

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JULY 25, 2019
131 N 6TH STREET
8:15 A.M.

PRESENT: Duncan Rowley (Chair), Doug Simons Jr. (Vice-Chair), Dan Meyer, Josh Niernberg, Libby Olson, Anna Stout, Vance Wagner

ABSENT: Maria Rainsdon, Tom LaCroix

STAFF: Vonda Bauer, Caitlyn Love, Brandon Stam

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

GUESTS: Brett Heyl, Jorgen Jensen (Representatives for the Sugar Beet Development Project)

CALL TO ORDER: Duncan called the meeting to order at 7:51 a.m.

APPROVAL OF MINUTES:

Meeting of June 27, 2019

Josh made a motion to approve the minutes of the June 27th, 2019 meeting. Doug seconded the motion. The motion was approved unanimously.

Additional verbiage was added to the June 27th meeting minutes regarding the allocation of \$30k from the City of Grand Junction for the Ambassador Program and the discussion in regards to whether the DDA should pay for services that have not been received for the Downtown Police Officers.

Meeting of July 9, 2019

Dan made a motion to approve the minutes of the July 9th, 2019 meeting. Libby seconded the motion. The motion was approved unanimously.

There was Board discussion regarding the meeting that was held on July 9th, 2019. The Board members understanding of the meeting was a presentation would be provided by the City regarding the Dos Rios project for information purposes only. The Board didn't realize a decision would need to be made in regards to funding the project at this time. Board members also expressed they didn't realize other organizations and City staff were going to be attending the meeting to promote the Dos Rios project. Duncan stated that he would like clarification on the procedures of a joint meeting since the Board was unaware that it was a was a joint meeting with the City.

Brandon explained that he met with Mayor Rick Taggart after the meeting regarding the process of joint meetings. In the past the DDA and the City of Grand Junction held a joint meeting in the City Hall Auditorium. A joint meeting is tentatively scheduled for the 2nd meeting in August.

Anna expressed her concerns that the Dos Rios project was going to be in competition with Downtown and detract from the infill goals for the Downtown and there should be ways to incentivize these projects. She also suggested the proceeds for the sale of the Dos Rios properties be dedicated to the

Downtown corridor and request the money be specific for Downtown development otherwise the proceeds would go back into the City of Grand Junction's general fund.

BOARD COMMITTEE APPOINTMENTS & OFFICERS

Anna made a motion to nominate Doug for Board Chairman and Josh for Board Vice Chairman. Vance seconded the motion. The motion was approved.

The Board appointed the following members for the DDA Board Committees:

- Real Estate Committee: Tom and Vance
- Grant Committee: Dan and Libby
- Rood Avenue Parking Association: Doug

UPDATES:

DOWNTOWN PLAN UPDATE

The draft of the Downtown Plan of Development document will be sent out to the Board for review in August. The final document will be submitted for approval to the City of Grand Junction Planning Commission and the City Council in September.

Dan suggested that Community Builders review the Dos Rios project and give feedback how they feel it would impact the Downtown. He recommended their results be included in the Plan of Development.

THE CONFLUENCE

The Zoning Board approved a variance request from Senegy Builders, LLC to reduce the required first floor height from 15' to 12'4" at 130 N. 4th Street in order to connect the development to the parking garage.

SUGAR BEET PROJECT UPDATE

Brett Heyl and Jorgen Jensen gave an update of the proposed Sugar Beet Development Project. The property is currently under contract and is scheduled to close on August 5, 2019. The property is not currently in the DDA boundaries; however, after the property is purchased, they will consider opting into the DDA and BID. Their only concern with opting into the DDA boundaries is the incentives that the City of Grand Junction has to offer, primarily tax rebates, would be forfeited. The development team has been working with staff from Grand Junction Economic Partnership, Downtown Director Brandon, and the City of Grand Junction to help make this project a success and attract private development. There have been discussions with Tamra Allen (City Community Development Director) and Greg Caton (City Manager) regarding a potential commitment of \$250k towards infrastructure improvements. The estimated project cost would be \$45 million. The request to the DDA was for \$1 million in forgivable loans, extending over 4 years, beginning in 2020. They are asking for \$400k in 2020, \$300k in 2021, \$200k in 2022, and \$100k in 2023. Benchmarks would be established for the forgivable loan.

Josh Niernberg shared his role in the project and notified the Board he would recuse himself from decisions related to the project that could come up at a future point. Josh explained that he had a shared vision and would be interested in activating space at the Sugar Beet Mill as a restaurant space that functions like a food hall which would include convertible pods.

Doug thanked Brett and Jorgen for taking the risk and making a huge investment on this property.

OTHER BUSINESS

Brandon stated that Jodi Romero notified him that the DDA would receive the full sales tax TIF revenue next year; therefore; the DDA would not be funding the police officers that were assigned for Downtown. Brandon recommended a memo be written to the City of Grand Junction with the Board requests on what should be done with this year's \$224k since Downtown police services have been limited. The Board decided that Brandon, Doug, and Dan would meet with the Chief of Police to discuss the concerns.

The Board expressed their concerns that citizens need to be informed and understand what they are voting on if the question regarding the 99-year lease for the Las Colonias Business Park is on the November ballot.

PUBLIC COMMENTS

None

ADJOURN:

There being no further business, Doug made a motion to adjourn; Duncan seconded the motion. The meeting adjourned at 9:16 a.m.