

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, JANUARY 12, 2023
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION
7:50 AM

DDA Board Members present: Cole Hanson (Chair), Libby Olson (Vice-Chair) via zoom, Steven Boyd, Garrett Portra, City Council Representative Abe Herman

DDA Board Members absent: Dan Meyer, Maria Rainsdon, Doug Simons Jr., Vance Wagner

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, City Attorney John Shaver

Guests: Dustin Anzures (Revolution Investments LLC), Peter Booth, Andrey Krieves, Jeriel Clark (Community Recreation Center Group)

CALL TO ORDER: Cole called the meeting to order at 7:45 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of November 17, 2022 (the December meeting was canceled)

Garrett made a motion to approve the minutes of the November 17, 2022, Downtown Development Authority Board meeting. Abe seconded the motion. The motion was approved.

REGULAR AGENDA

DDA RESOLUTION 2023-01 MEETING NOTICE AND SCHEDULE

Garrett made a motion to approve DDA Resolution 2023-01 designating the location for the posting of the notice of meetings, establishing the 2023 Downtown Development Authority meeting schedule, and establishing the procedure for calling of special meetings. Abe seconded the motion. The motion was approved.

TIF RENEWAL

An Agreement for Lobbying Services was presented to the Board. The Agreement states that Political Works, LLC would provide ongoing advocacy and lobbying services at the Colorado legislature, administrative departments, and the executive branch on behalf of Fort Collins, Longmont, and Grand Junction Colorado Downtown Development Authorities (DDA). Political Works, LLC will collaborate with appropriate allies to secure support for the DDAs initiative and positions, including an extension of the time period during which tax increment can be collected and utilized for downtown development authority projects. The agreement will begin on November 1, 2022 and remain in force and effect until July 21, 2023. Political Works, LLC will be compensated on a flat-fee basis in the amount of \$60,000 for their services. Payment will be divided among the three downtown development authorities.

Brandon explained that Political Works, LLC will be proposing a rolling 20-year TIF extension.

Steve made a motion to approve the Agreement for Lobbying Services and to authorize Executive Director Brandon Stam to sign the agreement. Abe seconded the motion. The motion was approved unanimously.

COMMUNITY RECREATION CENTER

Peter Booth, Andrey Krievs, and Jeriel Clark were present. They are part of the Community Recreation Center Group. Peter provided a presentation regarding the Grand Junction Community Recreation Center (CRC) Proposal. The proposed 83,000 sq ft indoor facility would be located at the Matchett Park property and would include a recreation area, fitness area, community space, and indoor aquatics. The total cost for the CRC plan is \$70m, requiring \$5.8 million in annual revenue. The CRC would be funded primarily by cannabis tax revenue and a 0.14% sales tax that would sunset when 30-year construction bonds are paid off.

Mr. Booth requested an endorsement from the DDA in support of the proposed plan.

Abe made a motion for the Downtown Development Authority to provide a resolution in support of the proposed Community Recreation Center. Garrett seconded the motion. The motion was approved unanimously.

TRAIN DEPOT UPDATE

Dustin Anzures (Revolution Investments LLC) provided an update and gave a brief history of the Train Depot. Dustin explained that he and his wife purchased the historic train depot, located at 119 Pitkin Avenue, in 2016. The property has been vacant since 1991. The 9,200 sq foot building sits on a ¾ acre parcel. All the utilities are abandoned and outdated; therefore, a great deal of site work and infrastructure work would need to be completed before construction would begin inside the building. They have spent the last six years trying to understand how to approach the project and decided it would need to be a phased project. Phase 1 would include renovation of the building. After completion, Amtrak would move into and lease 2,000 square feet of the building. The remainder of the building would be a mixed-use concept.

Dustin stated that History Colorado is providing many non-competitive and competitive grant funding opportunities. As private owner of the historic building, the owners must obtain sponsorship of any application for State Historic Fund (SHF) grant dollars. Only public entities and non-profit organizations may directly apply for grants administered by SHF. Dustin asked the DDA to sponsor the application for the planning grant and mini grant. The DDA would act as the grant administrator and fiscal agent. In addition, the DDA's relationship with the property owner would take the form of a legally binding agreement.

The planning grant request would be \$15k with a 25% cash match by the property owner. The application deadline is February 15, 2023. The mini grant request would be \$50k with a \$50k cash match by the property owner. The application deadline is April 3, 2023.

In 1991 the building was put on the National Register of Historic Places and in 2010 was put on Colorado's list of most endangered places as designated by nonprofit organization, Colorado Preservation Inc. Due to that designation, Colorado Preservation, Inc. provides free grant writing resources.

The building has received seven grants since 1993. The City of GJ sponsored three grants, the Museum of the West sponsored two, and the Downtown Development Authority sponsored two. In 2017 their company was awarded a \$35k planning grant from the Colorado State Historic Fund which was sponsored by the DDA. The work required for the grant has been completed.

Cole made a motion to authorize Brandon to work with John on finalizing the agreement with Mr. Anzures and for the Downtown Development Authority to be the applicant for the grant. Abe seconded the motion. The motion was approved unanimously.

OTHER BUSINESS

Brandon stated that applicants may apply for the following grants beginning Monday, January 16th.

- Alleyway Enhancement/Back of Building Grant
- Restaurant Conversion/Expansion Grant
- Downtown Second Story Activation Grant

In addition, the Parking Agreement for the Grand River Lofts project will be completed soon.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Garrett made a motion to adjourn. Abe seconded the motion. The meeting adjourned at 8:42 a.m.