

GRAND JUNCTION CITY COUNCIL - DOWNTOWN DEVELOPMENT AUTHORITY

WORKSHOP SUMMARY

August 6, 2020

Meeting Convened: 7:36 a.m. via Zoom virtual meeting

Meeting Adjourned: 8:39 a.m.

City Councilmembers present: Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phil Pe'a, Anna Stout, and Mayor Duke Wortmann.

DDA Board members present: Josh Niernberg, Tom LaCroix, Libby Olson, Dan Meyer, Maria Rainsdon, Duncan Rowley, and Board Chair Doug Simons Jr.

City Staff present: City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Welch, General Services Director Jay Valentine, Public Works Director Trent Prall, Director of Community Development Tamra Allen, and City Clerk Wanda Winkelmann.

Downtown Development Authority (DDA) Staff present: DDA Executive Director Brandon Stam, Administrative Specialist Vonda Bauer, Marketing and Communications Specialist David Goe, and Event Coordinator Rykel Menor.

Agenda Topic 1. Discussion Topics

a. Plan of Development - Update

DDA Chair Simons Jr. introduced the topic of the update of the Plan of Development.

Downtown Plaza: Consultant Ted Ciavonne presented renderings of downtown Grand Junction that included the use of shipping containers for businesses, new fencing, and a stage area for performances. Via chat Jeremy Nelson suggested the addition of several shade structures for participant use.

Support was expressed for the ideas presented in the renderings and next steps were discussed including developing cost estimates and doing a formal presentation to City Council and the development of a use agreement between both parties.

4th and 5th Streets (Two-way review) RFP: Director Stam noted a Request for Proposal (RFP) has been issued to explore the possibility of turning 4th Street and 5th Street from one-way streets to two-way streets.

b. Project Updates

Los Colonias: City Manager Caton noted the infrastructure is being installed in Los Colonias and the grass has started to grow. Work continues on the plaza.

Dos Rios: MA Concrete was awarded the bid for \$8.5 million for work at Dos Rios. The bicycle playground has been installed. Discussion ensued about the property to the east of Dos Rios and the unsuccessful attempt to purchase it.

Convention Center Promenade: the former pawn shop is being dismantled. Decorative fencing will be installed to enclose the courtyard between the Convention Center and the Fairfield Inn.

c. Downtown in a COVID-19 Environment

Expanded Seating Implementation: the DDA is exploring options to provide expanded seating for downtown restaurants to accommodate social distancing requirements and allow for increased capacity. It was noted that the State of Colorado has changed certain rules regarding liquor licensing to support additional options.

Events in Downtown: Mr. Stam noted there have been challenges with the hot weather, social distancing requirements, and the number of vendors who wish to participate. Some events will be at fifty-percent capacity. New options will need to be explored for the Parade of Lights and the Tree Lighting ceremony, such as breaking them down into smaller events.

Avalon and Amphitheater: DDA Board Member Rainsdon and General Services Manager Valentine reported on this item. The Avalon Theatre will receive a new rooftop unit and improved duct work with adjustable events. A bid has been issued for the lobby HVAC unit.

The bathroom addition to the Amphitheatre is nearing completion and a marquee will soon be installed at the Avalon Theatre.

2. Other Business

Mr. Stam discussed the funding for murals and encouraged everyone to view the new mural by Mesa Jewelers. He also provided an update on housing in downtown and answered an inquiry about the property at 7th Street and Main.

Adjournment

The workshop adjourned at 8:39 a.m.