

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, OCTOBER 11, 2018  
ANB Bank, 131 N 6<sup>th</sup> Street  
8:15 A.M.

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

**ABSENT:** Josh Niernberg

**DDA/BID STAFF:** Caitlyn Love, Rykel Menor, Brandon Stam, Vonda Bauer was absent.

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

**GUESTS:** Todd Hollenbeck (Mesa County Regional Transportation Planning Director)

**CALL TO ORDER:** Duncan called the meeting to order at 8:00 a.m.

**APPROVAL OF MINUTES:**

Meeting of September 27, 2018

***Jason made a motion to approve the September 27, 2018 minutes; Phyllis seconded the motion. The motion was approved.***

**DOWNTOWN BUS SERVICE**

Brandon stated that Todd Hollenbeck (Mesa County Regional Transportation Planning Director) attended the Leadership Committee on October 3<sup>rd</sup> to explain the Downtown Bus Service. The Committee was in favor of the service.

Mr. Hollenbeck explained that the Downtown Bus Service would be a partnership between the City of Grand Junction, Downtown Grand Junction, Colorado Mesa University, Horizon Drive, and the Grand Junction Regional Airport. Grand Valley Transit (GVT) would provide transportation as part of the general route system. The service would operate on Thursdays, Fridays, and Saturdays every 30-minutes from 4:15 p.m. to 12:15 a.m. and would be free to the general public. Existing busses would be utilized. Bus services could be expanded for events at Las Colonias Park. The annual operating cost for running the busses is \$96,300. Grand Valley Transit provides a match of \$48,150, therefore, \$48,150 would need to be funded. However, advertising and marketing dollars would also need to be included so the total annual cost would be \$65,000. Currently the following dollars have been pledged:

- City of Grand Junction \$10,000
- Colorado Mesa University \$10,000
- Grand Junction Regional Airport \$5,000
- Horizon Drive \$5,000

There was Board discussion indicating that the bus wraps should primarily be a downtown message if Downtown Grand Junction funds the additional \$35,000. There may also be sponsorship opportunities available to businesses for advertising within the bus stops and over the automatic voice annunciation system.

***Jason made a motion that the Board approves up to \$35,000 annual expense to add and improve a bus route service for Downtown contingent on the approval of the 2019 DDA budget. Doug seconded the motion. The motion was approved.***

## **UPDATES**

### Las Colonias

The City is considering selling off portions of Las Colonias Business Park and Matchett Park for development in exchange for acreage on the Redlands for park space.

The boat ramp for Las Colonias Park has been funded by the City of Grand Junction.

### Sidewalk Cleaning

Brandon talked with Avalanche Power Wash regarding cleaning the streets by the end of the year. Businesses will be informed when the cleaning is scheduled.

### Plan of Development

A meeting is scheduled for Friday, October 26<sup>th</sup> from 8:00 a.m. to 10:00 a.m. to discuss the Plan of Development. The location has not been finalized at this time. Brandon will send out invitations to the Community Action Task Force as well as the Board.

### DDA Boundary Inclusions

There have been two requests for boundary inclusions. The owner of the property located at 330 South 2<sup>nd</sup> Street will be putting in a brewery. He would like to be included in the DDA and BID boundaries in order to receive a Façade Grant as well as marketing from the BID. The other property interested is the vacant commercial property next to Edgewater Brewery and the new Townhomes.

Brandon and John Shaver will move forward with processing the paperwork to include these properties in the DDA and BID boundaries.

## **OTHER BUSINESS**

The subcommittee reviewed a Façade Grant request that was submitted by Niki and Thomas Hunn, property owners of Thomas Hunn Co, Inc. located at 112 N 3<sup>rd</sup> Street. The request for funding is to replace the stucco, replace windows and doors, and add an entrance with railing to increase the accessibility. The total estimated cost of improvements is \$18,976. The request would qualify for \$9,488.

***Vance made a motion to approve the Façade Grant request for the property located at 112 N 3<sup>rd</sup> Street for \$9,488. Dan seconded the motion. The motion was approved.***

## **PUBLIC COMMENTS**

None

***ADJOURN: There being no further business, Phyllis made a motion to adjourn; Doug seconded the motion. The meeting adjourned at 8:50 a.m.***