

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING MINUTES  
THURSDAY, NOVEMBER 17, 2022  
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION  
7:50 AM

**DDA Board Members present:** Cole Hanson (Chair), Steven Boyd, Dan Meyer, Garrett Portra, Doug Simons Jr., Vance Wagner, City Council Representative Abe Herman

**DDA Board Members absent:** Maria Raindson, Libby Olson (Vice-Chair)

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

**City of Grand Junction staff present:** City Manager Greg Caton

**Guests:** Adam Frazier (Vice President-Richmark Companies Real Estate Partners)

**CALL TO ORDER:** Cole called the meeting to order at 7:50 a.m.

**CONSENT AGENDA**

**Approval of Minutes:**

Meeting of October 13, 2022

***Abe made a motion to approve the minutes of the October 13, 2022, Downtown Development Authority Board meeting. Doug seconded the motion. The motion was approved.***

**REGULAR AGENDA**

**SKY OUTPOST/EL JET'S CANTINA EXTENSION – RESOLUTION 2022-04**

A Resolution to approve budgeting for and an expenditure from the 103 Fund for up to \$125,000 on a reimbursement basis for economic development by Buena Vida, LLC in the Dos Rios Development Project located in the DDA boundary at 535 Hale in the City of Grand Junction, Colorado and to amend and extend the deadline for performance to December 31, 2025.

Brandon stated that Buena Vida, LLC submitted a document requesting an extension for the performance deadline from December 31, 2023, to December 31, 2025. The DDA previously approved Resolution 2020-02 for reimbursement up to \$125,000 toward the cost of land excavation/reclamation associated with the Project. Reimbursement will not be issued until proof of Certificate of Occupancy is provided on or prior to December 31, 2025.

***Doug moved to approve Resolution 2022-04 to extend the deadline from December 31, 2023, to December 31, 2025. Dan seconded the motion. The motion was approved unanimously.***

**THE JUNCTION PROJECT UPDATE**

Adam Frazier (Vice President-Richmark Real Estate Partners) provided an update of The Junction project located at the former City Market location at 200 Rood Avenue. Adam explained that a contract has been executed with Shaw Construction. They have received the demo permit from the state and county. In addition, Richmark provided construction documents to the County Building Department for a building permit. A groundbreaking ceremony has been tentatively scheduled for Wednesday, December 7<sup>th</sup> at 10:30 am.

Brandon explained that the agreement with Richmark for the first payment of \$225k to be reimbursed will be after demolition commences. Mr. Frazier would send Brandon a letter stating when the demolition is complete.

The Board must authorize release of those funds; therefore, the Board could call a special meeting to approve the release of funds or give Brandon the authorization to release the funds.

***Cole moved to approve Brandon to authorize release of the funds for the payment of \$225k. Garrett seconded the motion. The motion was approved unanimously.***

#### **DDA GRANTS DISCUSSION**

Brandon stated that \$250k has been allocated for the grant programs in 2023. The grant programs include Alleyway Enhancement/Back of Building Grant Program, Façade Grants, Restaurant Conversion Grant, and Downtown Second Story Activation Grant. Applications will be reviewed by the grants committee and recommendations will be brought back to the Board for approval.

The Board discussed some of the eligibility requirements and changes needed to the Restaurant Conversion Grant Program and Downtown Second Story Activation Grant Program.

The changes were as follows:

Restaurant Conversion Grant

- Projects started in 2022 would not be eligible to apply for funding. The program will begin in 2023; however, applications will open in December. Reimbursements would not begin until 2023.
- Change verbiage from fire suppression systems to kitchen fire suppression systems

Downtown Second Story Activation Grant

- Change verbiage from Downtown Second Story Activation Grant to Downtown Upper-Level Activation Grant

#### **OTHER BUSINESS**

None

#### **UPDATES**

Brandon provided the following updates:

- Brandon and colleagues from Longmont and Fort Collins are working with PoliticalWorks, a bipartisan government and public affairs firm specializing in State legislative representation, regarding TIF renewal legislation. The cost to represent the organizations is estimated at \$60k. The cost would be divided three ways.
- Funding has been reserved for the Space to Create project through the Colorado Community Revitalization Grant Funds. The next step is to apply for the funding through the Colorado Economic Development Commission. In addition, the Boettcher Foundation will provide funding for \$250k for predevelopment costs. Additional information will be available soon.
- Improvements to 4<sup>th</sup> & 5<sup>th</sup> Streets will begin in the spring of 2023 as well as construction of the new Downtown restroom.
- The City of Grand Junction Parks Department will be installing additional bike racks throughout Downtown and will remove some shade shelters that are not being utilized much.
- 32waves will be activating music in the Downtown shade shelters. This will also provide a way for the community to hear announcements during parades, and other events.

**PUBLIC COMMENTS**

None

**ADJOURN**

*There being no further business, Doug made a motion to adjourn. Garrett seconded the motion. The meeting adjourned at 8:26 a.m.*