

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
JANUARY 9, 2020
ANB Bank, 131 N 6th Street
8:00 A.M.

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

ABSENT: Josh Niernberg (Vice-Chair), Anna Stout

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

CITY STAFF: John Shaver (City Attorney), Greg Caton (City Manager)

CALL TO ORDER: Doug called the meeting to order at 7:53 a.m.

APPROVAL OF MINUTES:

Meeting of November 14, 2019

Tom made a motion to approve the minutes of the November 14th, 2019 meeting. Maria seconded the motion. The motion was approved.

DDA RESOLUTION 2020-01 DOWNTOWN DEVELOPMENT AUTHORITY MEETING SCHEDULE

Duncan made a motion to approve DDA Resolution 2020-01 designating the location for the posting of the notice of meetings, establishing the 2020 Downtown Development Authority meeting schedule, and establishing the procedure for calling of special meetings. Maria seconded the motion. The motion was approved.

PIGEON CONTROL CONTRACT

Brandon explained that Nuisance Animal Control Service has been providing services for the Downtown area over the past several years. In 2019, the DDA paid \$25,000 annually; however, Rick Gonzales provided an estimate for 2020 for \$30,000 annually. A Request for Proposal had been issued in the past; however, no companies submitted a bid for this specialized service.

Board members expressed their desire to continue the service with Nuisance Animal Control Service. Duncan stated that he has used the service and the owner was very responsive. He explained that the service needs to be provided due to public health issues. Property owners can contact Mr. Gonzales directly as needed.

Duncan made a motion to continue the services with Nuisance Animal Control and honor the contract price of \$30,000 annually. Maria seconded the motion. The motion was approved unanimously.

INCORPORATE 863 COLORADO INTO DDA BOUNDARY

Duncan made a motion to incorporate 863 Colorado Avenue into the Downtown Development Authority boundary. Dan seconded the motion. The motion was approved.

UPDATES

Board Retreat Discussion

Brandon recommended a Board Retreat be scheduled in February after the new Community Engagement Manager is selected. He will send out a doodle poll to the Board members with potential dates and times for the retreat.

Capital Project Updates

- S2E Technologies is currently under contract to purchase the former StarTek property on South Seventh Street. The closing is scheduled in February. Their plans are to build apartments on the property.
- Networks Unlimited is under contract to purchase property on 7th Street. The closing is scheduled in February.
- Dustin Anzures (Revolution Investments LLC) is ready to proceed with the Train Depot project. Mr. Anzures will present his new concept to the Board at a future meeting.
- A City Council workshop is scheduled on Monday, January 13th, to discuss options regarding the mill rate levy and debt issuance for the Riverfront at Dos Rios property.
- There will be a presentation and discussion regarding the I70B project at the City Council meeting on February 19th, at 6:00 p.m.
- A Request for Proposal will be issued to conduct a feasibility study to determine if converting 4th and 5th streets in downtown from one-way streets to two-way streets would be beneficial.
- Brandon met with the owners of the Elks Lodge and discussed the possibility of utilizing their private parking lot to provide an employee parking area for businesses downtown. A shared parking agreement would need to be established. A special project matching grant would be considered for improvements to the parking lot.
- The DDA has hired Ted Ciavonne to prepare a plan for the design and material costs for the alleyway and breezeway modifications as well as the flex space on Colorado Avenue.
- The Confluence- Senergy Builders, LLC submitted a Letter of Intent in 2016 regarding parking for the End Cap project. The letter outlined the proposed terms and conditions for leasing 31 parking spaces in the Rood Avenue parking garage; however, the letter is non-binding. A new parking agreement between the DDA and Senergy Builders, LLC would need to be renegotiated. The Parking Condo Association will discuss the parking arrangement at their meeting scheduled on January 27, 2020.

OTHER BUSINESS

The City of Grand Junction recently put a hold on the R-5 project due to the dimensions of the garage and the construction of an accessory dwelling unit (ADU) that was not approved. A solution has been remedied; therefore, construction is resuming.

Brandon provided an annual Downtown gift card sales summary report and a merchant summary for 2019. Gift card sales decreased approximately \$8,000; however, the number of gift cards sold were about the same compared to 2018. Businesses provided feedback stating that 2019 was one of their busiest years. The gift card program is a service that Downtown Grand Junction provides to encourage Downtown shopping. There was discussion about adding an additional Downtown store that sells gift cards.

PUBLIC COMMENTS

None

ADJOURN

There being no further business; Duncan made a motion to adjourn. Tom seconded the motion. The meeting adjourned at 8:37 a.m.