

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, DECEMBER 14, 2017
750 MAIN STREET
8:15 A.M.

PRESENT: Duncan Rowley (Chair), Jodi Coleman-Niernberg (Vice-Chair), Jason Farrington, Tom LaCroix, Phyllis Norris, Doug Simons Jr., Vance Wagner, Aaron Young

ABSENT: Dan Meyer

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

CITY STAFF: John Shaver (City Attorney), Greg Caton (City Manager), Mike Nordine (Police Chief)

CALL TO ORDER: Duncan called the meeting to order at 8:20 a.m.

APPROVAL OF MINUTES:

Meeting of November 9, 2017

Jason made a motion to approve the November 9, 2017 minutes; Vance seconded the motion. Duncan, Jodi, and Tom abstained. The motion was approved.

2018 BOARD MEETING SCHEDULE

DDA Resolution 2018-01 Adopt Meeting Schedule

RESOLUTION 2018-01, a Resolution designating the location for the posting of the notice of meetings, establishing the 2018 Downtown Development Authority meeting schedule, and establishing the procedure for calling of special meetings.

Tom made a motion to adopt DDA Resolution 2018-01; Doug seconded the motion. The Resolution was adopted unanimously.

FAÇADE GRANT APPROVAL-519 MAIN STREET

The Façade Grant subcommittee (Tom & Jason) reviewed the Façade Grant application request submitted by Shari Raso, property owner of the Margery Building located at 519 Main Street and recommended approval. The total project request submitted was \$37,435 which would qualify for a grant of \$10,000. Ms. Raso is requesting the funds for new windows, stucco replacement, and wood repair.

Tom made a motion to approve the Façade Grant request of \$10,000 to Shari Raso. Doug seconded the motion. The motion was approved unanimously.

BREEZEWAY UPDATE AND SECURITY CAMERAS

There has been discussion with staff from the Downtown Development Authority, Business Improvement District, and departments from the City of Grand Junction, to determine different options and potential solutions to modify the 500 block breezeway. Parks has added additional lighting on the

tree to make it brighter that was paid for by the DDA. Another option discussed was to add security cameras. A video surveillance policy would need to be created to protect the DDA and the City of Grand Junction. Grand Junction Police Chief Mike Nordine stated that the Police Department does not have adequate staff to monitor the cameras full-time, however, the cameras could be monitored periodically. Police Chief Nordine recommended establishing a standard camera for the Downtown. If businesses consider purchasing cameras for their stores they would be matching the standard and could potentially make them accessible to the Police Officers. The Police Department would help identify locations for the installation of the cameras. Clarification and expectations between the entities will be discussed further before the security cameras will be installed.

HISTORY COLORADO-POTENTIAL GRANT APPLICATION

Brandon stated that he would like permission from the Board for the DDA to submit a grant application, on behalf of REgeneration, for the following History Colorado mini grants. These grants do not require a cash match.

- 1) \$10,000 - Historic Structure Assessment Grant
- 2) \$ 5,000 - A consultant would look at sustainability measures for the building to decrease costs.
- 3) \$ 5,000 - Economic Feasibility Study (economic viability for different commercial uses)

Tom made a motion for Brandon to apply for the grants. Jodi seconded the motion. The motion was approved unanimously.

UPDATES

The City Council approved the proposed ordinance making a supplemental appropriation to the 2017 Downtown Development Authority budget.

Las Colonias

Brandon stated that Thaddeus Schrader gave a presentation at the last Board meeting. Brandon gave an update on the Las Colonias project and explained that the DDA Board previously approved financing a \$10 million dollar bond over a 15 year period in which the City of Grand Junction would reimburse the DDA \$9 million dollars over 15 years. The cost to the DDA is \$1 million dollars over the 15 year term. In January 2018, the DDA will begin receiving \$954,000 in revenues annually from the City of Grand Junction over the next 15 years. The funds will go into the operating fund as unrestricted revenue.

Greg indicated the City of Grand Junction received \$750,000 from a Department of Local Affairs (DOLA) grant to help pay for infrastructure costs for the project.

Parklet & Wifi

Brandon stated that the Parklet is open, however, there will be additional improvements such as signage and planters. There has not been any negative feedback. PNCI was recognized for the great work they did.

The Wifi is currently being installed in the shade shelters. Colter (32 Waves) has hired someone to prepare a promotional video. A press announcement will be held at the first of the year due to the holiday season.

Board Retreat

A joint DDA/BID Board Retreat will be scheduled in January 2018. Brandon will send out a doodle poll to the Board to determine which dates and times would work best. The January 11, 2018 regular Board meeting will be canceled. The Board Retreat is tentatively scheduled for January 25, 2018.

OTHER BUSINESS

The Chair and Vice-Chair are in the process of conducting an employee evaluation for Executive Directors Allison and Brandon. The Board will be asked to participate in those evaluations. Other staff member evaluations will be reviewed by the Executive Directors.

PUBLIC COMMENTS

None

ADJOURN

Tom made a motion to adjourn; Phyllis seconded the motion. The meeting was adjourned at 8:55 a.m.