GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, MAY 23, 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, Doug Simons Jr, Vance Wagner, City Council Representative Abe Herman

Board Members absent: Maria Rainsdon

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

CALL TO ORDER: Cole called the meeting to order at 8:01 a.m.

CONSENT AGENDA
Approval of Minutes:
Meeting of April 25, 2024
Cole made a motion to approve the minutes of the April 25, 2024, Downtown Development Authority Board meeting. Garrett seconded the motion. The motion passed.

REGULAR AGENDA
FAÇADE GRANTS
437 Main Street
The Façade Grant Committee reviewed a request from Chamberlin Architects (First Class Travel) at 437 Main Street for exterior upgrades and repairs, including marble repair, trim refinishing, and exterior painting. The total project cost is estimated at $43,200 and the project qualifies for a matching grant of $10,000.

Doug made a motion to approve the Façade Grant request for $10,000 for the Chamberlin Architects building (First Class Travel) located at 437 Main Street. Vance seconded the motion. The motion was approved unanimously.

504 Main Street
The Façade Grant Committee reviewed a request from property owner Gregory Tamburello, for a complete façade renovation of the building at 504 Main Street (formally Main Street Café). The renovation includes adding storefront doors with windows on each side, replacing exterior brick, and upgrading lighting. The total project cost is estimated at $60,000, qualifying for a matching grant of $10,000.

Doug made a motion to approve the Façade Grant request for $10,000 for the building located at 504 Main Street. Libby seconded the motion. The motion was approved unanimously.

602 Main Street

The Façade Grant Committee reviewed a request from the property owner at 602 Main Street (A Robin's Nest of Antiques & Treasurers) to replace the old windows with tempered glass windows. The total project cost is estimated at $22,000, qualifying for a matching grant of $10,000.

Cole made a motion to approve the Façade Grant request for $10,000 for the building located at 602 Main Street. Garrett seconded the motion. The motion was approved unanimously.

RESOLUTION 2024-02 FOR 702 MAIN

At the previous board meeting, board members approved a two-year extension request for the project at 702 Main Street. As a result, City Attorney John Shaver, Aaron Young, and his legal counsel prepared Resolution 2024-02 for board approval. In addition, Aaron, will provide a letter reaffirming his commitment to completing the project.

A RESOLUTION CONCERNING THE DEVELOPEMNT AGREEMENT AND PROMISSORY NOTE FOR ASWY, LLC FOR THE 702 MAIN STREET BUILDING PROJECT IN GRAND JUNCTION, COLORADO

Cole expressed support for moving forward with the Resolution but was uncomfortable signing it as is. He requested removal of the phrase "Due to the unprecedented economic contraction" from paragraph six, as he felt it implied this was the reason for needing an extension, which he disagreed with.

Cole moved to approve Resolution 2024-02, extending the terms with ASWY, LLC at 702 Main Street, with the modification to delete the phrase "Due to the unprecedented economic contraction" in paragraph six. Doug seconded the motion. The motion was approved unanimously.

TERMINAL PROJECT

Brandon, Cole, and Abe met with City Staff, including City Attorney John Shaver, to discuss grants for the Terminal Project. The project has been awarded $4.5 million in grants. The Downtown Development Authority (DDA) secured a $3.2 million Community Revitalization Grant from OEDIT, pending final contract approval. Additionally, the City of Grand Junction applied for a $2.3 million Strong Communities Infrastructure Grant through DOLA on behalf of the DDA, and $1.3 million was awarded. During the discussion, the City expressed concerns about the risks involved, particularly with the DOLA grant, since the City applied on behalf of the DDA. A joint City Council/DDA meeting will be scheduled to discuss the risks related to the grants.

Brandon stated that a key challenge is keeping the project moving forward as the Boettcher funds are running out. Last year, the board allocated $125k to cover costs if needed, as the grants do not allow for reimbursement of costs. With Shopworks already working, pausing the project would create more uncertainty. Additionally, we have engaged with some of the capital partners, with Vance and Cole participating in these discussions. While the project is in a good position, there are challenges related to the timing of bringing on these partners, negotiating a development agreement, and determining ownership details.

