

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JANUARY 12, 2017
750 MAIN STREET
8:00 A.M.

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

ABSENT: Jodi Coleman-Niernberg

STAFF: Vonda Bauer, Allison Blevins, Caitlyn Love, Brandon Stam

GUESTS: John Shaver (City Attorney), Greg Caton (City Manager), Jeremy Nelson (REgeneration LLC), John Potter (Blythe Group)

CALL TO ORDER: Kirk called the meeting to order at 7:51 a.m.

APPROVAL OF MINUTES:

Meeting of December 8, 2016

Duncan made a motion to approve the minutes of the December 8, 2016 meeting; Vance seconded the motion. Jason abstained. The minutes were approved.

2017 BOARD MEETING SCHEDULE (ATTACHMENT)

DDA Resolution 2017-01 Adopt Meeting Schedule

RESOLUTION 2017-01, A RESOLUTION DESIGNATING THE LOCATION FOR THE POSTING OF THE NOTICE OF MEETINGS, ESTABLISHING THE 2017 DOWNTOWN DEVELOPMENT AUTHORITY MEETING SCHEDULE, AND ESTABLISHING THE PROCEDURE FOR CALLING OF SPECIAL MEETINGS

The new location for the DDA meetings will be held at FACTORY located at 750 Main Street. The meeting agendas will be posted on our Downtown website and at the DDA/BID office at 437 Colorado Avenue.

Jason made a motion to adopt DDA RESOLUTION 2017-01; Tom seconded the motion. The resolution was adopted unanimously.

UPDATES:

Legislative Update & Potential DDA Participation

Brandon previously emailed the Board a summary that outlined the major impacts regarding potential DDA legislation. Brandon explained that Colorado Counties Inc. (CCI) is pursuing statewide legislation that will impact DDA's across Colorado. The Legislation is modeled after House Bill 1348 which passed in 2015 and impacted Urban Renewal Authorities. Counties and potentially other taxing entities could mandate representation on DDA Boards and input on plans of development. A DDA Coalition is being formed and a lobbyist has been hired for basic lobbying services to represent DDA's regarding potential legislation.

Brandon requested approval from the Board to consider contributing \$1,000 to ensure that the Grand Junction DDA is included in the conversation and as a way of supporting a DDA coalition. The consensus of the Board was to approve the \$1,000 contribution.

Board Retreat Agenda Update

The DDA/BID Board Retreat is scheduled for January 31, 2017 from 10 a.m. – 2 p.m. The Retreat will be held at Factory Co-Working Space located at 750 Main Street. Gary Suiter, Principal of Suiter & Associates, will be the facilitator for the retreat.

In order for the Board to have sufficient time to review the materials, the agenda and materials will be sent out prior to the retreat along with survey questions for the Board.

REGENERATION PRESENTATION & QUESTIONS:

White Hall/R-5 Redevelopment

Jeremy Nelson (REgeneration LLC) and John Potter (Blythe Group) gave a presentation of the proposed R-5 project including an overview of the market analysis findings.

Jeremy gave a brief background of himself. Jeremy has a background in land use & transportation planning and urban design. He is also consultant in the public sector and has several development projects in Westminster, Durango, and Fresno, California. Jeremy and his family spend summers in Durango and the school year in San Francisco, California. REgeneration Development Strategies has offices in Durango and San Francisco.

The preliminary development proposal for White Hall is to construct mixed-use development with some ground floor commercial units and up to 34 residential units with a mix of one and two bedroom studio apartments above the commercial space.

The proposal for the R-5 site is to develop a two to three story for-sale residential townhomes and residential live/work units and a limited amount of ground-floor commercial space. The classrooms will be repurposed to loft style apartments. The lot could contain 50 to 74 units encircling common space in a courtyard. The project will be a phased development project, therefore, leasing the building could help pay for costs such as utilities, etc. There have been discussions for a short-term lease to a Charter School or other potential short-term users that may want to rent the space while waiting for development to occur.

Jeremy explained that there will be discussion regarding financing of the project which may include a public/private partnership.

OTHER BUSINESS:

Brandon stated that Jodi was unable to attend the meeting today, however, she requested a special meeting be held next week regarding the potential Event Center. An Event Center group would like to meet with the Board to share their presentation. Brandon will send out a doodle poll to the Board to determine if there are enough members available to have a special meeting.

ADJOURN: *Jason made a motion to adjourn; Marty seconded the motion. The meeting adjourned at 8:56 a.m.*