

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, JUNE 8, 2023
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION
8:00 AM

DDA Board Members present: Cole Hanson (Chair), Libby Olson (Vice-Chair), Garrett Portra, Cris Silverberg, Vance Wagner, City Council Representative Abe Herman

DDA Board Members absent: Steven Boyd, Maria Rainsdon, Doug Simons Jr.

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 was absent.

Guests: Grady Lenkin (Headwaters Housing Partners, LLC), Kyle Mead (Shopworks Architecture), Mesa County Commissioner Cody Davis attended the meeting until approximately 8:30 am.

CALL TO ORDER: Cole called the meeting to order at 8:02 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of May 11, 2023

Vance made a motion to approve the minutes of the May 11, 2023, Downtown Development Authority Board meeting. Libby seconded the motion. The motion was approved.

REGULAR AGENDA

GRANTS:

Façade Grant: 300 Main

The Façade Grant Committee reviewed a Façade Grant request that was submitted by 300 Main Condominium Association Inc. located at 300 Main Street, Suite 301. The request was to renovate the exterior of the building, repair grout and stucco, repaint exterior surface, and add a steel canopy to enhance the entrance to the building. The total project cost of the project is estimated at \$45,302 and would qualify for a matching grant of \$10,000. If there are multiple parcels it would be eligible for \$20,000.

Cole made a motion to approve the Façade Grant request for \$10,000 pending verification of the second parcel on the property located at 300 Main Street. Libby seconded the motion. The motion was approved unanimously.

Façade Grant: 515 South 7th, Unit B

The Façade Grant Committee reviewed a Façade Grant request that was submitted by property owner Patrick Bland for Grounded Strength LLC located at 515 South 7th Street, Unit B. The request was to add a security gate and handicap access entry to the back area, add security fence to the main door with entry gate, renovate the concrete stairway entry, and replace the main window with a rollup door. The total project cost of the project is estimated at \$11,480 and would qualify for a matching grant of \$5,740.

Cole made a motion to approve the Façade Grant request for \$5,740 for Grounded Strength LLC located at 515 South 7th Street, Unit B. Vance seconded the motion. The motion was approved unanimously.

Alleyway Activation Grant: 441 Main Street

The Grant Committee reviewed an Alleyway Activation Grant request that was submitted by property owners Lynn & Jeanette Schmidt for the Palette located at 441 Main Street. The request was to paint a mural on the brick wall on the back of the building. The total cost of the project is \$1,000 and would qualify for a \$500 matching grant.

Cole made a motion to approve the Alleyway Activation Grant request for \$500 for The Palette located at 441 Main Street. Abe seconded the motion. The motion was approved unanimously.

The Board discussed the possibility of creating a separate beautification grant for mural projects and other smaller projects instead of the alleyway grant in order to beautify the back of the buildings.

Restaurant Conversion/Expansion Grant: 701 Main Street

Cole provided a disclosure letter to the Board explaining that he would remove himself from any vote, discussion, or other business regarding the Restaurant Conversion Grant Application due to having family relations with most of the owners of the property at 701 Main Street. Cole left the room until the discussion and motion were concluded.

The Grant Committee reviewed a Restaurant Conversion/Expansion Grant request that was submitted by property owners Brad Humphrey and Rob Hanson (Cabaret LLC) located at 701 Main Street. Rocky Mountain Goat, LLC (Pour Fellows Restaurant and Bar) will be the tenant of the building. The request is to build a kitchen on the east side of the building, install 12' hood with an air unit and fire suppression system, install additional fire sprinklers, plumbing and electrical, and install a drop ceiling. The total estimated cost of the project is \$160,000 and would be eligible for \$40,000 (25% of eligible project costs up to \$50k). Funds would be reimbursed to the property owner after the project is completed and the applicant provides copies of paid detailed invoices along with proof of payment to the DDA.

Vance made a motion to approve the Restaurant Conversion/Expansion Grant request for \$40,000 for the property located at 701 Main Street. Libby seconded the motion. The motion was approved unanimously.