Abe explained that the Terminal Project is complicated for the City's finance department's perspective because the City is applying for grants on behalf of the DDA. This raises the question of who is ultimately responsible for the grants. Since it is a DDA project, but the City is handling the grants, the City Council needs to be comfortable with the process and understand the level of risk to the City. There might need

to be an intergovernmental agreement (IGA) to clarify the responsibility for the funds. Abe emphasized that while everything is achievable, the City Council needs to make the final decision.

Abe stated that the first reading of an ordinance to extend the DDA TIF for an additional 20 years will be presented at City Council on June 5th, with a second reading scheduled for the first City Council meeting in July.

UPDATES

Financial Advisor

Brandon stated that a draft Request for Qualifications (RFQ) for Financial Planning and Advisory Services to support the Downtown revitalization program was submitted to the City of Grand Junction's Procurement Department. Responses are due at the end of June.

Downtown Restroom

The self-cleaning restroom for Downtown has arrived, but its delivery was delayed because the company is in Australia. There have been many issues with obtaining the necessary paperwork for the installation. The contractor cannot start work until this paperwork is completed. Additionally, there have been difficulties in getting dimensions from the company to build the pad. Once these issues are resolved, the restroom will be installed.

4th/5th Street

A formal invitation for bid was issued for the 4th/5th Street Project. One company submitted a bid; however, the bid amount was in excess of the project budget. Some of the work for the project is being proposed to be performed by the City. This item will be scheduled to be discussed at the June 5th City Council meeting.

Whitman Park Designs

Brandon requested three concepts from Ken for the Whitman Park Designs. Once received, he will share them with the board.

Main Street Improvements

The Main Street improvement project will kick off in June. Feedback has been received from the board, leadership committee, and local businesses regarding enhancements between 4th and 6th streets on Main, especially concerning the splash pad area. Proposed ideas include creating a party block, adding shade sails, and installing bicycle parking among other elements.

OTHER BUSINESS

Doug inquired about updates from United Way regarding the day center. Abe responded that a presentation was made to City Council about a month ago, noting approximately 23,000 visits and services since the center started. Brandon added that there have been no recent reports of issues related to businesses.

Brandon reported that the Reimers appreciated the board's support for security and signed a year-long contract, which was financially more advantageous for them, despite the board's six-month commitment. The contract will be shared with the board once received.

Libby asked about the status of Jen Taylor's project. Abe replied that City Council recently approved the non-permanent camping lease by the river.

Doug asked for an update on parking meters and the parking lot on Colorado Avenue. Brandon replied that discussions with General Services Director, Jay Valentine and General Services Manager, Kyle Coltrinari indicated plans to update the meters and install a kiosk in the lot, which is still in progress. Abe added that the City has approved and budgeted for the meters. Cole noted that enforcement on Main Street has improved.

Vance asked if the City adopted a non-sanctuary status, noting that Mesa County did but the City did not. He inquired if it had been discussed. Abe replied that City Council had not discussed the concept specifically.

Brandon mentioned that additional scooters might be added, noting usage has flatlined but continues. Abe stated they are nearing the end of the 18-month pilot program and will decide if scooters become a permanent fixture.

New Downtown businesses include:

- Flashback Old Time Photography
- Plants by Shy
- Cruise Control
- Kutthaus Fitness
- The Garage Dispensary
- Gearhead Outfitters purchased Summit Canyon Mountaineering
- Nomad Bowlz and Moody's Lounge are planning on moving into the old Drive Train building located at 201 S. 6th Street.

PUBLIC COMMENTS
None

ADJOURN
There being no further business, Cole made a motion to adjourn. Libby seconded the motion. The meeting adjourned 8:47 a.m.