

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, SEPTEMBER 13, 2018
ANB Bank, 131 N 6th Street
8:15 A.M.

PRESENT: Duncan Rowley (Chair), Doug Simons Jr. (Vice-Chair), Jason Farrington, Tom LaCroix, Dan Meyer, Josh Niernberg, Phyllis Norris, Maria Rainsdon

ABSENT: Vance Wagner

DDA/BID STAFF: Vonda Bauer, Caitlyn Love, Brandon Stam

CITY STAFF: John Shaver (City Attorney), Greg Caton (City Manager)

GUESTS: Randy Coleman (City Forestry/Horticulture Supervisor)

CALL TO ORDER: Duncan called the meeting to order at 8:02 a.m.

APPROVAL OF MINUTES:

Meeting of August 9, 2018

Jason made a motion to approve the August 9, 2018 minutes; Dan seconded the motion. The motion was approved.

FAÇADE GRANT APPROVAL

Courthouse Building Property

The subcommittee reviewed a Façade Grant request that was submitted by Reed Snyderman and Matt Clark, property owner of 200 N 6th Street. The request for funding is to replace the current windows, add additional windows, and update the doors. They requested solar awnings, however, those were removed from the eligible expenses. The total estimated cost of improvements is \$84,783.60, however, the total cost of the remodel project is \$800,000. The property is split into six parcels, therefore, the request would qualify for a grant of up to \$20,000.

Phyllis made a motion to approve the Façade Grant request for the property located at 200 N 6th Street for \$20,000. Josh seconded the motion. The motion was approved.

SIDEWALK CLEANING

Randy Coleman gave an overview of a truck mounted steam machine that the Parks and Recreation Department is considering purchasing in 2019 for \$16,000. Randy explained that there are many opportunities in which the machine can be utilized for including the elimination of weeds using steam instead of chemicals as well as cleaning sidewalks, trash receptacles, recycle containers, and benches. Randy explained that there are restrictions to 100 gallons of water per spot with the pressure washer, however, there is an administrative regulation that allows staff to clean up biohazards. The machine would be utilized for spot cleaning and preventative maintenance. Per City Ordinance, the Parks & Recreation department assumes responsibility for the Downtown Shopping Park.

The City Parks and Recreation is requesting the DDA's participation in purchasing the machine. The requested contribution from the DDA towards the machine is \$4k. Brandon also requested a bid from Avalanche Power Wash for the cost of cleaning the sidewalks on Main Street, however, he has not received any information yet.

The Board discussed the pros and cons of contributing to the machine. Businesses that have Outdoor Dining Lease agreements are still responsible for cleaning their patio areas. It was suggested that the Outdoor Dining Lease Agreements be revised to increase the fees as well as include stricter regulations regarding cleaning their areas.

The Board agreed to table the discussion until there is further information regarding the bid from Avalanche Power Wash.

DDA BOARD COMMITTEE APPOINTMENTS

The Board appointed the following members for the DDA Board Committees:

- Real Estate Committee: Vance and Tom
- Grant Committee: Dan and Jason
- Plan of Development Committee: Phyllis and Maria
- Creative District Committee: Josh
- Policy Committee: Doug and Josh

It was noted that all Board members should be involved in the Plan of Development.

UPDATES

Two Rivers

Brandon provided some images from the Two Rivers Convention Center Remodel Schematic Design as well as a time line of the project. Brandon mentioned that the City was awarded a \$1 million DOLA grant and the City will be contributing an additional \$300,000 for a total budget of \$1.3 million. The kick off for the construction will be March 4th and the projected opening date is in September.

Maria stated that it has been a great partnership between the architects, FCI, and the City of Grand Junction. The large room will be transformed and the restrooms completely refinished. This project will be good for the community and for attracting new business to the area.

GJ Arts & Culture Campus

Brandon explained that this is a feasibility study that will be looking at combining the Art Center, Grand Junction Symphony, and the Museum of Western Colorado. The study will look at how those entities could have a Downtown presence and share resources. The committee is currently working with a landscape architect out of CU Denver to develop different site plans. More information will be available at a later date.

R-5

Brandon stated that new carpet is currently being installed on the 1st floor hallway of the R-5 building. A quilting company has submitted a lease agreement and two more companies are interested in becoming tenants.

OTHER BUSINESS

Brandon toured the new Downtown Assisted Living Facility and stated that the facility has approximately 40 units that have been completely remodeled. The City also repaved the alley by the gas station.

PUBLIC COMMENTS

None

ADJOURN: There being no further business, Doug made a motion to adjourn; Dan seconded the motion. The meeting adjourned at 9:00 a.m.