

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
JUNE 11, 2020  
8:00 A.M.  
ENSTROM CANDIES BOARDROOM-701 COLORADO AVENUE

**PRESENT:** Doug Simons Jr. (Chair), Josh Niernberg (Vice-Chair), Dan Meyer, Libby Olson, Maria Rainsdon (via phone), Duncan Rowley, Anna Stout (via phone)

**ABSENT:** Tom LaCroix, Vance Wagner

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

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

**GUESTS: Attending in person:** Ted Ciavonne (Ciavonne Roberts and Associates, Inc.-Owner), Jeremy Nelson (REgeneration Development Strategies-President) and his team which included: Robert Jones (Vortex-Lead for Final Development Approvals), Rob Breeden (Nvision-Landscape Architect), Christi Reece (The Christi Reece Group-Realtor) **Attending via phone:** Michael Kuzminksi (Dufford Waldeck-Project Attorney), Alan Matlosz (Stifel Public Finance-Lead for Metro District Financing), Jamie Shapiro (Independent Historic Preservationist-Lead for Historic Preservation Grants, Loans, and Tax Credits), Jim Hartman (Hartman Ely Investments-Lowell School Historic Preservation Advisor)

**CALL TO ORDER:** Doug called the meeting to order at 8:04 a.m.

**CONSENT AGENDA**

**APPROVAL OF MINUTES:**

Meeting of May 28, 2020

***Libby made a motion to approve the minutes of the May 28<sup>th</sup>, 2020 DDA meeting. Dan seconded the motion. The motion was approved.***

**REGULAR AGENDA**

**DOWNTOWN PLAZA UPDATE-TED CIAVONNE**

Ted Ciavonne presented a permanent concept instead of a phased approach for the Downtown Plaza space in the parking lot between 4<sup>th</sup> & 5<sup>th</sup> Streets on Colorado Avenue. Some of the highlights for the project included an area for grass, a stage, benches, canopies, planters, trash receptacles, overhead Italian lights, multiple patio areas, shipping container ideas, and sculpture garden ideas. The area would include ½ parking and ½ plaza. Additionally, the space could function as a multi-use space.

Ted explained that he had discussed the concept with City Manager Greg Caton and Public Works Director Trent Prall. Greg had concerns regarding the loss of parking revenue and that there had been previous discussions to build a parking garage at that location.

Brandon stated that the Board previously met with City Council and they were in favor of the concept and City of Grand Junction Parks and Recreation staff also gave feedback in support of the plaza concept. At a previous Board meeting, Jay Valentine and Shane O'Neill indicated that pay stations would be beneficial instead of parking meters for the plaza space.

It was noted that the City of Grand Junction will issue a Request for Proposal for the 4<sup>th</sup> and 5<sup>th</sup> Streets two-way study.

#### **EXECUTIVE SESSION**

***Doug made a motion to go into Executive Session to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and/or instructing negotiators pursuant to Colorado Revised Statutes section 24-6-402(4)(e)(I) of the Open Meetings Law and to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under section 402(4)(a) of the Open Meetings Law regarding Lowell Village Townhomes/REgeneration located at or near 310 N 7<sup>TH</sup> Street and will return to open session. Duncan seconded the motion. The motion was approved.***

The Board convened into Executive Session at 8:24 a.m. Board members present were Doug Simons Jr. (Chair), Josh Niernberg (Vice-Chair), Dan Meyer, Libby Olson, Maria Rainsdon (via phone), Duncan Rowley, and Anna Stout (via phone). Tom LaCroix and Vance Wagner were absent. Also present was Brandon Stam (Downtown Grand Junction Director) and John Shaver (City Attorney).

The following guests were present: Jeremy Nelson (REgeneration Development Strategies-President) and his team which included: Robert Jones (Vortex-Lead for Final Development Approvals), Rob Breeden (Nvision-Landscape Architect), Christi Reece (The Christi Reece Group-Realtor) Guests attending via phone were: Michael Kuzminksi (Dufford Waldeck-Project Attorney), Alan Matlosz (Stifel Public Finance-Lead for Metro District Financing), Jamie Shapiro (Independent Historic Preservationist-Lead for Historic Preservation Grants, Loans, and Tax Credits), Jim Hartman (Hartman Ely Investments-Lowell School Historic Preservation Advisor)

The Board reconvened into open session at 9:52 a.m.

***Doug made a motion that the DDA Board grant REgeneration Development Strategies the necessary easements on the R-5 property in good faith that they will start seven units as soon as Phase 2 is approved along with the short-term parking agreement. Duncan seconded the motion. Dan opposed. The motion was approved.***

Mr. Jones stated that Phase 2 approvals for the Lowell Village project would be withheld until the easement documents were signed and given to the City of Grand Junction. The Board agreed to a verbal commitment that the easement documents would be signed soon.

#### **OTHER BUSINESS**

None

#### **PUBLIC COMMENTS**

None

#### **ADJOURN**

***There being no further business; Duncan made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 9:56 a.m.***