

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JANUARY 10, 2019
ANB Bank, 131 N 6th Street
7:55 A.M.

PRESENT: Duncan Rowley (Chair), Jason Farrington, Tom LaCroix, Dan Meyer, Josh Niernberg, Phyllis Norris, Maria Rainsdon, Vance Wagner

ABSENT: Doug Simons Jr.

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

CITY STAFF: John Shaver (City Attorney) was absent.

GUESTS: Community Builders Representatives Alison Bourquin, Jillian Sutherland

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

APPROVAL OF MINUTES:

Meeting of December 13, 2018

Jason made a motion to approve the minutes of the December 13th, 2018 meeting. Josh seconded the motion. The motion was approved.

RESOLUTION 2019-01 DDA MEETING SCHEDULE

Tom made a motion to approve Resolution 2019-01 designating the location for the posting of the notice of meetings, establishing the 2019 Downtown Development Authority meeting schedule, and establishing the procedure for calling of special meetings. Phyllis seconded the motion. The motion was approved unanimously.

UPDATES

Art on the Corner Sculpture Purchase

Brandon explained that Dave Davis passed away last fall. Dave was the founder of Art on the Corner. As a tribute in honoring Dave's legacy and to celebrate the 35th anniversary of the Art on the Corner program this year, Brandon recommended purchasing a 10-foot sculpture that was created by Dave for the negotiated price of \$20,000. The location of the sculpture will need to be determined. There is not a line item account specifically for purchasing the sculpture, however, the money could come out of the contingency fund or the special projects fund. The 2019 budgeted amount for the Art on the Corner program is \$30,000. Those funds are disbursed for the annual temporary exhibit program which pays for the artist honorariums, awards, food and supplies for the installation, reception expenses, AOTC brochure, plaques, and advertising.

There was Board discussion regarding spending \$20,000 for a piece of art when the funds could be utilized for other projects. Recommendations ranged from forming a 501c3 or bring back fundraising opportunities in order to purchase additional sculptures in the future. Brandon explained that the Art on the Corner is one of the most visited attractions in the Valley. The idea of the Creative District is to help

bring economic impact into the creative industry. The Creative District could potentially become a 501c3 which would create ways of fundraising and opportunities to purchase art.

Duncan made a motion that the DDA purchase the Dave Davis sculpture for \$20,000 as a way to honor him and look at options for fundraising. Jason seconded the motion. Duncan, Jason, Phyllis, Josh, and Maria were in favor of the motion. Tom, Vance, and Dan opposed the motion. The motion passed.

R-5 Tenant Update

Bray Property Management manages the property at the old R-5 High School located at 310 N 7th Street. Aaron Young, CEO of Kaart Group, will be leasing two spaces in the building with the possibility of leasing two additional spaces later in the year. The terms of the lease will be 18 months with a monthly lease payment of \$1,850.00 per month.

The Board previously approved funding for the installation of carpet in the hallways on the lower level of the R-5 building. Brandon asked for authorization for funds up to \$10,000 to install carpet in the hallways for the top level. The tenants will be responsible for improvements in their leased space.

Phyllis made a motion to spend \$10,000 to install carpet upstairs at the old R5 building. Duncan seconded the motion. The motion passed unanimously.

PLAN OF DEVELOPMENT PHASE ONE UPDATE

Alison and Brandon provided a presentation of the Plan of Development. Topics included the following:

- A summary of engagement (presentation of the outreach and feedback received to date)
- Overview of Public Outreach Findings: these findings were gathered from Downtown events, comment boxes, focus group meetings, and an online survey
- Information obtained from the findings included questions regarding Downtown opportunities, challenges, housing, and transportation.
- Overview of Economic analysis and conditions (compared census data from three local regions to better understand the downtown)
- Overview of Market Trends: included demographic, economic, housing, and transportation trends
- Discussed Goals for Downtown (Economic Vitality, Downtown Vibrancy and Identity, Pedestrian Environment, Downtown Living)
- A Visitor Input Survey was created
- Caitlyn developed the Vibrant Together website
- Continue to have focus group meetings

The Board expressed their concerns regarding the vagrancy issues Downtown. They also made a recommendation to provide surveys for people who live outside the region instead of those who live in the valley since the majority of sales tax revenue is generated from tourists.

Alison stated that the survey did not include demographic information, however, a request can be added to include zip code information and include a question asking if they are a visitor or not. This information would help validate the data.

The City of Grand Junction will be preparing a new comprehensive plan soon. It is important that the Downtown Development Authority be involved with the process due to the future growth of the downtown area and how to bring more people downtown.

Next Steps:

January 23, 2019 – Community Action Team and Focus Group Meetings

Six Weeks – Strategic Goals Workshop and Learning Events

February 2019 - Visitor Survey

February 2019 - Phase 1 and 2 Summary Report

OTHER BUSINESS

A tour is scheduled for the Las Colonias Business Development Park on Wednesday, January 16th, from 11:00 am to 12:00 pm. Brandon will send an invite email to board members.

Brandon stated that construction of Phase 1 of the Lowell Village Townhomes is scheduled to start this month. Jeremy Nelson (REgeneration) will provide an update to the board in February.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Vance made a motion to adjourn; Jason seconded the motion. The meeting adjourned at 9:30 a.m.