

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, APRIL 25, 2019
ANB Bank, 131 N 6th Street
8:15 A.M.

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

ABSENT: Tom LaCroix

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

CITY STAFF: John Shaver (City Attorney)

GUESTS: Alison Bourquin (Community Builders), Cary Sheih (Community Builders)

CALL TO ORDER: Duncan called the meeting to order at 8:12 a.m.

APPROVAL OF MINUTES:

Meeting of March 28, 2019

Vance made a motion to approve the minutes of the March 28th, 2019 meeting. Josh seconded the motion. The motion was approved unanimously.

FAÇADE GRANT APPLICATION & APPROVAL-701 Main Street (addition to the agenda)

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by Rob Hanson and Brad Humphrey, property owners of 701 Main Street. The project includes replacement of doors and windows, renovation of the entryway, exterior wall repairs as well as other renovations. The total estimated cost of improvements for the façade project is \$20,300 which would qualify for a grant of up to \$10,000. The overall project will cost significantly more.

Jason made a motion to approve the Façade Grant request for 701 Main Street in the amount of \$10,000. Doug seconded the motion. The motion was approved unanimously.

UPDATES

702 and 734 Main Street

The DDA Board previously approved a \$500k forgivable loan for the proposed developments at 702 and 734 Main Street. A check was processed in the amount of \$250k on April 19, 2019. The remaining amount will be processed after City Council approves the supplemental appropriation on May 1st. Aaron Young is in the process of submitting plans for 734 Main Street.

Sidewalk Cleaning

Avalanche Power Wash will be cleaning Main Street from third through seventh streets before the Grand Junction Off-Road + Downtown Music Festival in May. The estimated cost will be \$6k and will be disbursed from the special projects fund. Additional cleaning will be performed during the year.

I70B Project

Brandon gave feedback to City Council and CDOT, on behalf of the DDA Board, outlining some of the concerns that business owners and board members discussed regarding the CDOT I70B proposed project. CDOT has been invited to attend the Vibrant Together Design Workshop.

PLAN OF DEVELOPMENT UPDATE

The regular DDA Board meeting scheduled for Thursday May 9th will be canceled. A Special Board meeting will be held on Thursday, May 2nd, at 7:30 a.m., to discuss the Plan of Development. The meeting will be held at the old R-5 building located at 310 N 7th Street.

Brandon previously sent the Phase 1 and 2 Summary document to the board for their review.

Alison Bourquin and Cary Sheih (Community Builders) gave a presentation of the Plan of Development Phase 1 and 2 Summary document and gave an outline of the upcoming 3-day Design Workshop scheduled for April 30 – May 2. Board members were encouraged to attend. A public open house is scheduled for Thursday, May 2, at 5:00 p.m., at 310 N 7th Street.

The following goals for the Plan of Development have been identified based on comments received from focus groups, online community survey questions, comment boxes, and public open house meetings. Specific strategies on how to achieve these goals will be discussed at the workshop.

- Goal 1: Vibrancy
- Goal 2: Downtown Development
- Goal 3: Identity
- Goal 4: Connectivity
- Goal 5: Safety and Comfort

OTHER BUSINESS

There was discussion regarding the term for City Council members to serve on the DDA/BID Board. Phyllis recommended that City Council members serve on the board for a two-year term, therefore, other council members will have the opportunity to understand how the DDA/BID operates. City Council members will sign up for the boards and committees they would like to serve on by June 1st.

Vance asked if the Las Colonias Development Corporation (LCDC) had been engaging with the Department of Energy. Brandon replied that the LCDC is considering bringing back the lease in a different form.

Vance stated that due to the passing of the City of Grand Junction Ballot Issue 2B, which will increase funding for the Grand Junction Police Department, the board should discuss the contribution that the DDA allocates to the City for the Downtown police officers. Brandon explained that the amount contributed is based on sales tax TIF. In 2019, the DDA contributed approximately \$220k. There will be more discussion regarding this topic at a later date.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Jason made a motion to adjourn; Maria seconded the motion. The meeting adjourned at 9:15 a.m.