

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, SEPTEMBER 27, 2018
ANB Bank, 131 N 6th Street
7:30 A.M.

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

ABSENT: Tom LaCroix, Vance Wagner

DDA/BID STAFF: Caitlyn Love, Brandon Stam

CITY STAFF: John Shaver (City Attorney)

CALL TO ORDER: Duncan called the meeting to order at 7:32 a.m.

APPROVAL OF MINUTES:

Meeting of September 13, 2018

Doug made a motion to approve the September 13, 2018 minutes; Phyllis seconded the motion. The motion was approved.

RESOLUTIONS APPROVING NEW OUTDOOR DINING LEASES

A resolution authorizes the lease of sidewalk right-of-way which is required before approving an Outdoor Dining Lease for use as an outdoor dining and beverage service area.

- Feisty Pint, Inc.
- Candy Time Shoppe Inc.
- Board Fox Games, Inc.

Jason made a motion to approve the three resolutions for approving the new Outdoor Dining Leases for Feisty Pint Inc, Candy Time Shoppe Inc., and Board Fox Games Inc. Phyllis seconded the motion. The motion approved unanimously.

REVIEW MODIFICATIONS TO OUTDOOR DINING LEASE

Brandon explained that modifications were made to the Outdoor Dining Lease Agreement. In Section 10 language was added “to keep the leased area in a clean sanitary condition as reasonable determined by the Lessor. Lessor may hire a 3rd party contractor to clean the premises at the cost of the Lessee if the Lessee fails to keep the premises clean and after the Lessor has provided written notice to the Lessee of the failure to clean as required.

Currently the DDA is the entity that is responsible for approving Outdoor Dining Leases, however, there has been discussion to change the Ordinance to delegate the responsibility to the BID. The BID has a better mechanism in the form of assessments and allocation of some specific resources that are tied directly to how businesses are to function downtown and for the appearance of downtown.

Jason made a motion to make the change to the Outdoor Dining Lease Agreement in paragraph 10 regarding the cleanliness of the patio area. Duncan seconded the motion. The motion was approved.

PLAN OF DEVELOPMENT

Brandon stated that an overview of the Plan of Development was recently presented to the City Council and Planning Commission.

Brandon provided highlights from the document "Project Approach Grand Junction Plan of Development Update" provided by Community Builders. This project will develop an action-oriented plan for the DDA that identifies strategies and specific projects (for the next 5-10 years) that work to achieve the community's priority goals for downtown Grand Junction. Some of the information discussed was:

- How will this work? (Project Start Up)
- Where are we? (Downtown Grand Junction Today)
- Where do we want to be? (Downtown Grand Junction tomorrow)
- How will we get there? (Strategies for an awesome Downtown)
- Where and how do we start? (Priorities and actions for implementation)

The Management Team will consist of:

- Downtown Development Authority, Community Builders, and the City of Grand Junction

The Community Team will consist of:

- Focus Groups, Local Community, City Council, and City Planning & Zoning

The Leadership Team will consist of:

- DDA Board and Community Action Taskforce

The new Plan of Development will be submitted to City Council for adoption in April or May of 2019.

UPDATES

Main Street Cleaning

Brandon received a quote from Avalanche Power Wash for cleaning the streets on Main Street. The estimated cost would be five cents per square foot. The cost would be approximately \$4,000 to clean all the blocks on Main Street. Brandon will check with Avalanche Power Wash to see if the quote includes cleaning the trash containers and benches. The estimated time to clean a block is four to five hours and the cleaning would be completed at night. Initially the cleaning would be performed in the spring before the events kickoff and also in the fall. It was recommended that the streets be cleaned this year. The cost will be expensed this year out of the DDA's Special Projects account, however, the BID will fund the cleaning in the future.

After discussion the consensus of the Board was to move forward and hire Avalanche Power Wash to clean the streets this fall. After the cleaning is performed, Downtown staff can determine if the DDA/BID will enter into a contract with this company next year.

OTHER BUSINESS

The BID budget will be presented to the Board at the October 11th Board meeting.

Grand Valley Transit will be at the October 11th Board meeting to talk about the Downtown Bus Service.

PUBLIC COMMENTS

None

ADJOURN: *There being no further business, Phyllis made a motion to adjourn; Doug seconded the motion. The meeting adjourned at 8:30 a.m.*