

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING MINUTES  
THURSDAY, MARCH 28, 2024  
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION  
7:50 AM

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

**Board Members absent:** Maria Rainsdon, Doug Simons Jr.

**Downtown Grand Junction staff present:** Brandon Stam, Dave Goe, Vonda Bauer, Kyra Seppie, Sarah Dishong (via zoom)

**City of Grand Junction staff present:** City Attorney John Shaver

**Guests:** Grand Junction Economic Partnership (GJEP) Executive Director Curtis Englehart

**CALL TO ORDER:** Cole called the meeting to order at 7:48 a.m.

**CONSENT AGENDA**

**Approval of Minutes:**

Meeting of February 22, 2024

***Cole made a motion to approve the minutes of the February 22, 2024, Downtown Development Authority Board meeting. Abe seconded the motion. The motion passed.***

**REGULAR AGENDA**

**FAÇADE GRANT APPLICATION-622 ROOD AVE**

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by BP&J Properties for the property located at 622 Rood Avenue. The request was to replace four windows on the front of the building and to add some identifying signage mounted on the front wall, between the first and second floor window levels and would have a permanent base attached to the wall with the actual signs being panels that can be changed out. The funding would pay for the permanent base system only, not the signs. The total project cost is estimated at \$15,000 and would qualify for a matching grant of \$7,500.

Some Board members raised questions about signage design standards, noting that none currently exist. A later discussion will be planned to consider implementing such standards specifically for the façade grants.

***Cole made a motion to approve the Façade Grant request of \$7,500 at 622 Rood Avenue. Abe seconded the motion. Cris Silverberg opposed. The motion passed.***

**GJEP UPDATE**

GJEP Executive Director Curtis Englehart provided an update of the Grand Junction Economic Partnerships presence and ongoing efforts including the following topics:

- Mission and Vision
- Goals & Initiatives

- Current Trends
- State and Local Incentives
- 2023 Economic Impact
- Prospect Development
- GJEP's Presence & ongoing efforts

Grand Junction Economic Partnership will be hosting the 2024 Western Colorado Economic Summit on Tuesday, April 16<sup>th</sup>, at Colorado Mesa University. The keynote speakers are Dr. Nathan Perry, Economics Professor at CMU and Kurtis Minder, CEO & Co-Founder of GroupSense.

The board expressed gratitude to Curtis and praised him for his excellent work.

### **WHITE HALL DISCUSSION**

Brandon informed the board that Vertikal, LLC submitted a Term Sheet for the property located at 600 White Avenue, proposing 15 to 20 residential units, possibly including workforce housing. The developers asked if the DDA would proceed without a Request for Proposal process. Brandon noted past low response rates to RFPs and the site's redevelopment challenges. The board agreed for DDA staff and the real estate committee to engage in discussions with the developer and request a detailed proposal.

Board members inquired about the DDA's acquisition cost for the property. City Attorney John Shaver clarified that the DDA obtained the property through an exchange with the City, involving parking behind the Avalon. He explained that when a church on the property burned down, the City acquired it due to its economic exclusivity and the owner's inaction, then cleaned it up. After the Avalon's renovation, there was an exchange between the City and the DDA, resulting in the DDA acquiring the White Hall property.

### **UPDATES**

#### **Whitman Park Open House**

The City of Grand Junction is organizing two design meetings for Whitman Park. The stakeholders meeting is scheduled on Tuesday, April 2, from 10:00-11:30 am followed by a general public meeting from 5:00-6:30 pm. Both meetings will take place at Lincoln Park Barn.

#### **Main Street Improvements**

DTJ Design, an international architecture firm with offices in Boulder CO, Austin TX, and Atlanta GA, is interested in leading the Main Street improvements project discussed previously. The DDA and the City of Grand Junction Parks department will collaborate on funding. The Parks department has allocated funds for splashpad renovations in 2024 and intends to invest in additional water features. The joint project will provide enhancements between 4<sup>th</sup> and 6<sup>th</sup> streets, prioritizing the Parks project due to funding limitations. Additional enhancements such as the block party idea, shade elements, and activation features could be incorporated later. DTJ Design has proposed an outreach plan to coordinate with Parks for phased implementation before involving sub-consultants. The initial funding request of \$22k is intended for gathering stakeholder input, estimated to take four weeks. Following this, the project will move forward with design and documentation. Further discussion is necessary with the City Parks & Recreation Director, Ken Sherbenou, regarding funding allocation.

Brandon mentioned that certain aspects of the uplift haven't aged well or been utilized as intended. One observation made by Garrett and Brandon is the presence of parking spaces directly in front of businesses, which could potentially be repurposed to create more outdoor seating areas. Significant improvements would likely be funded by the DDA. Last year, \$100k was allocated towards special projects, with the understanding that this could be part of it, as the exact amount needed wasn't known. A supplemental appropriation might be required from the DDA based on final costs. The approach involves phasing out the improvements, allowing flexibility to address more expensive elements in subsequent years.

### **Whitman Park Programming**

Downtown staff has had some conversations with the Parks department regarding programming at Whitman Park. These events may not be specifically downtown events; however, support will be provided to ensure they complement downtown's focus. Ideas such as movie nights are being considered. A meeting involving Downtown staff and the Parks department is scheduled in a few weeks to explore further ways for activation and provide input on design.

### **Sidewalk Cleaning**

Curbside Cleaners provided surface cleaning on downtown sidewalks on Main Street from 3<sup>rd</sup> to 7<sup>th</sup> Streets, utilizing a specialized surface cleaner that vacuumed up the wastewater to ensure compliance with regulations. The job was well done, receiving positive feedback on social media. Downtown is considering increasing the frequency of this service to biannual instead of annual, due to the impact of events.

### **OTHER BUSINESS**

Cris mentioned that during the resource center tour, a plan to create a list of phone numbers for accessing resources in case of concerns was discussed. Brandon stated that he would follow up with Zeb Miracle, Executive Director of United Way of Mesa County. In the meantime, if there are concerns, the non-emergency dispatch number should be called.

### **PUBLIC COMMENTS**

None

### **ADJOURN**

***There being no further business, Garrett made a motion to adjourn. Abe seconded the motion. The meeting adjourned 8:54 a.m.***