

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, MARCH 8, 2018  
750 MAIN STREET  
8:00 A.M.

**PRESENT:** Duncan Rowley (Chair), Jason Farrington, Tom LaCroix, Dan Meyer, Phyllis Norris, Aaron Young

**ABSENT:** Jodi Coleman-Niernberg, Doug Simons Jr., Vance Wagner

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

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

**CALL TO ORDER:** Duncan called the meeting to order at 7:55 a.m.

**APPROVAL OF MINUTES:**

Meeting of February 8, 2018

***Jason made a motion to approve the February 8, 2018 minutes; Tom seconded the motion. The motion was approved.***

**CREATIVE DISTRICT AND MURALSCAPES DRAFT GRANT PROGRAM**

The Colorado Creative Industries (CCI), a division of the Colorado Office of Economic Development, administers the Colorado Creative District Program. Brandon explained that at the last meeting there was discussion regarding grant opportunities that were available through CCI. Grand Junction was one of two communities invited to apply for Creative District Certification. Downtown Grand Junction will be the applicant for the Creative District. The Downtown Development Authority meets the qualifications of having at least \$10,000 allocated towards arts creative work. The anticipated submission date is the end of June.

Brandon explained that he has met with Lorie Gregor (City Parks Department) regarding the new Downtown MuralScapes Grant Program. This program will be administered under the Creative Arts District. The Program is a recognition that the arts community within Downtown Grand Junction is valuable in building visitor interest and would enhance the aesthetics of Downtown. The Grant Program would function similar to the Façade Grant program with a matching grant for business owners to participate. The funds awarded would be expensed out of the Special Projects account. A committee would need to be established to review the grant applications.

The Board discussed the guidelines provided in the Grant Application and recommended to include verbiage regarding the ownership of the artwork so that future building owners could potentially remove the art work and also to include more detail regarding the content for the murals. Brandon explained that Old Friends Trading Company (Southwest Thunder, LLC) received a Façade Grant which included a mural on their building. An agreement between the Downtown Development Authority and Southwest Thunder, LLC was created that included protections that the mural could be removed.

## **ANNUAL REPORT**

Brandon presented the 2018 Annual Report draft. The report will be available as a pamphlet and on the Downtown Grand Junction website. Caitlyn provided the pictures for the report. The report included the following:

DDA Statement: - An introduction of work completed over the past year.

Boundary Map and Board members: - A map showing the DDA boundaries and the names of the DDA Board members.

Overview and Mission: - The purpose of the DDA is to facilitate reinvestment and redevelopment in Downtown Grand Junction.

Financial Highlight: - Tax Increment Financing is a public financing method used throughout Colorado and the country to pay for redevelopment, infrastructure and other community involved projects.

### Capitol Project Highlights:

- Las Colonias Business Park and Recreation Area
- Las Colonias Amphitheater
- Two Rivers Renovation and New Downtown Hotels
- Downtown Housing Projects (R-5, Endcap)
- New Businesses and Property Sales (69 new businesses)

Grant Projects: - Two new grant programs were created which included the "Change in Use" grant and "Special Projects" grant. The grant fund was increased from \$70k to 120k annually.

Arts and Culture: - Art on the Corner (AOTC) is a year round outdoor sculpture displayed in Downtown Grand Junction and is one of the first of its kind in the country. The DDA received a Blueprint 2.0 Creativity Lab Grant; the DDA has been working with Grand Valley Creative Alliance Taskforce to apply for the Creative District designation; the DDA partnered with the City Parks and Recreation Department and Super Rad Art Jam to implement murals in Downtown.

### Public Engagement and Partnerships:

- Train Depot
- Joint Campus
- Outreach
- Business Support
- Downtown Police Program

Duncan stated that he attended the Leadership Committee meeting. Some members indicated that the merchants have not received much information regarding the DDA, therefore, the Annual Report would be a good tool to share with the Downtown merchants.

## **UPDATES**

### Two Rivers

Chamberlain Architects was chosen as the architect for the Two Rivers Convention Center (TRCC) project. Pinnacle Venue Services staff, City staff, the architect, and Brandon will be attending future meetings to discuss the activities and the progress of the project. The Hunden Report was previously

sent out to the Board which identified the proposed improvements for TRCC. Brandon will provide a progress report of the project on the DDA dropbox folder to Board members as information is available.

#### Las Colonias

City Council approved the bid for Phase 1A for 2.8 million for the Las Colonias project. The anticipated date for groundbreaking is March 30, 2018.

A project budget report was requested to be added to the periodic Las Colonias reports provided to the Board.

#### Endcap Project

Brandon spoke with Jeffery regarding the Endcap Project. Senergy Builders, LLC met with the City Community Development Department staff on March 5<sup>th</sup> to discuss the development process. The estimated start date for the project is in the fall of 2018. Senergy Builders, LLC will give an update at the April or May Board meeting.

#### R-5

The preliminary subdivision development application was approved by the Planning Commission. The application will go to City Council for approval at the March 21<sup>st</sup> City Council meeting.

#### Visit Grand Junction Director

Elizabeth Fogarty, new Director for Visit Grand Junction, will be attending a DDA Board meeting in April.

#### **OTHER BUSINESS**

- Rocky Toppers & Campers, located at 529 Pitkin Avenue, is interested in petitioning into the DDA and BID. Brandon will provide the information for the petitioning process.
- Brandon has been attending the Recreation Center community meetings which have had positive feedback. The general consensus is to have a multi-generational space which would include a pool, play facility, and gym space. The consultants will present their outreach findings to City Council at their next workshop.

The Board discussed the importance of campaigning for the Recreation Center to be located in the Downtown area. Brandon said he would follow up with PLACE, the group who is organizing the recreation center meetings to see if they would attend a Board meeting.

- The Historical Structure Assessment Grant Application for the Lowell School property (R-5) was submitted 03/07/18.
- Brandon stated that the Las Colonias Development Corporation (LCDC) selected their 5<sup>th</sup> member, Carol Skubic. Carol has a banking and economic development background and will be a great asset to the LCDC.

#### **PUBLIC COMMENTS**

None

#### **ADJOURN**

*Phyllis made a motion to adjourn; Tom seconded the motion. The meeting adjourned at 8:46 a.m.*