

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, OCTOBER 8, 2020
750 MAIN CONFERENCE ROOM
8:15 AM

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

ABSENT: Josh Niernberg (Vice-Chair)

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

CITY STAFF: John Shaver (City Attorney)

CALL TO ORDER: Doug called the meeting to order at 8:09 a.m.

CONSENT AGENDA

APPROVAL OF MINUTES:

Meeting of September 24, 2020

Vance made a motion to approve the minutes of the September 24th, 2020 Downtown Development Authority meeting. Maria seconded the motion. The motion was approved.

REGULAR AGENDA

EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS. DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO COLORADO REVISED STATUTE 24-6-402(4)(e)(I) REGARDING AN ECONOMIC DEVELOPMENT INCENTIVE FOR THE CONSTRUCTION OF LAS COLONIAS PLAZA ON PROPERTY(IES) LOCATED IN LAS COLONIAS BUSINESS PARK, NEAR RIVERFRONT DRIVE, GRAND JUNCTION, COLORADO

Anna gave a summary of the City Council meeting held on Wednesday, October 7th regarding the construction of Las Colonias Restaurant/Retail Development. Anna stated that City Council expressed their concerns regarding the timing of the project, the dollar amount requested, and the economic impact of the pandemic; therefore, City Council decided not to provide funding for the project at this time. City Council also discussed the possibility of the Las Colonias Development Corporation (LCDC) exploring the possibility to condominiumize the parcel. In addition, there were concerns that the LCDC needs to be restructured and recommended that a developer serve on the LCDC Board and to identify the relationship and roles with the City of Grand Junction.

The DDA Board expressed the same concerns and agreed not to move into Executive Session to further discuss negotiations for the construction of the Las Colonias Plaza.

UPDATES

4th & 5th Streets Two-Way Study

A firm has been selected to perform the study and will cost approximately \$150k. The study will provide recommendations of the design and improvement costs. Trent Prall, City of Grand Junction Public Works

Director and Tamra Allen, City of Grand Junction Community Development Director, will be participating in the process.

The Board previously approved the cost of the study; however, the costs of the improvements will be brought back to the Board for consideration. In addition, the Downtown Development Authority will request financial assistance from the City of Grand Junction to help fund the improvement costs.

The Eddy at GJ Riverfront

Stephanie Copeland and Michael Connor recently gave a presentation to the Board for plans to develop a mixed-use development. They will likely be requesting financial assistance to help with riverfront cleanup at a future point.

Temporary Plaza

Brandon stated the preliminary concept design and cost estimates for the phased construction of the Plaza were discussed at a previous DDA Board meeting. The cost of the phased approach would be approximately \$1.2 million dollars; however, the cost did not include the restrooms. The lot is owned by the City of Grand Junction; therefore, the DDA would need approval from City Council for a Use Agreement to utilize the Plaza space.

After Board discussion, the consensus was to move forward with meeting with City Council.

Brandon and Maria have been discussing the possibility of an agreement with Oak View Group to lease and manage the new plaza space when construction is complete. Maria is the General Manager for Oak View Group and administers the events at Two Rivers Convention Center, Avalon Theatre, and the Las Colonias Park Amphitheater.

Outdoor Dining Expansion

Brandon stated that the Board recently approved \$90k toward the base units for the outdoor parklets. The Downtown Development Authority paid the deposit for the base units, which will cost approximately \$86k. In addition, the City of Grand Junction paid the deposit for the enclosures for the base units.

Brandon explained that Colorado Parklets underestimated the amount of fencing that would be needed for the twelve modular parklets. The original estimate for the fencing was approximately \$48k. The revised estimate was approximately \$91k; therefore, additional funding would be needed to purchase the added fencing. Downtown Grand Junction was awarded \$47,990 from the Colorado Department of Transportation Revitalizing Main Street Grant Program and those funds will be utilized to pay for a portion of the fencing. Brandon requested approval for the additional amount which will be disbursed from the DDA Special Projects Fund.

The funding for the outdoor parklets may qualify for reimbursement. Expenses will be submitted for reimbursement through the Department of Local Affairs (DOLA) CARES Act.

Duncan made a motion to conditionally approve the purchase of the additional cost for fencing with expectation of reimbursement of approximately \$40k; however, not necessarily getting the reimbursement before the purchase and to authorize the DDA Executive Director to proceed with the purchase. Vance seconded the motion. The motion was approved unanimously.

White Hall

The DDA will move forward into negotiations once the financial information is received from the applicant.

REgeneration, LLC

Brandon wrote a letter of support for REgeneration, LLC to apply for a Historic Preservation Grant. If the grant is awarded, funding could not be disbursed until Phase 2 of the project is complete which would then transfer ownership of the school building to REgeneration, LLC.

OTHER BUSINESS

Mark Swain (Owner of Networks Unlimited Inc.) recently closed on their new property located at the old Burkey Lumber building.

The Historic Preservation Board is comprised of five to seven members appointed by City Council and includes one member from the Downtown Development Authority. Brandon explained that most meeting topics do not pertain to the DDA. He recommended for the DDA to request that City Council revise the by-laws and eliminate the DDA member requirement. The City of Grand Junction Community Development department would notify staff if DDA input is needed. The Board agreed.

PUBLIC COMMENTS

None

ADJOURN

There being no further business; Duncan made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 9:07 a.m.