UPDATES

The Terminal

Kyle Mead (Architect for Shopworks Architecture) and Grady Lenkin (Headwaters Housing Partners LLC Partner) provided an update on The Terminal project located at 230 S 5th Street. The agreement between Headwaters Housing Partners, LLC and The Downtown Development Authority has been completed and executed. Adam Roy and Grady Lenkin will serve as project consultants.

Headwaters Housing Partners LLC selected Shopworks Architecture as the architectural firm for the project. They have been working on a new version of the project and provided information regarding some of the significant changes from the initial concept. The proposed project will include a mixed-use complex which will include commercial spaces for a culinary food and beverage concept, an art gallery, artist studio and exhibition spaces, and multi-family residential units.

RedLine, a non-profit contemporary art center in the River North (RINO) District in Denver, will be hired to provide feedback to create a vibrant art space concept in the new building.

In addition, a \$3.2 million Colorado Community Revitalization Grant has been earmarked for The Terminal Project. The Downtown Development Authority will submit the application for the grant in August or September.

OTHER BUSINESS

- Brandon sent out a doodle poll to board members with potential dates and times to schedule a Board Retreat.
- A meeting was held with Downtown merchants and property owners regarding the 4th & 5th Street project which is set to begin this summer. Parking spaces that are close to Main Street would have to be removed with the

two-way lane configuration and added bike lanes. Due to feedback regarding the amount of parking that would be removed, Public Works Director Trent Prall and Transportation Engineer Eric Mocko will be discussing ideas for a one-way lane configuration to create more efficient traffic flow and would allow to keep the parking spaces, bike lanes, and pedestrian space. The Board discussed the need for loading zones to accommodate semi-truck deliveries. Additional information will be provided at a future board meeting.

- Iivity lofts – A parking plan proposal was submitted to the City of Grand Junction. Approval is pending.
- Outstanding Development Projects include:
 - El Jets/Sky Outpost (Jen Taylor) – Funding of \$125k was extended to 2025
 - Grand River Lofts – Funding of \$100k towards the elevator-February 2024 deadline
 - 734 & 702 Main Street (Aaron Young) – In 2019 the DDA provided a \$500k forgivable loan (Note) to ASWY LLC for the construction of the four-story office building at 734 Main Street. \$200k was forgiven for the 734 Main Street construction; however, 702 Main Street is still outstanding. The Board previously extended the Note and performance obligations for the 702 Main Street Project to May 15, 2024.
- The Chair and Vice-Chair provided a summary of a meeting held with Mesa County Commissioners Cody Davis, Janet Roland, and Mesa County Valley School District Board Chair Andrea Haitz, Brandon, Libby, and Cole regarding the recently passed Colorado Senate Bill 23-175 Financing of Downtown Development Authority Projects concerning the use of tax increment financing by Downtown Development Authorities. Some amendments passed will allow for future representation from the Mesa County Commissioners and Mesa County Valley School District on the DDA Board beginning in 2032. The bill also expands the board seats by two in 2032.

There were discussions regarding concerns around the legislation as well as perceived accountability issues raised by the Commissioners in which there was respectful disagreement between both parties. There was also discussion around board representation both in the current configuration and in the future. The DDA invited both Commissioner and the School District to attend any DDA meetings as they are open to the public. The DDA also emphasized their openness to partnering with the County on any redevelopment opportunities on currently vacant County properties.

Brandon explained that the eligibility requirements in the DDA by-laws indicate that Board Members, except the Representative from the Grand Junction City Council, shall reside, be a business lessee, or own real property within the boundaries of the Authority. Brandon also showed the Board charts that show the property tax and sales tax created within the DDA District and the associated impacts to taxing districts within the DDA boundaries.

The Mesa County Valley School District does not own property in the DDA district; therefore, they would not meet eligibility requirements until 2032. In addition, the DDA by-laws would have to be changed and approved by City Council for the organizations to serve on the DDA Board before 2032.

PUBLIC COMMENTS

Jeff Fleming stated “The DDA Board is great, and everyone knows about this Board. Downtown business owners and property owners can attend any board meeting and talk about anything. Just like at City Council meetings you have a chance to talk so I do not know why you would not be accountable to everybody. The public can attend meetings”.

ADJOURN

There being no further business, Abe made a motion to adjourn. Garrett seconded the motion. The meeting adjourned at 9:15 a.m.