

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, DECEMBER 13, 2018  
701 Colorado Avenue  
8:05 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, Rykel Menor, Brandon Stam

**CITY STAFF:** John Shaver (City Attorney)

**GUESTS:** CDOT Representatives, Trent Prall (Public Works Director-Engineering)

**CALL TO ORDER:** Duncan called the meeting to order at 7:52 a.m.

**APPROVAL OF MINUTES:**

Meeting of November 8, 2018

***Jason made a motion to approve the minutes of the November 8th, 2018 meeting. Maria seconded the motion. The motion was approved.***

**COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) PRESENTATION**

CDOT representatives explained that the ballot initiative that would have helped fund the expansion of portions of Interstate 70 Business Loop from American Way to 15<sup>th</sup> Street did not pass, therefore, funding would not be available immediately. However, construction funding is available for Phase five which would start at Mulberry Street and end at Rood Avenue. The proposed plan is to expand Pitkin and Ute Avenues to three lanes in each direction at 1<sup>st</sup> Street as recommended in a traffic study in 2015. The 1<sup>st</sup> Street and Grand Avenue intersection will be included in Phase five and will extend down 1<sup>st</sup> Street to Rood Avenue. CDOT started the design process in the summer. The projected timeline to begin construction is 2021 or 2022. CDOT will be scheduling public meetings to discuss the project. The first meeting will be held in June.

The Board discussed their concerns regarding the connectivity to Hwy 340, the importance of having bike lanes, and how customers would access the Train Depot from downtown.

**UPDATES:**

**Plan of Development**

A Community Task Force meeting was held at the Rockslide Brewery on November 15<sup>th</sup>. There were approximately 25 attendees.

There was a Real Estate and Developer meeting held on Tuesday, December 11th. The Community Task Force also met with the Urban Trails Committee to discuss the Plan of Development.

A Plan of Development update will be presented in January after all the information has been compiled.

### **R-5 Update**

REgeneration received their subdivision approval for the construction of Phase 1 of Lowell Village Townhomes. They are scheduled to start construction soon.

### **OTHER BUSINESS**

Tom stated that the City Market property is an asset to Downtown. He suggested that since the store is closing, the DDA should look at the possibility of assuming the lease. The DDA could help determine what type of business would be beneficial to Downtown.

John Shaver commented that the DDA Board could financially participate in the lease and could further enhance the property. There may be a possibility of a discounted rate since the DDA is a public entity. The term for the existing lease is two years.

When additional information is available Brandon will share it with the Board.

### **PUBLIC COMMENTS**

None

### **ADJOURN**

***There being no further business, Maria made a motion to adjourn; Josh seconded the motion. The meeting adjourned at 9:18 a.m.***