

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING MINUTES  
THURSDAY, APRIL 25, 2024  
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION  
8:00 AM

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

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

Faith Rodriguez, future board member, attended the meeting via Zoom.

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

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

**Guests:** Aaron Young (ASWY LLC), Kevin & Karli Reimer (Downtown Hotels)

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

**CONSENT AGENDA**

**Approval of Minutes:**

Meeting of March 28, 2024

***Cole made a motion to approve the minutes of the March 28, 2024, Downtown Development Authority Board meeting. Libby seconded the motion. The motion passed.***

**REGULAR AGENDA**

**MAIN STREET IMPROVEMENTS CONTRACT**

During the last board meeting, Main Street Improvements were discussed; however, the proposed contract was not available at the time. DTJ Design Inc. submitted a Professional Design Services Agreement to Brandon and Ken Sherbenou (City of Grand Junction Parks and Recreation Director). This agreement details their landscape architecture design services for the Main Street amenity space renovation including stakeholder outreach, conceptual design, and documentation. The agreement also specifies the phases, compensation, and client responsibilities. Initially, a funding request of \$22k is proposed, with \$11k each from the City of Grand Junction Parks department and the Downtown Development Authority, for concept and stakeholder input along Main between 4<sup>th</sup> and 6<sup>th</sup> Streets. Costs have not been determined for the design and documentation phase.

***Abe made a motion to approve the contract. Garrett seconded the motion. The motion was approved unanimously.***

**FINANCIAL ADVISOR DISCUSSION**

Brandon explained that after discussions with colleagues at other DDA's including Ft. Collins the idea of having a financial advisor has come up as a best practice, particularly as the DDA's projects get more complex. A Financial Advisor would offer specialized expertise in public financing, aiding in financial decisions related to public/private investments, future bonding, and extending the Tax Increment

Financing (TIF). This additional service would complement the assistance already provided by the City of Grand Junction Finance Department. An example of a Request for Proposal for Financial Planning and Advisory Services from Englewood, Colorado was provided.

The board discussed whether to issue a Request for Proposal (RFP) or Request for Quotation (RFQ), with consensus favoring the RFQ option. The service could be provided either on a project-by-project basis or as needed, with the board approving services annually. Brandon suggested involving the real estate committee in the proposal review process, with top considerations being brought back to the board for final decision.

***Abe made a motion to direct staff to move forward with an RFQ for financial advisor services. Libby seconded the motion. The motion was approved unanimously.***

#### **EXTENSION REQUEST FOR 702 MAIN**

Brandon explained that the Board previously approved a \$500,000 forgivable loan to ASWY, LLC for developing properties at 734 Main Street and 702 Main Street. Upon completion of the 734 Project, \$200,000 of the loan was forgiven. The agreement required the 702 Project achieve at least 20% completion by April 8, 2022. Due to economic impact of the COVID-19 pandemic, ASWY, LLC requested and received an extension for the 702 Project deadline to May 15, 2024, approved via Resolution 2021-07 on May 12, 2021.

Aaron Young of ASWY, LLC provided background information on the 702 Main Street Lot, mentioning its previous use as a Conoco gas station and the removal of petroleum storage tanks in 2009, which led to underground petroleum contamination. He shared a letter from the Colorado Division of Oil and Public Safety stating that ASWY, LLC or any future buyer or lender for the property would not bear responsibilities related to the tanks or the contamination. However, due to the environmental issues, Aaron explained that securing financing for development projects on the site has been challenging. He requested an additional two-year extension for the 702 Main Street property to allow more time for procuring development partners or selling the property.

***Garrett made a motion to extend the agreement for 702 Main Street for a two-year extension from May 15<sup>th</sup>, 2024, to May 15, 2026. Libby seconded the motion. The motion was approved unanimously.***

City Attorney John Shaver will collaborate with Aaron Young and his legal counsel to draft a resolution for the board's approval.

#### **HOTEL SECURITY REQUEST**

Kevin Reimer, Owner of the Downtown Hotels, and Karli Reimer, Director of Operations at Main Street Management GJ, explained they have encountered increased security challenges at their properties since the opening of the new resource center. They have implemented various security measures such as infrastructure upgrades, additional lighting, and others to address the issue. However, their staff has expressed anxiety due to more individuals seeking shelter, impacting guest safety and negative online reviews. The Reimers are proposing a short-term monthly security agreement for 120 days, with a 50/50 cost split with the DDA. The estimated monthly cost is \$5,000 with each party contributing \$2,500. The Reimers would establish the contract with Citadel Security. Additionally, their goal is to collaborate with other organizations and business owners to collectively share the cost for future security services.

Brandon clarified that Citadel Security was contracted during the Covid-19 pandemic as a short-term measure; therefore, services were discontinued in 2023. Security costs should be paid by the Business Improvement District (BID) rather than the Downtown Development Authority (DDA); however, the BID does not have the funding. The DDA, primarily focused on redevelopment, needs further discussions with the City of Grand Junction to determine expectations and responsibilities.

The board discussed the broader issue of homelessness in downtown areas beyond hotels, highlighting the importance of security in other sections of Main Street as well. To give the Reimers additional time to seek partners, the consensus was to extend the term to six months instead of 120 days.

***Cole moved to approve the contract with Citadel for six months and splitting the cost with the DDA and the Reimers. Garrett seconded the motion. The motion was approved unanimously.***

## **UPDATES**

### **Whitman Park Input Sessions**

This item was discussed in the Business Improvement District meeting.

### **4<sup>th</sup>/5<sup>th</sup> Street**

The 4<sup>th</sup>/5<sup>th</sup> Street Project is set to be put out to bid next week, with plans for the project to begin in June, followed by striping in July.

### **TIF Extension**

Brandon met with the Interim City Manager and City Finance Director to discuss the importance of extending the Tax Increment Financing (TIF). The current TIF expires in 2032.

### **Terminal Grant Update**

The City of Grand Junction secured a \$1.3 million DOLA grant on behalf of the Downtown Development Authority (DDA). Additionally, the DDA received the contract for \$3.2 million for the OEDIT grant funding. Brandon met with Adam Roy and Grady Lenkin from Headwaters Housing Partners to discuss seven potential private capital partners for the Terminal Project.

## **OTHER BUSINESS**

None

## **PUBLIC COMMENTS**

None

## **ADJOURN**

***There being no further business, Cole made a motion to adjourn. Abe seconded the motion. The meeting adjourned 9:08 a.m.***