

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, MAY 23, 2019
ANB Bank, 131 N 6th Street
7:30 A.M.

PRESENT: Duncan Rowley (Chair), Jason Farrington, Tom LaCroix, Dan Meyer, Josh Niernberg, Anna Stout, Vance Wagner

ABSENT: Doug Simons Jr., Maria Rainsdon

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

CITY STAFF: John Shaver (City Attorney)

GUESTS: Mike Foster (Managing Member, 660 Rood Ave, LLC), Kevin Brooks (Business Broker, Venture Advocates)

CALL TO ORDER: Duncan called the meeting to order at 7:33 a.m.

APPROVAL OF MINUTES:

Meeting of April 25, 2019

It was noted that the meeting date was incorrect on the April 25th minutes that had been previously sent to the board, however, the correction was made prior to the meeting.

Vance made a motion to approve the minutes of the April 25th, 2019 meeting. Jason seconded the motion. The motion was approved unanimously.

Meeting of May 2, 2019

Vance made a motion to approve the minutes of the May 2nd, 2019 meeting. Jason seconded the motion. The motion was approved unanimously.

Brandon introduced Anna Stout, Executive Director for Roice-Hurst Humane Society and new City Council member. Anna is the new City Council representative for the Downtown Development Authority and Business Improvement District Boards. She replaced Councilmember Phyllis Norris, who served on the board for the past two years.

VARIANCE REQUEST FOR 660 ROOD AVENUE

660 Rood Avenue, LLC is working with JP Morgan Chase to redevelop the property at 660 Rood Avenue for use as a retail banking branch building. A letter from Mike Foster, Managing Member for 660 Rood Ave, LLC, was previously sent out to the board seeking support from the DDA for an exemption from the minimum two story height requirement in Paragraph A of Chapter 24.12.100 of the City of Grand Junction Zoning and Development Code. The chapter states that exemptions may be considered and approved by the Grand Junction Planning Commission with support or input from the DDA Board.

Brandon explained that the original intent of the code was to increase density within the downtown core. The exemption request states that the proposed development would be more suitable as a one

story building. The current building would be demolished and a new retail banking branch building would be developed on the property. Brandon has received feedback from neighboring property owners that are in support of the variance.

Tom stated that he was not opposed to the building, however, he had concerns that a precedence would be set if the DDA Board gave a recommendation for a variance to City Council. There was board discussion regarding the variance request and the consensus was the DDA Board should be an advocacy entity for downtown.

Anna made a motion to write in support of an exemption or variance in regards to the 2-story requirement on behalf of the DDA. Jason seconded the motion. Tom and Vance opposed. The motion passed.

UPDATES

Plan of Development

There was great attendance and feedback during the 3-day Design Workshop for the Plan of Development. The information will be compiled and the document will be brought back to the Board for review. The final document will be presented to City Council and Planning Commission for adoption.

Brandon stated that a Board Retreat will be scheduled in early fall after the Plan of Development is adopted. Duncan recommended that the Board Retreat be held before the final Plan of Development is adopted, therefore, the Board would have an opportunity to discuss the plan.

Las Colonias

Brandon gave an update regarding the two leases that have been signed by RockyMounts and Bonsai Design.

John Shaver explained that the City Charter prohibits the City from leasing a property for more than 25 years, however, there is an option to renew a lease prior to the expiration of a 25-year term. John stated that there has been discussion of bringing back a very specific question for a charter amendment to allow long term leases for those sites rather than a broad form question. The other option would be to request permission from the Colorado Department of Public Health & Environment (CDPHE) to sell the sites.

The Board discussed having an opportunity to review the ballot language if the City of Grand Junction asks voters again to consider an amendment to the City's Charter to change the length of leases of public property. It was also recommended that public education efforts be provided to help voters understand the ballot question.

Las Colonias Development Corporation (LCDC) oversees activities at the business park and manages the subleases to the potential pad site tenants. The LCDC will be issuing a Request for Proposal (RFP) for the development of a retail/restaurant pad site west of the business park. An RFP has also been issued to build public restroom facilities near the boat ramp at the business park. The City of Grand Junction will fund an additional restroom facility that will be built closer to the amphitheater.

R-5-Lowell Village Townhomes

Xcel Energy is scheduled to start work on the site beginning June 3, 2019. The foundation will be poured after Xcel Energy has completed their work.

City Market

Brandon stated that Coldwell Bankers is the leasing agent for the City Market property downtown. They are planning on a tenant leasing the building for the remainder of the lease with options for extensions and/or potential sale.

BOARD APPOINTMENTS

There will be one or two vacancies available for the Downtown Development Authority and Business Improvement District Boards as of July 1st, 2019. Jason was appointed on June 20, 2012, therefore, he is term-limited. Dan has served on the board for one four-year term which will expire on June 30, 2019, however, he would be eligible to reapply for an additional four-year term.

The sub-committee appointments will be selected in July.

OTHER BUSINESS

The City of Grand Junction will do a presentation at an upcoming meeting regarding the Dos Rios project.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Tom made a motion to adjourn; Anna seconded the motion. The meeting adjourned at 8:30 a.m.