

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, FEBRUARY 9, 2023
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION
7:45 AM

DDA Board Members present: Cole Hanson (Chair), Libby Olson (Vice-Chair), Steven Boyd, Maria Rainsdon, Doug Simons Jr., Vance Wagner, City Council Representative Abe Herman

DDA Board Members absent: Dan Meyer, 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 Manager Greg Caton, City Attorney John Shaver, Principal Planner Dave Thornton, Sr. Planner Daniella Acosta, Mobility Planner Henry Brown

CALL TO ORDER: Cole called the meeting to order at 7:36 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of January 12, 2023

Libby made a motion to approve the minutes of the January 12, 2023, Downtown Development Authority Board meeting. Abe seconded the motion. The motion was approved.

REGULAR AGENDA

DDA RESOLUTION 2023-02 BALLOT MEASURE 1A

A Resolution supporting City Ballot Measure 1A. If the tax increase and the \$70 million bond are approved, the City of Grand Junction will build an indoor recreation center at Matchet Park.

Vance made a motion to support and approve DDA Resolution 2023-02 for Ballot Measure 1A. Doug seconded the motion. The motion was approved unanimously.

EXPANSION OF DDA BOUNDARY-DOS RIOS

The Board reviewed the proposed Ordinance and Exhibit A to expand the DDA boundaries at Dos Rios to include certain property formerly known as Hale, Lawrence, and Lila Avenues.

Doug made a motion to approve Exhibit A for the expansion to the Dos Rios boundaries. Libby seconded the motion. The motion was approved unanimously.

CITY BICYCLE AND PEDESTRIAL DRAFT PLAN

Community Development Sr. Planner Daniella Acosta and Principal Planner Dave Thornton gave an update on Phase 3 of the Pedestrian and Bicycle Master Plan.

The Draft Plan, as well as the Existing Conditions and Needs Assessment Report, is available to review on the City of Grand Junction's website. The plan provides a long-term vision for the future pedestrian and bicycle networks in Grand Junction and identifies strategies and prioritized investments that the city will implement over time.

There have been many community engagement opportunities for the public to provide input including an online survey with an interactive map, a bike and walk audit, intercept events, focus group meetings, and a seventeen-member Steering Committee.

The project team will be holding a virtual meeting on Tuesday, February 21 from noon to 1:00 pm. In addition, there will be an open house on February 22 from 5:30 -7:00 pm at the Lincoln Park Barn.

The project started in August 2022 and is expected to be finalized in March 2023. The final Pedestrian and Bicycle Plan will be presented to City Council for adoption on April 19, 2023.

CITY ZONING AND DEVELOPMENT CODE UPDATES

City of Grand Junction Planning Supervisor Felix Landry presented an update on the revisions of the City of Grand Junction's zoning and development code. The project team has consolidated a draft of the three modules of the code and is available on the City of Grand Junction website and GJ Speaks website. The three modules include the following:

- Module 1: Administration and Procedures
- Module 2: Zone Districts and Uses
- Module 3: Development Standards

Felix provided details on the updated code including accessory dwelling unit requirements, parking requirements, zoning districts, underground utilities, trail construction, development procedures, and updates to the landscaping ordinance with a focus on water conservation.

The draft version of the updated code will be presented to City Council in April.

OTHER BUSINESS

There will be two board vacancies in June. Libby has reapplied for her seat and Dan will be term limited. Applications and eligibility requirements to serve on the DDA/BID boards may be found on the City of Grand Junction's website. Applications will be accepted through March 30, 2023.

Brandon stated that the annual DCI conference is the same week as the April board meeting. He requested that the meeting be moved from April 13 to April 20. Brandon will send a follow-up email to board members.

Trent Prall will provide an update of the 4th & 5th Street improvement project soon.

The restroom facility project will be going out for bid in March. Dave will be designing the wraps for the restroom facilities and Visit GJ will assist with the design selection.

The demolition at the old Downtown City Market property has been completed. There were some issues that caused some delays with the next phase of the project; however, the project is still moving forward.

Abe will be hosting a Community Recreation Center Outreach Event at the Art Center on Friday, February 10 at 6:00 pm.

Brandon stated that Downtown Grand Junction sponsored a table for the Colorado Mesa University cycling fundraising event at the CMU ballroom on Friday, February 10, from 5:30 pm to 7:00 pm.

The Boettcher Foundation has reserved funding for predevelopment costs of \$250k for the Space to Create project at 230 S 5th Street. Brandon sent a memo to the Boettcher Foundation explaining how the funds would be

allocated for the project. The information will be presented to their board for approval. The next steps will be determined after notification from the Boettcher Foundation.

A pre application meeting is scheduled on Monday, February 13th with the City of Grand Junction regarding the Iivity Lofts redevelopment project located at 600 White Avenue.

Endcap Project at 130 N 4th Street - NorthPeak, Inc. and Senergy Builders, LLC have set up a meeting with the Rood Avenue Parking Garage Association to discuss connectivity to the parking garage and to request a few parking spaces for grease trap access. The Parking Garage Association manages the parking spaces in the Rood Avenue parking garage. A parking agreement between the DDA and NorthPeak, Inc. will not be negotiated until permission is granted from the Parking Garage Association.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Doug made a motion to adjourn. Maria seconded the motion. The meeting adjourned at 8:55 a.m.