

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
SEPTEMBER 12, 2019  
ANB Bank, 131 N 6<sup>th</sup> Street  
7:30 A.M.

**PRESENT:** Doug Simons Jr. (Chair), Josh Niernberg (Vice-Chair), Dan Meyer, Libby Olson, Maria Rainsdon (via telephone), Vance Wagner

**ABSENT:** Tom LaCroix, Duncan Rowley, Anna Stout

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

**CITY STAFF:** John Shaver (City Attorney)

**GUESTS:** Alison Bourquin (Senior Program Manager-Community Builders)

**CALL TO ORDER:** Doug called the meeting to order at 7:35 a.m.

**APPROVAL OF MINUTES:**

Meeting of August 8, 2019

***Vance made a motion to approve the minutes of the August 8, 2019 meeting. Dan seconded the motion. The motion was approved.***

Joint meeting with City Council August 22, 2019

***Dan made a motion to approve the minutes of the joint meeting with City Council on August 22, 2019 meeting. Libby seconded the motion. The motion was approved.***

**DOWNTOWN PLAN OF DEVELOPMENT - ADOPTION**

Brandon and Alison presented the final concepts and information for the Downtown Plan of Development. The Board discussed their top priorities, which will be outlined in a Resolution that will be brought back to the Board for approval. There will be further discussion regarding implementation and prioritization of the plan at an upcoming board meeting.

The top priorities included:

- Changing the parking lot (on Colorado Avenue between 4<sup>th</sup> and 5<sup>th</sup> Streets) to a plaza that would be utilized for events (Market on Main, concerts, food trucks, etc.)
- Activate alleys and breezeways
- Wayfinding
- Converting 4<sup>th</sup> and 5<sup>th</sup> streets in Downtown to two-way streets
- Create a 2<sup>nd</sup> Street Promenade connecting to the Train Depot

The Community Action Team will meet to discuss the final Plan of Development. After approval by the Planning Commission and City Council, printed copies and a digital version of the plan will be available on the Vibrant Together website and Downtown website. A condensed version of the plan will also be available to the public.

A video was presented to the Board that included community members and stakeholders sharing their thoughts and ideas of connectivity, safety, and the vibrancy of downtown.

The Board thanked Alison for her help with the plan.

#### **OTHER BUSINESS**

Brandon explained that a meeting was previously held with the City to discuss the DDA's future contribution towards Downtown Police Officers and the DDA's \$224k contribution for 2019. Starting In 2020, the DDA will receive 100% of the sales tax TIF that can be utilized for Downtown projects. Police presence will continue to be provided for Downtown. Additionally, the City will reimburse the DDA for approximately \$58k due to the limited police services to Downtown in 2019.

A memorandum from City Manager, Greg Caton, and Finance Director/DDA Treasurer, Jodi Romero, was previously sent out to the Board outlining the value of City Services to Downtown Grand Junction.

Downtown Grand Junction will be hosting speaker Joe Minicozzi (Urban 3 LLC-Urban Planner) and Clark Anderson (co-founder and Executive Director of Community Builders). Joe and Clark will be presenting two sessions regarding "Mapping the Dollars and Sense of Land Use Patterns" at the Avalon Theatre on Wednesday, September 18, 2019 from 8:00-9:30 a.m. and from noon -1:30 p.m. This event is free and open to the public.

Downtown Colorado Inc. will be hosting a Western Slope Redevelopment & Reinvestment Symposium which will be held in Montrose on Monday and Tuesday, September 16<sup>th</sup> & 17<sup>th</sup> from 8:45 a.m. – 4:00 p.m. The series will focus on strategies to make successful deals with urban renewal.

The Board discussed Ordinance 4874; "An Ordinance placing a charter amendment to change the authorized length of leases of certain public property from twenty-five up to ninety-nine years on the election ballot for the special municipal election to be held on November 5, 2019". The change would allow the extension of leases from twenty-five years to ninety-nine years at the Las Colonias Business Development Park. There were concerns that the community has not been informed and educated regarding the proposed charter amendment. Brandon explained that the LCDC previously did not have funding for marketing; however, funding is now available. Brandon will follow up with Robin Brown to discuss the marketing plan. Ballots will be mailed in mid-October.

John Shaver explained the Fair Campaign Act does not allow the Downtown Development Authority (DDA) to expend DDA funds on advocating for any ballot measures; however, staff could answer questions regarding the measure. The Board can adopt a resolution in support of the ballot measure.

The Board agreed that a resolution in support of the proposed charter amendment be drafted and brought back to the Board for approval.

#### **PUBLIC COMMENTS**

None

#### **ADJOURN**

*There being no further business; Dan made a motion to adjourn. Vance seconded the motion. The meeting adjourned at 8:20 a.m.*