

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
SEPTEMBER 26, 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, Duncan Rowley, Vance Wagner

**ABSENT:** Tom LaCroix, Maria Raindson, Anna Stout

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

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

**CALL TO ORDER:** Doug called the meeting to order at 7:54 a.m.

**APPROVAL OF MINUTES:**

Meeting of September 12, 2019

***Vance made a motion to approve the minutes of the September 12<sup>th</sup>, 2019 meeting. Dan seconded the motion. The motion was approved.***

**RESOLUTION TO APPROVE THE PLAN OF DEVELOPMENT**

The Board reviewed the Resolution to approve the Plan of Development (POD). The new plan will replace the existing 1981 version. Brandon stated that a few grammatical errors will be corrected or already have been as the Plan has been out for review for a month; however, the concepts will remain the same. The three top priorities identified in the plan are connectivity, place making, and infill development. The Planning Commission will review the Plan of Development document in October and the final document will be submitted for approval to City Council in November.

***Duncan made a motion to approve the resolution that will replace the 1981 Plan of Development. Vance seconded the motion. The motion was approved unanimously.***

**DDA PROPERTY INCLUSION CONSIDERATIONS**

- 330 S. 2<sup>nd</sup> Street
- 805 Struthers Avenue
- 879 Struthers Avenue

Each petition was discussed during the BID meeting preceding the DDA meeting.

***Duncan made a motion to recommend to City Council approval of the petition for inclusions for 330 S 2<sup>nd</sup> Street, 805 Struthers Avenue, and 879 Struthers Avenue into the Downtown Development Authority boundaries. Josh seconded the motion. The motion was approved unanimously.***

The petitions will be submitted to City Council for approval.

## **OTHER BUSINESS**

Aaron Young (owner of Kaart Group) has started construction on a new four-story building located at 734 Main Street and submitted plans to build a mixed-use building at 702 Main Street. The Downtown Development Authority provided financial support of \$500k towards the project. Aaron is in compliance with the agreement.

Brandon stated that he met with Robin Brown, Executive Director of the Grand Junction Economic Partnership (GJEP), and funding is available to start campaigning for Charter Ballot Amendment 2B. GJEP will organize a campaign in support of the ballot question. The Amendment would allow the City of Grand Junction to offer leases to tenants of up to 99-years at the Riverfront at Las Colonias Business Park and an additional 13 acres on the north side of the Riverside Parkway. The Charter currently allows leases of up to 25 years.

Brandon is scheduled to meet with Ted Ciavonne (Owner of Ciavonne Roberts & Associates, Inc.) to discuss ideas, materials, and costs for projects that were identified in the Plan of Development. Projects include activating breezeways, alleyways, and the flex space on Colorado Avenue. Funding for these projects would be disbursed from the DDA's Special Projects Account.

The DDA and BID budgets will be presented to the Board for approval in October. The Board agreed that it would be beneficial for Jodi Romero, (City Finance Director & DDA Treasurer) to attend board meetings on a quarterly basis to discuss the DDA financial information.

Downtown Grand Junction hosted speaker Joe Minicozzi (Urban 3LLC-Urban Planner) on September 18, 2019. Brandon attended the sessions and stated that the message focused on the importance of redevelopment and provided information that showed the value per acre analysis. This information displays how downtown is an economic driver for the community. Downtown would like to host another session with Mr. Minicozzi in the spring.

Brandon gave an update on the Lowell Village townhomes project. REgeneration Development Strategies hired a new builder; therefore, construction should start progressing. Board members expressed their concerns regarding the slow pace of construction. Brandon stated that the agreement will be reviewed to verify that all terms and conditions have been met. REgeneration would like to discuss the White Hall Development Agreement.

The Board discussed the importance of police presence downtown and the CPTED program. Brandon explained that he has met with Police Chief Shoemaker to discuss different preventative measures for crime and vagrancy concerns. There may be options for downtown businesses to be involved in a program that would allow the Police Department instant access to view cameras. Another meeting is scheduled on October 15<sup>th</sup> for further discussion. Brandon will reach out to Chief Shoemaker about attending the next Board meeting to discuss concerns.

Brandon and Caitlyn met with the new City of Grand Junction Parks & Recreation Director, Ken Sherbenou, to discuss the possibility of Downtown staff administering the Ambassador Program.

The DDA provided funding for the Two Rivers Convention Center renovation project. The project is near completion; therefore, the Board suggested a tour of the facility. Brandon stated that he would set that up with Maria.

Duncan stated approximately 700 participants will be attending a National Shooting Conference for women, in April, at the Cameo Shooting and Education Complex. Families would like to stay at Grand Junction hotels; therefore, it would be beneficial for Downtown staff to provide information about Downtown and welcome the group.

**PUBLIC COMMENTS**

None

**ADJOURN**

*There being no further business; Josh made a motion to adjourn. Duncan seconded the motion. The meeting adjourned at 8:56 a.m.*