

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, APRIL 21, 2022
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION
8:00 AM

DDA Board Members present: Cole Hanson (Vice-Chair), Dan Meyer, Libby Olson, Garrett Portra, Vance Wagner (via zoom), City Council Representative Randall Reitz

DDA Board Members absent: Doug Simons Jr. (Chair), Josh Niernberg, Maria Rainsdon

Downtown Grand Junction staff present: Brandon Stam, Dave Goe, Kyra Seppie, Sarah Dishong (Vonda Bauer was absent)

City of Grand Junction staff present: City Manager Greg Caton, City Attorney John Shaver, Public Works Director Trent Prall, Community Development Associate Planner Daniella Acosta, Community Development Director Tamra Allen

CALL TO ORDER: Cole called the meeting to order at 7:56 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of March 17, 2022

Libby made a motion to approve the minutes of the March 17, 2022, Downtown Development Authority Board meeting. Dan seconded the motion. The motion was approved.

Meeting of March 31, 2022-Special Meeting

Garrett made a motion to approve the summary of the March 31, 2022, Downtown Development Authority Board Retreat. Dan seconded the motion. The motion was approved.

Meeting of April 4, 2022-Special Meeting with City Council

The approval of the April 4, 2022, Special Meeting was postponed until the next meeting.

REGULAR AGENDA

4TH AND 5TH STREET IMPROVEMENTS

Trent Prall stated that a Feasibility Study was conducted on 4th & 5th Streets to determine whether a one-way option or two-way option would be best. The vision and goals were developed from the public outreach, a technical team comprised of CDOT, City and County staff, and a project advisory committee consisting of downtown businesses and residents. The vision and goals included enhanced safety, improve walkability and bikeability, activate economic development, and optimize traffic circulation.

The recommendation was to do a phased implementation for the enhanced one-way configuration. In the future if the two-way option is desired, the infrastructure for the one-way would be acceptable for the two-way configuration; however, a few modifications would need to be made. The phased implementation would provide an opportunity to pilot some of the modifications with paint, bollards, curb extensions, stop signs, etc.

The City of Grand Junction has budgeted \$700,000 in 2022, and \$750,000 in 2023 and 2024 in the ten-year capital plan for a total of \$2,200,000. In addition, there may be an opportunity in June to apply for CDOT's Revitalizing Main Street grant for up to \$200,000.

Trent will present the Resolution adopting the 4th & 5th Street Feasibility Study to City Council on May 4th. In addition, staff will request a resolution of support to apply for the Revitalizing Main Street grant at the May 18th City Council meeting.

The Board consensus was for Brandon to write a letter of support, on behalf of the DDA, to City Council for the Revitalizing Main Street grant.

Board members thanked Trent for his efforts on the project.

MICROMOBILITY

Daniella Acosta (Community Development Associate Planner) stated that the City of Grand Junction is in the process of sending out a Request for Proposal (RFP) for a pilot program for micromobility. The City has received interest from companies looking to expand into this market. Micromobility is transportation using lightweight vehicles such as bicycles, e-bikes, electric scooters, and skateboards and are considered low speed. The pilot program would be an opportunity to understand how these devices and how this type of partnership would function in the city before permanently establishing permitting or a licensing system. The RFP would include a one-year period of performance. Three operators will be selected for the pilot program.

A draft ordinance will be presented to City Council at the May 16th workshop.

Brandon stated there have been many complaints regarding bicycles and skateboard on the sidewalks and recommended the public not be allowed to ride on the sidewalks in the Business Improvement District boundary. In addition, the City of Grand Junction and Downtown Grand Junction do not have enough enforcement to issue tickets.

RESOLUTION 2022-22 GRAND RIVER LOFTS

A Resolution to approve an expenditure up to \$100,000 from the DDA 103 Fund, on a reimbursement basis, for economic development by Grand River Lofts, LLC for a project located in the DDA boundary at 130 North 4th Street, Grand Junction, Colorado.

The elevator in the parking garage will need to be replaced, therefore, the Board agreed that the \$100k be associated with the cost of the elevator.

Libby made a motion to approve Resolution 2022-22 for the Grand River Lofts project. Garrett seconded the motion. The motion was approved unanimously.

BOARD RETREAT SUMMARY

Three board members were unable to attend the meeting; therefore, this item was tabled until the board meeting in May.

UPDATES

The developer will be submitting a revised concept to increase the number of units to 68 units for the White Hall project. Brandon will send the information to the board.

The Space to Create project has been delayed until Adam Roy signs the art space contract.

The City Manager and City Councilmembers from Kyle Texas will be touring Downtown on Monday, May 9, 2022.

Dave and Brandon attended DCI's In the Game Conference held in Colorado Springs April 12-15, 2022.

Brandon stated that he is working with Longmont and Fort Collins DDA to discuss renewing of the TIF since their TIF expires in 2032. The Downtown Development Authority TIF also expires in 2032. There will be more information soon.

OTHER BUSINESS

None

PUBLIC COMMENTS

Jeremy Nelson (REgeneration LLC) requested the email of the presenter for the micromobility presentation. Brandon will send her email to Jeremy.

ADJOURN

There being no further business, Randall made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 8:46: a.m.