

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING MINUTES
AUGUST 27, 2020
7:30 A.M.
750 MAIN CONFERENCE ROOM

PRESENT: Doug Simons Jr. (Chair), Josh Niernberg (Vice-Chair), Cole Hanson, Dan Meyer, Libby Olson, Maria Rainsdon, Duncan Rowley, Anna Stout, Vance Wagner

DDA/BID STAFF: Brandon Stam, Dave Goe, Vonda Bauer

CITY STAFF: John Shaver (City Attorney), Greg Caton (City Manager), Tamra Allen (Community Development Director)

GUESTS: Robin Brown (Executive Director of Grand Junction Economic Partnership), Micah Adams (Real Estate Development Manager of Grand Junction Economic Partnership)

Brandon introduced new board member, Cole Hanson. Cole is the owner of The Gear Junction located at 537 Main Street.

CALL TO ORDER: Doug called the meeting to order at 7:34 a.m.

CONSENT AGENDA

APPROVAL OF MINUTES:

Meeting of July 9, 2020

Anna made a motion to approve the minutes of the July 9th, 2020 Downtown Development Authority meeting. Josh seconded the motion. The motion was approved.

Meeting of August 6, 2020 – Joint Workshop with City Council

Josh made a motion to approve the workshop summary of the August 6th, 2020 Grand Junction City Council and Downtown Development Authority Joint Workshop. Duncan seconded the motion. The motion was approved.

REGULAR AGENDA

UPDATES:

REVITALIZING MAIN STREET GRANTS

Brandon stated that the DDA previously submitted an application for a grant request through Colorado Department of Transportation (CDOT). A grant was awarded for \$47k to expand outdoor patio space. The DDA will be working with Colorado Parklets, a construction company in Durango Colorado, that specializes in modular outdoor parklets and outdoor seating arrangements. The idea would allow restaurants to use one or two parking spaces in their proximity and they would also be responsible for overseeing their outdoor space.

An application process will be established to determine which businesses would receive funding. It would be a first come, first serve, application process.

Downtown Grand Junction will submit an application for the art line and cross walk improvements as well.

DOWNTOWN PLAZA UPDATE

Consultant Ted Ciavonne will prepare cost estimates for the Downtown Plaza project. More information will be available soon.

QUIET ZONES PRESENTATION

S2e Technologies, Inc. previously gave a presentation to the Board regarding their plan to build apartments on the property located at 630 S 7th Street. The company had concerns regarding the train horn noise due to the railroad crossing between 7th & 9th Streets.

Tamra Allen, City of Grand Junction Community Development Director, explained that the City of Grand Junction received an inquiry from s2e Technologies, Inc. regarding train horn noise. The City has performed some preliminary analysis between 7th & 9th Streets. After reaching out to other jurisdictions and consultants, a diagnostic study was recommended. The train horn quiet study would cost approximately \$10k. The study would outline the steps and processes to determine what safety measures would be required to meet the railroad standards of being able to quiet the horns and the study would also provide cost estimates. In 2005 the Federal Railroad Administration established quiet zones. After the study is complete, the process to establish a quiet zone could potentially take 2 to 5 years.

Anna made a motion to authorize \$10k from the special projects fund for the train horn quiet study. Libby seconded the motion. The motion was approved unanimously.

LAS COLONIAS RESTAURANT/RETAIL DEVELOPMENT PRESENTATION

Grand Junction Economic Partnership Executive Director Robin Brown gave a presentation of the Las Colonias Restaurant and Retail Development property. She introduced Micah Adams (Real Estate Development Manager of Grand Junction Economic Partnership). Micah administers the Las Colonias Development Corporation (LCDC).

Topics presented included the following:

Las Colonias Development Corporation (LCDC)

- Consists of a 5-member board which includes a representative from Grand Junction Economic Partnership, City of Grand Junction, Downtown Development Authority, Bonsai Design, and a member at large
- The goal of the LCDC is to be profitable and reinvest the profits for development within the Las Colonias Business Park

Business Park Update

- The Riverfront at Las Colonias Park includes a 140-acre mixed use site with 15 acres designated for commercial use
- Rocky Mounts have moved into their building; Bonsai Design broke ground and are projected to move into their building in December; Timberline Trailers, a trailer manufacturer, is in negotiations to lease a site for construction of a new building

Plaza Development

- A Request for Proposal was issued in 2019 for the development of the Plaza; however, there were no responses. Therefore, the LCDC became the developer
- The LCDC hired Blythe and Company as the architect and Asset Engineering as the builder
- Construction is scheduled to begin in October 2020
- Some potential tenants include a coffee roaster and shop, winery, three restaurant concepts, woman’s boutique, and fitness studio
- Lease rates and terms are being finalized
- The Plaza is a village concept which will include flex space to allow multiple tenants

Next Steps

- To design a space that is in keeping with the vision for Las Colonias Park
- Final cost estimates due from Asset Engineering on September 8, 2020
- Funding will be a combination of public and private sources

OTHER BUSINESS

One applicant submitted a Request for Proposal (RFP) for development of the White Hall property. The Downtown Development Authority Real Estate Committee requested additional information from the applicant. The applicant has two weeks to reply. If there is no response, another Request for Proposal will be issued.

Cole Hanson was appointed to the Board by City Council. Due to the change, the Board agreed for Cole to serve on the Grants Committee and Libby will serve on the Real Estate Committee in place of Tom.

PUBLIC COMMENTS

None

ADJOURN

There being no further business; Anna made a motion to adjourn. Maria seconded the motion. The meeting adjourned at 8:44 a.m.