

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, NOVEMBER 2, 2023
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION
7:50 AM

DDA Board Members present: Cole Hanson (Chair), Libby Olson (Vice-Chair), Steven Boyd, Cris Silverberg, Doug Simons Jr.

DDA Board Members absent: Garrett Portra, Maria Rainsdon, Vance Wagner, City Council Representative Abe Herman

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, Public Works Director Trent Prall, General Services Director Jay Valentine

Guests: Adam Roy-Headwaters Housing Partners Project Engineer (via zoom)

CALL TO ORDER: Cole called the meeting to order at 7:46 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of September 28, 2023

Cole made a motion to approve the minutes of the September 28, 2023, Downtown Development Authority Board meeting. Libby seconded the motion. The motion was approved.

REGULAR AGENDA

MERIDIAN TRAFFIC BARRIERS – MCFMLD GRANT

The Mesa County Federal Mineral Lease District (MCFMLD) awarded a mini grant of \$50k to Downtown Development Authority to purchase eight Meridian Barricades for downtown events. The mini grant program requires the DDA to provide a cash match of \$53k to secure the grant. The barricades weigh 700 lbs. each and are moveable with a specialized dolly. A team will help identify the most vulnerable areas to place the temporary barricades.

Libby made a motion to authorize the \$53k match to secure the grant. Doug seconded the motion. The motion was approved unanimously.

4TH/5TH STREET UPDATE

Public Works Director Trent Prall provided an update on the 4th & 5th Street Project. The original concept was for a two-lane configuration; however, after input from Downtown businesses and property owners, the recommendation was to change the concept to a one-lane one-way configuration. The consultants reviewed the new concept and stated that the one way one-lane configuration would work. The 4th & 5th Street Improvements Update was presented to City Council on August 28, 2023, and has been submitted to the Colorado Department of Transportation (CDOT). Construction of “hard elements” such as curbing, chip seal, and striping will begin in April or May 2024. Additional permanent improvements will be completed throughout the years 2025 – 2028.

Cole made a motion to approve moving forwarding with supporting the one-lane one-way configuration concept as it is currently outlined. Doug seconded the motion. The motion was approved unanimously.

2024 DOWNTOWN PARKING UPDATES

General Services Director Jay Valentine provided information regarding the 2024 Downtown Parking Updates. Jay explained that the City of Grand Junction will be making some changes to Downtown parking to ensure that Downtown businesses and customers have choices of where to park due to the increasing new development in Downtown. A Pilot Program was implemented in 2023 with new solar powered meters that take multiple forms of payment (coins, credit cards, app). The Pilot Program has been successful; therefore, in 2024 new meters will be installed for street parking. In addition, parking payment kiosks will be installed in the surface parking lots to help clean up site pollution and will be more convenient for users.

Jay stated that the parking meter rates will increase in 2024. The additional funds will be utilized to pay for enhancements and a new parking structure. The proposed parking rates will be structured by convenience, inexpensive, and availability. The proposed parking rates for short-term meters (2 to 4 hours) that are closer to the Downtown core will increase from \$0.75 to \$1.00 per hour. Long-term meters (10 hours) will increase from \$0.10 to \$0.50 per hour. Parking permits will be increased from \$25 per month to \$30 per month and can only be used at 10-hour parking meters. The Rood Avenue Parking Garage proposed rates will increase from \$65 to \$75 per month for covered spaces and uncovered spaces will increase from \$15 to \$30 per month. Parking fines will increase from \$15 to \$25. Parking rates are enforced Monday through Friday, 8 a.m. to 4 p.m. Parking is free after 4:00 p.m., on weekends, and on major holidays. The proposed rates have not been finalized at this time.

The City of Grand Junction will be increasing compliance and enforcement in 2024 with additional staffing. There will be five full time-positions. A full-time parking administrator has been hired to manage the parking and the police department provides the compliance for parking.

A parking study update was completed in 2017 and presented to City Council last year. The parking availability in downtown was reexamined and inventory counts over multiple days during the week were completed. The consultants determined that parking availability will hit effective capacity in 2027 which means 85% of parking spaces will be utilized. It was determined that a second parking structure would be needed to provide additional parking.

TERMINAL PROJECT

Brandon stated that the Downtown Development Authority (DDA) was awarded a \$3.2 million grant from OEDIT for the Terminal Project. It may take a few months before the DDA receives the funding and the grant will not allow us to reimburse costs. To continue moving forward with the project, Brandon requested that the Board approve allocating up to \$100k towards the project. The funds may not be utilized but will keep the project moving forward. The DDA has a \$250 contingency that hasn't been spent; therefore, the funds could be disbursed from that account. The DDA will oversee the billing for the project.

Headwaters Housing Partners Project Engineer Adam Roy explained that they have developed a very detailed budget for the preconstruction phase and have architectures, engineers, and contractors ready to begin working on the project.

Doug moved to approve up to \$100k to be allocated to the Terminal Project that may not be refundable. Libby seconded the motion. The motion was approved unanimously.

600 WHITE AVENUE

Arnold Butler & Associates recently performed a vacant land appraisal at 600 White Avenue. The property appraised at \$580k assuming there was no significant soil work that needs to be completed.

The Board discussed options either to sell the property or send out a Request for Proposal (RFP) for mixed use development concepts that would include potential incentives. The Board agreed that John and Brandon would draft

an RFP and send it to the Board for review. The Board discussed the possibility of the vacant lot to be utilized as temporary parking in the interim.

UPDATES

None

OTHER BUSINESS

The Holiday Downtowner will be held at Good Judy's on Thursday, November 16th from 4:30 pm to 7:00 pm. Information will be provided about the holiday events. In addition, there will be stations for merchants and business owners to provide some ideas for Downtown improvements along Main Street. In 2024, \$150k has been allocated for Downtown improvements. City of Grand Junction Parks Department has allocated funds for fountain features downtown.

The Hotel Melrose, located at 337 Colorado Avenue, had an open house for their grand reopening of a boutique hotel on November 1st.

Cruise Control Kitchen + Cellar, located at 555 Colorado Avenue, is scheduled to open next month.

The Garage, located at 545 Colorado Avenue, was approved to open a dispensary by March of 2024.

Bin 707 Foodbar, currently located at 225 N 5th Street, will relocate to the former il Bistro Italiano restaurant located at 400 Main Street.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Cole made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 8:53 a.m.