GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, NOVEMBER 14, 2024
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION
7:50 AM

Board Members present: Libby Olson (Chair), Steven Boyd, Faith Rodriguez, Cris Silverberg, Doug Simons Jr., City Council Representative Abe Herman

Board Members absent: Garrett Portra (Vice-Chair), Cole Hanson

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

Other: Northland Securities, Inc Financial Advisor Troy Bernberg (representing the DDA)

City of Grand Junction staff present: City Attorney John Shaver

CALL TO ORDER: Libby called the meeting to order at 7:55 am.

CONSENT AGENDA
Approval of Minutes:
Meeting on October 24, 2024
Steve made a motion to approve the minutes of the October 24, 2024, Downtown Development Authority Board meeting. Abe seconded the motion. The motion passed.

REGULAR AGENDA
FAÇADE GRANT - 321 Main Street
The Grants Committee reviewed a Façade Grant request submitted by Sadye Saad, property owner of Pollux, to add a new awning to the building at 321 Main Street. The total estimated eligible costs amount to $1,708.25, making the project eligible for a matching grant of $854.13.

Doug made a motion to approve the Façade Grant request for $854.13 for the building located at 321 Main Street. Garrett seconded the motion. The motion was approved unanimously.

RESTAURANT GRANT - 449 MAIN STREET
The Grants Committee reviewed a Restaurant Conversion/Expansion Grant request submitted by Jessica Botkin owner/operator of Mesa Investments, DBA Gelato Junction, located at 449 Main Street. The eligible improvements include installing a new grease interceptor, reroute kitchen sewer to new interceptor and tie into the sewer service to meet the requirements and regulations imposed by the City of Grand Junction to remain in business. The total estimated eligible costs amount to $29,900, making the project eligible for 25% of eligible costs which is $7,475.

Doug made a motion to approve the Restaurant Conversion/Expansion Grant request for $7,475.00 for the building located at 449 Main Street. Abe seconded the motion. The motion was approved unanimously.

VIBRANT MAIN STREET PROJECT UPDATE
Brandon provided an Additional Services Agreement from DTJ Design, Inc. (DTJ). The services are in addition to the Agreement dated March 26, 2024. DTJ would conduct additional community and business owner engagement to determine preferences of concept design options for the former Splash Pad. The scope of services would include Concept Sketches and Engagement. The total cost for the services is $18,500 in which

the City of Grand Junction Parks Department and the Downtown Development Authority would split. After this is completed, we would move towards capital estimates. The project will be phased with the splashpad area being completed first since the Parks funding is for the splashpad.

Doug moved to approve the compensation and schedule provided by DTJ Design. Abe seconded the motion. The motion was approved unanimously.

PARKING LOI – GRAND RIVER LOFTS

Brandon stated that North Peak, Inc recently sent a letter confirming that the Grand River Lofts Building project is moving forward. They are proposing a lease for 31 spaces in the Rood Avenue Parking Garage, currently owned by the DDA, to support the project's progress. The proposed lease terms include $35 per space per month for the first five years, with a 10% annual increase after year five, capping at $65 per month. The proposed lease term would be 35 years, with an option to renew for three additional five-year periods.

Brandon mentioned that Doug, Cole, and John had previously met and decided that a Letter of Intent (LOI) would be a better option than a lease agreement. This would offer flexibility, allowing the developers to show lenders or the city without the need for detailed lease negotiations until the project progresses further.

Brandon shared a LOI outlining a baseline rate of $75 per space, per month for covered spaces for the first three years. After this period, the lease rate will increase by 10% annually until it aligns with the current market value. The lease term is set for 10 years, with the option to renew for three additional 10-year periods. Given the high-end condos and commercial space, the cost is expected to be passed on to buyers, making market-rate pricing more appropriate.

The board decided to set the LOI terms for one year, with a review scheduled after 2025. Brandon will update the LOI accordingly.

Brandon reminded the board about the $100,000 catalyst grant awarded to the project, which has already been extended once and is set to expire early next year. He anticipates the developers may request another extension.

Doug made a motion to approve the Letter of Intent. Abe seconded the motion. The motion was approved unanimously.

UPDATES

<u>Financial Advisor</u>

Brandon introduced Troy Bernberg, Financial Advisor from Northland Securities, Inc "(Northland"). The firm was chosen through an RFP process to provide Financial Planning & Advisory services for the Downtown Development Authority.

Troy shared that he has spent his entire professional career in public finance. He has represented cities, counties, numerous Downtown Development Authorities (DDAs), and Urban Renewal Authorities (URAs). His role as an advisor is to provide counsel and guidance. He has developed policy frameworks for DDAs and recommends board members focus on how to invest and manage funds effectively.

Brandon suggested discussing fund balance policies and best practices as a future topic.

White Hall

Brandon shared that three proposals were received for the White Hall property. One proposes sustainable, for-rent workforce housing in an apartment/townhome style, while another focuses on for-sale workforce housing. Both proposals, offering 15-20 units, are well-suited for the site.

Terminal Project Update

Brandon shared that the team is working through some procurement requirements with the state related to the federal OEDIT grant, involving three entities. We are trying to get some clarity because we weren't allowed to go out for bid before the grant was secured, but the project needed to reach a shovel-ready state.

A special virtual meeting may be needed, depending on the outcome. The next phase will involve board approval for expenditures to advance to site plan approval to avoid delays. Once the site plan is submitted, a development agreement can be prepared.

Governor Polis visited The Terminal site, providing an opportunity to showcase the project. The DOLA Leadership team visited the site the previous week.

OTHER BUSINESS

None

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Abe made a motion to adjourn. Doug seconded the motion. The meeting adjourned 8:30 a.m.