

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, MARCH 28, 2019
ANB Bank, 131 N 6th Street
8:15 A.M.

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

ABSENT: Doug Simons Jr., Jason Farrington

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

CITY STAFF: John Shaver (City Attorney)

CALL TO ORDER: Duncan called the meeting to order at 8:25 a.m.

APPROVAL OF MINUTES:

Meeting of March 14, 2019

Duncan made a motion to approve the minutes of the March 14th, 2019 meeting. Tom seconded the motion. The motion was approved unanimously.

FAÇADE GRANT APPLICATION & APPROVAL

701 Main Street

This item will be tabled until a later date.

P&L Properties, LLC - 439 Main Street

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by P.J. McGovern, property owner at 439 Main Street. The project includes the replacement of doors and windows, renovation of entryway, repair the exterior walls, as well as other renovations. The total estimated cost of improvements for the façade project is \$34,680 which would qualify for a grant of up to \$10,000.

Tom made a motion to approve the Façade Grant request for 439 Main Street for up to \$10,000. Dan seconded the motion. The motion was approved unanimously.

UPDATES

Plan of Development

Brandon will send out the dates for the upcoming Plan of Development workshops that will be held at the end of April and beginning of May. Board members are encouraged to attend. The Plan of Development will be reviewed and adopted by City Council and Planning Commission in June or July 2019.

CDOT I70B Plan

Brandon stated that many businesses and property owners have contacted him regarding CDOT's plan to expand Pitkin and Ute Avenues to three lanes in each direction at 1st Street. Due to the amount of feedback, Brandon suggested that the Board consider a letter or statement from Downtown expressing their concerns regarding the project to City Council and CDOT Representatives.

The Board discussed the CDOT plan and agreed that many community members attend the Plan of Development meetings and have voiced their concerns regarding the Downtown area, therefore, this would be an opportunity to take a leadership role in the CDOT project. Brandon will reach out to the new CDOT Director to discuss areas of concern regarding the connectivity to Hwy 340, the additional lanes, the area by the rail district, as well as the 7th Street interchange.

Brandon will draft a letter on behalf of the Downtown Board of Directors and bring it back for review.

A work session is scheduled in May with City Council members and CDOT representatives to discuss the development of the project.

OTHER BUSINESS

Brandon will meet today with Mesa County Commissioner Rose Pugliese as well as other staff members from Mesa County to discuss plans for a potential day care center at the vacant City Market building.

The quarterly Downtowner meeting will be held on April 18, 2019 from 5:30pm-7:30pm at Carlson Vineyards located at 545 Main Street.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Vance made a motion to adjourn; Maria seconded the motion. The meeting adjourned at 8:39 a.m.