

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
SEPTEMBER 24, 2020
750 MAIN CONFERENCE ROOM
7:30 A.M.

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

ABSENT: Cole Hanson

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

CITY STAFF: John Shaver (City Attorney) Greg Caton (City Manager), Jodi Welch (Finance Director), Ken Sherbenou (Parks & Recreation Director)

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

Via phone - Jeremy Nelson (President of REgeneration Development Strategies), Stephanie Copeland (Partner-Four Points Funding, LLC), Michael Connor (Principal Partner of Development West)

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

Consent Agenda

APPROVAL OF MINUTES:

Meeting of September 10, 2020

Vance made a motion to approve the minutes of the September 10th, 2020 Downtown Development Authority meeting. Libby seconded the motion. The motion was approved.

Regular Agenda

LAS COLONIAS RESTAURANT/RETAIL DEVELOPMENT DISCUSSION

Robin stated that the Las Colonias Development Corp (LCDC) is under contract with Blythe & Co. for architecture design and Asset Engineering as the building contractor for the plaza project. The initial construction cost was \$4.9 million; however, the proposal has been value engineered down to \$4.5 million. Total cost of construction with architecture is \$6 million. The LCDC will only be allowed to borrow \$3 million based on the current project; therefore, the LCDC requested \$1.5 million from the Downtown Development Authority and \$1.5 million from the City of Grand Junction.

Robin expressed that the project would be an economic driver of Las Colonias Park and would complete the construction of the park. They would like to complete the project in May or June of 2021. In addition, the LCDC is finalizing letters of intent on 7 of 10 spaces for potential tenants.

Mr. Caton stated that Robin previously presented an update to the Grand Junction City Council on the progress of the plaza project at a work session. However, the LCDC will need to meet with City Council again to discuss the increased costs and new information provided since the discussion at the work session.

The Board discussed the project and had concerns that funding would not be available for the DDA to participate in other projects if they contributed \$1.5 million to this project. Micah will send out additional information for the board to review and further conversation on the topic will be discussed with the City.

THE EDDY AT GJ RIVERFRONT

Stephanie Copeland (Partner at Four Points Funding, LLC) and Michael Connor (Principal Partner of Development West) gave a presentation of their plans to develop a mixed-use development along the riverfront of Grand Junction. The development would include 96 apartment units with river access and a community center as well as 74 campsites with open spaces. Four Points Funding, LLC purchased the property located at the former Brady Trucking site in January. A portion of the property is not currently in the DDA boundaries; however, they will be asking to be incorporated into the DDA and will likely be requesting \$300k - \$500k to help with riverfront cleanup at a future point for the Board's consideration. A revised pre-application was submitted to the City of Grand Junction in August. Construction is scheduled to begin in March 2021. Pre-leasing of the site is planned for early 2022 and possibly opening the campsite in 2021.

Anna moved that the Downtown Development Authority (DDA) authorize to proceed with incorporating The Eddy at GJ Riverfront into the DDA boundary. Vance seconded the motion. The motion was approved unanimously.

PARKS AND RECREATION PROS MASTER PLAN PRESENTATION

Ken Sherbenou, City of Grand Junction Parks & Recreation Director, gave a presentation of work on the Parks, Recreation, and Open Space (PROS) Master Plan. The plan will identify priorities and development of future parks and recreation opportunities for the next 5 to 8 years. The Parks and Recreation department has been seeking input from citizens and stakeholders since June. A survey has also been made available to the community and can be found on the City of Grand Junction's website. The final plan is scheduled to be completed in December 2020.

Brandon thanked Ken and the Parks staff for the great job they do in maintaining Downtown as well as providing support for events.

REGENERATION – PSA AMENDMENT

An amendment to the Purchase and Sale Agreement (PSA) between the Downtown Grand Junction Development Authority (DDA) and REgeneration LLC, as well as letters of support, were presented to the Board. The original PSA was signed on September 17, 2017 and the parties modified the PSA on May 3, 2018 to revise certain provisions in the 2017 PSA. The proposed amendment would change the terms of the PSA (Page 2, Section: Terms) and states that the DDA convey the school property to the developer (REgeneration, LLC) via a special warranty deed, as provided in the PSA, on or before September 30, 2020.

Jeremy Nelson explained that the original PSA stated that the school property would not be conveyed until the developer completes Phase 2 of the project. The amendment would allow REgeneration, LLC to take ownership of the school building which would allow them to apply for a historic preservation grant. The application deadline for the grant is October 2, 2020. Jeremy stated that the approval of the amendment would be beneficial to the Downtown Development Authority as REgeneration LLC would pay for the operating costs of the building, continue to make improvements to the building to increase

curb appeal, and it would allow the Developer to negotiate and execute tenant leases. In addition, approval of the amendment would help the Lowell Village Metropolitan District obtain financing.

The Board discussed their concerns regarding the Purchase and Sale Agreement.

Dan made a motion to decline amending the Purchase and Sale Agreement. Duncan seconded the motion. The motion failed to pass. All board members voted against the motion.

Vance made a motion to authorize the Executive Director to work with Mr. Nelson regarding the Downtown Development Authority being the applicant for the SHF grant in order for the application to proceed. Dan seconded the motion. The motion was approved unanimously.

UPDATES

OUTDOOR DINING EXPANSION

Downtown Grand Junction was awarded a \$47,000 grant from the Colorado Department of Transportation (CDOT) to expand outdoor dining spaces. Outdoor parklets will include base units, barrier fencing, and enclosures. They will be purchased with financial assistance from Downtown Development Authority, City of Grand Junction, and CDOT grant funds.

Downtown restaurants that would like to expand their outdoor dining spaces can fill out an application on our Downtown website. Applications will be approved on a first-come, first-served basis. Approved restaurants will be responsible for maintaining and furnishing their space.

TEMPORARY PLAZA CONCEPT

A preliminary concept design of the Grand Junction temporary plaza was provided to the board members.

OTHER BUSINESS

The BID budget will be presented at the October 8th meeting; however, the DDA budget will be presented after the finalization of budget priorities such as Las Colonias, Downtown Plaza, etc.

4th and 5th Streets Two-way Study - Six applicants submitted proposals for the study. The estimated cost to perform the study is \$100k - \$150k. The cost will be a future expenditure for the Downtown Development Authority.

White Hall – One applicant submitted a Request for Proposal (RFP). The Downtown Development Authority requested additional financial information; however, a response has not yet been received.

PUBLIC COMMENTS

None

ADJOURN

There being no further business; Duncan made a motion to adjourn. Vance seconded the motion. The meeting adjourned at 9:22 a.m.