

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, JULY 13, 2023
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION
7:50 AM

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

DDA Board Members absent: Maria Rainsdon

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

City of Grand Junction staff present: City Attorney John Shaver, Public Works Director Trent Prall

Guests: Adam Roy (Headwaters Housing Partners, LLC), Grady Lenkin-via phone (Headwaters Housing Partners, LLC), Chad Holtzinger-via zoom (Principal-Shopworks Architecture), Kevin Young (President of North Peak, Inc.)

CALL TO ORDER: Cole called the meeting to order at 7:44 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of June 8, 2023

Cole made a motion to approve the minutes of the June 8, 2023, Downtown Development Authority Board meeting. Abe seconded the motion. The motion was approved.

REGULAR AGENDA

THE TERMINAL PROJECT UPDATE/PRESENTATION

Adam provided an overview of The Terminal Project. Headwater Housing Partners LLC (HHP) has been working with Shopworks Architecture on the design concepts and they have an inhouse landscape firm that will be helping with some of the site planning. HHP has met with Austin Civil Group who will provide civil services and land planning. Shaw Construction will be providing the initial cost estimates and design-build process. Louise Martorana, Executive Director of RedLine Contemporary Art Center, and her team will be involved with the design concept and will provide feedback for the art facility, studios, gallery, and exhibition space. In addition, a market study will be performed to provide project unit mix and sizes, and estimated market rents.

Chad (Principal-Shopworks Architecture) provided a presentation of the initial overview of the new design concepts. The initial design for the ground floor would be 100% non-residential use with three retail suites, a gallery, residency studios, and a courtyard. The upper-level floors would include one-bedroom studios and two-bedroom apartments. In addition, a bridge will be constructed over the alleyway to the vacant lot on Colorado Avenue to improve connectivity to the property.

A Space to Create Design Charette is scheduled for Tuesday July 18th from noon to 2:00 pm. Shopworks Architecture will provide a presentation of the new design concepts and will be requesting feedback on the building design from the Artist Advisory Group, Louise (RedLine Contemporary Art Center), and others who attend.

The next step for the project is for the Downtown Development Authority to apply for a \$3.2M Colorado Community Revitalization Grant through the Colorado Office of Economic Development's Colorado Creative Industries Division (OEDIT-CCI) in August or September.

4TH/5TH STREET PROJECT UPDATE

Brandon explained that a meeting was held with Downtown merchants and property owners regarding the 4th & 5th Street Project. There were concerns with the two-way lane configuration regarding the amount of parking spaces that would need to be removed by 4th & 5th Streets on Main Street. Public Works Director Trent Prall and his team have been discussing ideas for a one-way lane configuration. This option would create more efficient traffic flow and would not require removing parking spaces.

Trent stated that the one-lane configuration was a different concept from the original proposed two-lane configuration; therefore, a new traffic analysis study would need to be performed. Merchants and property owners were supportive of the one-lane configuration.

The Board was in favor of the one-lane configuration concept and agreed to move forward with next steps.

GRAND RIVER LOFTS

Brandon provided an overview of the Grand River Lofts Project. In 2017 the Downtown Development Authority (DDA) sold the endcap property located at 130 N 4th Street for \$117,650 to Senegy Builders LLC. The proposed plans were to develop a mixed-use concept with 21 residential units and commercial units on the ground level. The upper levels would need access by an elevator in the parking garage. In 2022, the DDA awarded the project a catalyst grant of up to \$100k on a reimbursement basis for the cost of an elevator that would allow ADA access to tenants and units in the proposed building. In addition, the DDA owns spaces in the parking garage and has 31 spaces that could be leased to the project. The previous developers did not meet the benchmarks in the original contract; therefore, the project was not developed and any previous agreements/understandings are no longer applicable.

Kevin Young (President of North Peak, Inc.) is the new Project Manager for the Grand River Lofts project. Mr. Young stated there were concerns regarding the parking spaces in the garage. Mr. Young, on behalf of The Grand River Lofts Property Owners Association, Inc., proposed a lease agreement for 31 parking spaces in the Rood Avenue Parking Garage to the DDA Board. The proposed per space lease amount was \$35 per month and the proposed lease term was 35 years with the right to renew the lease 3 additional times for 5 years at a time. In addition, a letter was submitted to the DDA Board to request a \$250k forgivable loan from the DDA to help with the additional cash required for the construction loan for the project. Mr. Young also submitted an initial financing commitment letter from the Bank of Colorado to the Board.

There was discussion among the Board. The Board was in favor of the project; however, they had concerns regarding the \$250k forgivable loan request since only 21 units were being proposed for the project. Other projects the DDA has helped fund had substantially more units than this project; therefore, the Board felt the discounted price for the property and the \$100k catalyst grant that has been allocated for the elevator was sufficient. There were also concerns regarding the proposed parking lease as Board members expressed concern with such a low monthly rate for a long period of time. It was pointed out that the lofts for sale are a higher end product and that it does not seem like a good use of DDA resources to subsidize those costs. The Board acknowledged the importance of the parking agreement but would like to see a more equitable agreement that includes an escalator as the project stabilizes.

Brandon stated that the Board could modify the catalyst agreement amount due to the increased elevator costs since the initial planning of the project if they were looking to contribute to the project further. The elevator could be considered a public improvement which would benefit the entire parking garage.

There was general discussion of support for the project but also concern that the project has not moved further along including gathering planning clearances and more formal financial support than what was presented at the meeting.

OTHER BUSINESS

Brandon previously sent out a doodle poll to the Board with potential dates and times to schedule a Board Retreat. The results of the poll indicated that August 10 or August 24 from noon to 4 pm would be best. Additional information will be sent to the Board when the details were finalized.

Brandon is working with Downtown Colorado Inc. to host a DDA TIF 101 Workshop in August. Board members are invited to attend. Additional information will be sent to the Board when the details are finalized.

Brandon stated that the DDA allocated \$20k in 2023 towards placemaking projects for the Creative District. One idea would be to provide funding for an interactive sculpture for the west entry way at the Las Colonias Amphitheater. The total project cost would range between \$10k to \$15k. A Call for Artist would be issued. A committee would review the submissions and select an artist or team of artists to design and build the piece. The Board was in favor of funding the sculpture.

Brandon and staff from the City of Grand Junction Parks Department completed a walkthrough of downtown to discuss improvements in the Downtown Park for next year. The improvements discussed included adding bike racks, shade structures, and create play features. The estimated cost for the improvements would be approximately \$200k and would be split between the City and DDA. To improve water conservation, some of the water features will be turned into planters. The Board was in favor of the improvements; however, they requested more defined costs and specific projects.

North Peak Inc. will provide the installation of the Downtown restroom facility in the spring of 2024.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Doug made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 9:14 a.m.