Wagner

STAFF: Vonda Bauer, Allison Blevins, Brandon

GUESTS: John Shaver (City Attorney), Greg Caton (City Manager), Kathy Portner (Community Services Manager), Scott Hockins (Special Projects Manager) Mike Nordine (Deputy Police Chief), Jeffery Fleming (Urban Planner-Colorado Land Advisor), Mike Wiggins (The Daily Sentinel Reporter), Bennett Boeschstein (City Councilmember)

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

APPROVAL OF MINUTES:

Meeting of September 22, 2016

Shane made a motion to approve the minutes of the September 22, 2016 meeting; Vance seconded the motion. The minutes were approved unanimously.

DOWNTOWN POLICE PROGRAMS (ATTACHMENT):

Greg Caton explained that the Vagrancy Committee had met several times to discuss the homeless and vagrancy related issues in the downtown area. In an effort to reduce issues in the downtown area a pilot project was implemented with increased police patrol in late July and August. The program was very successful and received positive feedback from citizens and business owners.

In an effort to improve the issues in the downtown area, the City is recommending a partnership between the City and the DDA. Greg sent a letter to Kirk and Duncan regarding a proposal for the Downtown Police Programs. There were five options outlined in the proposal. The City is recommending option two which would include hiring two full-time officers working 40 hours/week at a cost of approximately \$265,387 per year. During the summer months officers with a primary assignment at CMU or in the schools may also be used to patrol the downtown area with no additional cost.

John Shaver explained that the mission of the DDA is statutorily defined as it relates to the Property Tax TIF and that is to remedy slum and blight which is specific to capital types of projects. There is also a separate relationship that has existed for a number of years where the City has committed a portion of the sales tax growth for the support of the DDA's general mission. The source recommended to fund the police officers would be from the Sales Tax TIF revenue.

Greg stated that the City Council adopted a Resolution in 2012 that sets both the property and sales tax increment at one hundred percent. This item is tentatively on the November 16th City Council Agenda for discussion, re-authorization, and to suggest two resolutions be created since they are separate and distinct Tax Increment Finance programs.

There will be more discussion after the 2017 DDA budget is presented to the Board.

WHITE HALL/R-5 PROPOSALS (ATTACHMENT):

Brandon stated that two proposals were received for the R-5 property. WSP Consulting, LLC, legal agent of the Independence Academy Charter School submitted a proposal for the acquisition and development of the R-5 High School property to develop a charter school. Blythe Group Co, on behalf of REgeneration Development team, submitted a proposal for both White Hall and R-5. Their proposal is to design mixed use projects and build both projects concurrently on the same timeline.

The proposals were reviewed by a committee and REgeneration Development Strategies was selected as the preferred proposer to move forward in the negotiation process. The Real Estate Committee, the DDA Director, and Kathy Portner will attend the negotiation meetings scheduled for Monday October 17th through Wednesday October 19th, 2016. If negotiations are successful, the Board will need to approve the project prior to the contract being issued.

REQUEST TO CONVERT PARKING TO EXPANDED SIDEWALK ADJACENT TO 126 S. 5TH STREET (ATTACHMENT):

Jodi disclosed that she is a member of the Meal Estate, LLC and recused herself from the discussion.

Brandon stated that the DDA received a letter from Meal Estate, LLC explaining that they would like to ask the City of Grand Junction to consider vacating parking spaces and are proposing what is known as a "Parklet". Parklets are public seating platforms that convert curbside parking spaces into vibrant community spaces. Their request to the DDA would be for a financial commitment to the project.

Meal Estate LLC recently purchased the property located at 126 South 5th Street and will be investing more than \$500,000 in property improvements in order to create two individually-operated restaurants.

Kathy stated the request from Meal Estate, LLC is a two part request. One request was if the DDA Board is supportive of doing the Parklet concept where 5 parking spaces would be removed and if the DDA would be willing to participate financially. The estimated cost to extend the sidewalk area in that location is \$13,800, however, that does not include any other amenities. If the DDA is in support, the adjacent property owner would prepare some detail design work.

After discussion, the Board's consensus was in favor of the Parklet, however, they would like more information on the cost of the project before making any final decisions.

FAÇADE GRANT REQUEST – 126 S 5TH STREET (ATTACHMENT):

Upon a recommendation of approval by the Façade Grant Committee, Tom moved to approve the Façade Grant Application that was submitted from Meal Estate, LLC, located at 126 S. 5th Street, for \$10,000.00. Jason seconded the motion. Jodi abstained. The motion was approved unanimously.

ENDCAP PROJECT:

Jeffery Fleming gave an update of the endcap project. The deadline for 4R/Senergy Builders to present their full program regarding what they are proposing and their option to purchase the property is November 15, 2016. The real estate contract to exercise the option to purchase the end cap property is being prepared. Jeffery indicated they are working with the architect to refine the project and to make it more efficient. River City Real Estate will be marketing the project.

Jason asked if exercising the purchase option is contingent on the building being built. Jeffery replied that they only had to perform their due diligence, show the building elevations, and present a concept of what kind of product they were going to build on the site. Jeffery stated that they are committed to

the concept that was previously presented, however, the final concept will be defined through the architectural process. John explained that there were no specific contingencies relative to construction schedules, just the investment in moving forward with the concept.

UPDATES:

R-5 -Ameritowne/Transfer to DDA

Mesa County School District has officially transferred the R-5 property to DDA. The staff is currently working on getting the fire alarm system up and running. The DDA has also received two bids for the lawn maintenance.

Ameritowne is currently utilizing the R-5 building. Brandon will send the Board dates and times for visitation of the Ameritowne program.

Broadband

Scott Hockins explained that staff will be recommending to City Council to execute an exclusive negotiation agreement with Nokia/SiFi to complete a Demand Survey and preliminary Engineering Study to determine the financial viability of a City-wide fiber project. If approved, the results of the study will be presented to City Council as the first of three milestones for a potential broadband project.

If it is determined that the project is not viable based on the terms of the agreement, there would be no cost to the City. If the project is determined to be viable and the City does not proceed, the City would pay for the actual costs incurred up to a cap of \$50,000.00.

Duncan was concerned that NeoFiber previously conducted a study for broadband, although, the DDA never received the report. Scott stated that a report was received, however, the DDA asked for additional mapping. Scott will contact NeoFiber and request the final report. The original cost for the report was \$16,000, however, approximately \$8,000 has been expensed to the DDA.

More information will be available after City Council discussion on October 19, 2016.

Two Rivers

The deadline for responses are due by November 8, 2016.

Duncan stated that a letter was previously drafted to the City Council regarding recommendations of the DDA Board for the operation of Two Rivers Convention Center and also indicated the DDA does not want the Convention Center property to be sold. The letter has not been sent to the City at this time.

Kirk explained that the DDA could still send the letter, however, he didn't get the impression that the City wanted to sell the property.

Kathy explained that all proposals submitted will be reviewed by a committee and a recommendation will be made to City Council on how they would like to proceed with the proposals.

There will be more discussion later after the proposals are reviewed.

ADJOURN: *Jason made a motion to adjourn; Marty seconded the motion. The meeting adjourned at 9:19 a.m.*