

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
NOVEMBER 14, 2019
ANB Bank, 131 N 6th Street
7:45 A.M.

PRESENT: Doug Simons Jr. (Chair), Tom LaCroix, Maria Rainsdon, Duncan Rowley, Vance Wagner

ABSENT: Josh Niernberg (Vice-Chair), Anna Stout, Libby Olson, Dan Meyer

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

CITY STAFF: John Shaver (City Attorney) Trent Prall (Public Works Director) Tamra Allen (Community Development Director), Dave Thornton (Principal Planner)

CALL TO ORDER: Doug called the meeting to order at 7:39 a.m.

APPROVAL OF MINUTES:

Meeting of October 24, 2019

Duncan made a motion to approve the minutes of the October 24th, 2019 meeting. Vance seconded the motion. The motion was approved.

FAÇADE GRANT APPLICATION FOR 330 S 2nd STREET

The Façade Grant subcommittee (Dan & Libby) reviewed a Façade Grant request that was submitted by Jeffrey Reid of M & R Holdings. The property is located at 330 South 2nd Street. Foam and Folly Brewing, LLC will open when construction is complete. Their request includes installation of a glass paned garage door, installation of decorative light fixtures, exterior painting, and installation of windows and doors. The total estimated eligible cost of the project is \$22,000; therefore, the request would qualify for a grant up to \$10,000. Brandon explained that the inclusion for the property to be included into the DDA boundaries will be presented to City Council, in December, for approval.

Tom made a motion to approve the Façade Grant request of \$10,000 for the property located at 330 South 2nd Street. Duncan seconded the motion. The motion was approved contingent upon City Council approval of the property being included in the DDA & BID boundaries.

DOS RIOS UPDATE

Trent Prall gave a presentation of the Riverfront at Dos Rios project. Trent explained that a funding opportunity is available that should allow connectivity from the Riverfront at Dos Rios to Downtown to start sooner than expected. A small street has been constructed at the Riverfront at Dos Rios and plans for the remainder of the construction is scheduled to begin next year. The property has been vacant over the past 20 to 25 years. Stakeholders are developing a plan that will activate the water front and propose an extension of Main Street down to the Depot on 2nd Street. A pedestrian bridge would be constructed to go across the railroad infrastructure. The total projected cost of the project is 3.5 million dollars and is projected to be completed by October 2021.

Funding requests include:

- Multi-modal options fund (MMOF)-requested 1.2 million dollars
- Federal Transportation alternative program (tap) funds-requested 1.3 million dollars
- The City will be submitting an energy impact grant request for 1 million dollars to the Department of Local Affairs

There will be a RockyMounts groundbreaking on Friday, November 15th, at 4:00 p.m. at the Las Colonias Business Development Park. RockyMounts is the first company to move into the new business park at Las Colonias Park.

CITY COMP PLAN PRESENTATION

Tamra gave a presentation of the One Grand Junction Comprehensive Plan and explained that the City is currently in the process of updating their plan. The City Comprehensive Plan is a long-term planning document that will direct future growth and development. The guiding principles include Land Use, Zoning and Development; Transportation and Mobility; Parks and Open Space; Growth Area; Housing; and Market Assessment. Public meetings have been held throughout the year to receive feedback from the community regarding land use related topics which included residential uses, commercial uses, and other types of land facilities. The draft document will be available in the spring of 2020.

A Community Values & Vision Workshop will be held on Tuesday, November 19th, at 6:30 pm, at Two Rivers Convention Center. Tamra encouraged Board members to attend.

UPDATES

REgeneration Development Strategies is currently constructing four townhomes at the R-5 property located at 310 N 7th Street. There was discussion regarding the timeframe for completion for the townhomes.

Doug, Dan, John, and Brandon met to discuss the White Hall Development Agreement. Board members expressed their concerns regarding REgeneration Development Strategies ability to complete a project at the White Hall property in a timely manner based upon the current performance at Lowell Village.

OTHER BUSINESS

Brandon stated that City Council approved the new Plan of Development document on November 6th with very positive feedback.

Brandon and Doug toured the Sugar Beet building located at 919 and 1101 Kimball Avenue. An Environmentalist has been hired to conduct a Phase I Environmental Site Assessment. The report should be finalized soon. The property is not currently in the DDA boundaries; however, the owners would consider petitioning into the DDA & BID.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Duncan made a motion to adjourn. Tom seconded the motion. The meeting adjourned at 8:48 a.m.