

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, JUNE 9, 2022
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION
7:30 AM

DDA Board Members present: Doug Simons Jr. (Chair), Cole Hanson (Vice-Chair), Dan Meyer, Libby Olson, Garrett Portra, Maria Raindson (via zoom), City Council Representative Abe Herman

DDA Board Members absent: Josh Niernberg, Vance Wagner

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

City of Grand Junction staff present: City Manager Greg Caton, City Attorney John Shaver, Associate Planner Dani Acosta

Guests: Adam Roy, Headwaters Housing Partners Project Engineer

CALL TO ORDER: Doug called the meeting to order at 7:33 a.m.

Doug introduced and welcomed Abe Herman. Abe will be replacing Randall Reitz as the City Council Representative for the DDA/BID Boards. Brandon thanked Randall for his service and dedication on the board.

CONSENT AGENDA

Approval of Minutes:

Meeting of May 12, 2022

Libby made a motion to approve the minutes of the May 12, 2022, Downtown Development Authority Board meeting. Cole seconded the motion. The motion was approved.

REGULAR AGENDA

FAÇADE GRANT APPLICATIONS

226 Pitkin Avenue

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by property owner Mar Tinsley Properties, LLC located at 226 Pitkin Avenue. The request was for replacing windows in the historic building. The total project cost is estimated at \$19,505.08 and would qualify for a matching grant for \$9,792.54.

Dan made a motion to approve the Façade Grant request of \$9,792.54 at 226 Pitkin Avenue. Abe seconded the motion. The motion was approved unanimously.

337 Colorado Avenue

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by Fort + Home Developments, new property owners of the former Melrose Hotel located at 337 Colorado Avenue. The project will include a complete rehabilitation of the building to create a boutique hotel with a bar concept. The total estimated cost of the project is \$1.4m; however, the funding request was for \$34k for the replacement of windows which would qualify for a matching grant up to \$10k.

Dan made a motion to approve the Façade Grant request of \$10k for window replacement at 337 Colorado Avenue. Garrett seconded the motion. The motion was approved unanimously.

DOWNTOWN PARKING STUDY

Brandon gave a brief overview of the Downtown Grand Junction 2022 Parking Study that was completed by Walker Consultants. The results of the study indicated that the parking supply was sufficient for at least five years. The system utilization is currently at 49% and the 2027 system utilization projection is 70%. The existing parking system may exceed capacity in the future when there is increased growth and development in Downtown. The general recommendation was to encourage other modes of transportation.

City Manager Greg Caton stated that the data provided proves that the city can provide capital investment in the future especially as there is interest in development. It was noted that the city currently owns the lot east of the greyhound property and there have been discussions about a potential parking facility at that location. Other options for parking facilities will be explored as the demands for parking increase.

MICRO-MOBILITY-DANI ACOSTA

Dani Acosta, Associate Planner for the City of Grand Junction, stated that City Council met on May 16th at a workshop to review the regulations for the Micromobility Pilot Study. The city will conduct two listening sessions on June 15th from 12-1 pm and June 16th from 5:30-6:30 pm. In addition, on July 20th, an Ordinance for the adoption of adding and amending the Grand Junction municipal code for the operation of shared micromobility devices will be presented to City Council.

A Request for Proposal (RFP) to solicit shared micromobility companies for the Pilot Study will be posted in August if the pilot program is approved by City Council. In September the City would review the proposals, conduct interviews, and equipment demonstrations with companies. Three companies may be selected to participate in the pilot study and will have a one-year performance period. The tentative launch date for the pilot program would be late September or early October.

Dani gave a presentation of the Shared Micromobility Pilot Program and Downtown Regulations & Alternatives.

Four options were presented where e-scooters and e-bikes could operate.

Option 1: No Sidewalk Zone

- E-scooters and e-bikes are permitted on the streets in the No Sidewalk Zone but not on the sidewalks
- Creates a No Sidewalk Zone along Main St and Colorado Ave from east of 1st Street to 7th Street and 7th Street from Grand Ave to Colorado Ave
- Sidewalk riding would be allowed outside the No Sidewalk Zone
- Enforced by geofencing

Option 2: No Device Zone

- E-scooters and e-bikes will not be permitted within the No Device Zone
- The No Device Zone encompasses Main St and Colorado Ave from east of 1st Street to 7th Street and from Grand Ave to Colorado Ave
- All devices must be parked in a designated parking corral outside the No Device Zone
- Sidewalk riding would be allowed outside the No Device Zone.
- Enforced by geofencing

Option 3: Expanded No Sidewalk Zone

- E-scooters and e-bikes will be permitted on the streets in the Expanded No Sidewalk Zone but not on the sidewalks, except for on high-volume streets
- Expanded No Sidewalk Zone encompasses the Greater Downtown District south of North Ave, north of South Avenue, west of 12th Street, and east of 1st Street
- Sidewalk riding allowed outside No Sidewalk Zone
- Enforced by geofencing

Option 4: Expanded No Sidewalk Zone & No Device Zone

- A combination of Options 2 and 3. Same as Option 3 plus a No Device Zone on Main Street, Colorado Avenue, and a portion of 7th Street
- E-scooters and e-bikes will be permitted on the streets in the Expanded No Sidewalk Zone but not on the sidewalks
- Expanded No Sidewalk Zone encompasses the Greater Downtown District south of North Ave, north of South Ave, west of 12th Street, and east of 1st Street
- Enforced by geofencing

The City of Grand Junction’s GIS Department would create shapefiles for the geofencing performance.

After Board discussion, the consensus was to recommend Option 1, No Sidewalk Zone, to City Council.

SPACE TO CREATE/ARTSPACE

Brandon stated that he is seeking board approval to meet with the Real Estate Committee to finalize the Memorandum of Understanding with Headwaters Housing and the Letter of Agreement with Artspace Projects, Inc. to perform the Concept Refinement & Creative Space Market Studies. The studies are required to be eligible for other funding opportunities with the State to be considered a Certified Space to Create program.

There may be some additional environmental costs associated with the building; therefore, an environmental site assessment may need to be performed. Information will be brought back to the board for discussion.

Adam Roy, Headwaters Housing Partners Project Engineer, explained that the project will include 70 units of housing and the goal is to have a mixed income project at the old greyhound location. They will be pursuing HUD financing to help support the workforce housing concept.

Abe made a motion to authorize Brandon and the Real Estate Committee to move forward with finalizing the Art Space Agreement and Memorandum of Understanding. Dan seconded the motion. The motion was approved unanimously.

OTHER BUSINESS

The deadline for applications to be submitted for recreational marijuana business licenses in the City of Grand Junction was June 8th. Additional information will be available after the review process.

UPDATES

Richmark Development Project-The initial plan is to bring the agreement to the board for approval at the July meeting. The agreement would also need to be approved by City Council. Brandon will discuss the agreement with the Real Estate Committee and send out the pro forma before the next board meeting.

White Hall-Brandon is meeting with Jay Soneff tomorrow to discuss the timeline for the project.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Libby made a motion to adjourn. Garrett seconded the motion. The meeting adjourned at 8:31 a.m.