

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING MINUTES  
THURSDAY, AUGUST 11, 2022  
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION  
7:50 AM

**DDA Board Members present:** Cole Hanson (Vice-Chair), Dan Meyer, Libby Olson, Maria Raindson (via zoom), Vance Wagner, City Council Representative Abe Herman

**DDA Board Members absent:** Doug Simons Jr. (Chair), Garrett Portra

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

**City of Grand Junction staff present:** City Attorney John Shaver, Parks and Recreation Director Ken Sherbenou

**Guests:** Matt Reda-Vice President, Corporate Development at United Soccer League (via zoom)

**CALL TO ORDER:** Cole called the meeting to order at 7:47 a.m.

**CONSENT AGENDA**

**Approval of Minutes:**

Meeting of July 14, 2022

***Libby made a motion to approve the minutes of the July 14, 2022, Downtown Development Authority Board meeting. Abe seconded the motion. The motion was approved.***

**REGULAR AGENDA**

**FAÇADE GRANT - 635 MAIN STREET**

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by property owner Copeland Properties, LLC. The request was for improvements to recover awnings, paint the wood siding and trim at Heirlooms for Hospice located at 635 Main Street. The total project cost is estimated at \$8,000 and would qualify for a matching grant for \$4,000.

***Dan made a motion to approve the Façade Grant request of \$4,000 at 635 Main Street. Libby seconded the motion. The motion was approved unanimously.***

**DOWNTOWN RESTROOM FACILITY**

Ken Sherbenou (City of Grand Junction Parks & Recreation Director) gave an update on the Downtown restroom facilities. Ken stated that Greg Caton, John Shaver, and Brandon Stam have had discussions regarding replacing the restroom located at 5<sup>th</sup> Street. An option being considered is to install a self-cleaning restroom. The total estimated cost would be \$300k for the restroom facility and \$100k for installation. Mr. Sherbenou requested that Downtown Grand Junction contribute \$200k towards the project and that Downtown Grand Junction partner with the City of Grand Junction due to challenges in keeping the restrooms clean and operable. The Parks Department would be responsible for the maintenance, repairs, and upkeep of the facility. In addition, a space designated for a food truck and installing some awnings may be beneficial to activate the area. Hours of operation would need to be discussed.

Brandon stated that Downtown Grand Junction could provide a restroom attendant by utilizing ambassador staff during their normal work hours.

There was board discussion regarding the cost share, and for the DDA to advocate for the City of Grand Junction to remove the parking meters, install a pay station, and make some improvements to the parking lot at 4<sup>th</sup> and Colorado Ave.

***Libby made a motion to approve the Downtown Development Authority's participation in the Downtown restroom cost share up to \$200k and best efforts in restructuring the parking lot at 4<sup>th</sup> and Colorado Avenue. Cole seconded the motion. The motion was approved unanimously.***

## **UNITED SOCCER LEAGUE**

Matt Reda-Vice President, Corporate Development at United Soccer League (USL), gave an introduction presentation regarding the USL minor league soccer team and stated that USL is the largest and fastest growing soccer league in North America. They are looking at sites being considered as a potential future home in Grand Junction for a new stadium. One of the sites being considered is the former Doug Jones Sawmill property which is currently owned by the City of Grand Junction.

## **OTHER BUSINESS**

Brandon presented an Alleyway Enhancement Grant and Restaurant Conversion Grant Program to the Board for their feedback. He explained the purpose, eligibility requirements, and the reimbursement process for the grants.

### Alleyway Enhancement Grant

- Award a portion of the funds generated by the tax increment paid by downtown property owners as an incentive program for ongoing revitalization to alleyways
- Improvements to encourage investment that will support the purpose of the DDA to eliminate blight and promote a healthy business environment
- Allocate \$30k to the program in 2022 and can increase allocation for future years if needed
- Matching grant program-maximum award would be \$7,500 per property

### Restaurant Conversion Grant Program

- Reimburse restaurant businesses for converting and upgrading previously non-restaurant properties in Downtown Grand Junction.
- Allocate 50k from the 103 Operating Fund for the program in 2023
- The program would provide a grant up to 25% of eligible project costs (not to exceed \$25k) from the Grand Junction Downtown Development Authority for qualifying improvements to qualified applicants.

After Board discussion, some changes will be made to the programs and will be brought back to the board for approval.

Brandon thanked Josh Niernberg for his service on the DDA/BID Boards.

## **PUBLIC COMMENTS**

None

## **ADJOURN**

***There being no further business, Vance made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 9:10 a.m.***