

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 25, 2021
VIA ZOOM
7:30 AM

DDA Board Members present: Doug Simons Jr. (Chair), Josh Niernberg (Vice-Chair), Cole Hanson, Dan Meyer, Libby Olson, Duncan Rowley, Anna Stout, Vance Wagner

Downtown Grand Junction Staff present: Brandon Stam, Dave Goe, Vonda Bauer, Rykel Menor

DDA Members absent: Maria Rainsdon

City of Grand Junction Staff present: Greg Caton (City Manager), John Shaver (City Attorney)

Guests: Mark Swain (President/Owner of Networks Unlimited, Inc), Jorgen Jenson, Brett Heyl (Representatives for the Beet Mill Development Project)

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

CONSENT AGENDA

Approval of Minutes:

Meeting of February 11, 2021

Duncan made a motion to approve the minutes of the February 11, 2021 Downtown Development Authority Board meeting. Dan seconded the motion. The motion was approved.

REGULAR AGENDA

230 S 5th STREET UPDATE

Avant Environmental Services, Inc. completed the Phase 1 Environmental Site Assessment for the Greyhound bus station and the vacant parcel located at 230 S 5th Street. After Brandon and John Shaver discussed the findings with Environmental Scientist Ed Baltzer the recommendation was to perform a Phase 2 Assessment. Mr. Baltzer will submit a proposal to Brandon, and he will send it to the Board for consideration. The building inspection has been completed; however, the appraisal has not been submitted at this time. In addition, the purchase and sale contract will need to be revised to extend the closing date due to the additional Phase 2 Assessment.

The Board discussed funding options to purchase the building and vacant lot located at 230 S. 5th Street. The consensus was to utilize TIF dollars.

Duncan made a motion to purchase the Greyhound Building using TIF dollars pending Phase 2 findings. Anna seconded the motion. The motion was approved unanimously.

NETWORKS UNLIMITED-MARK SWAIN

Mark Swain, President and Owner of Networks Unlimited, Inc., gave a brief overview of the history of Networks Unlimited, Inc. They have been in business for 20 years and currently have 35 employees. To accommodate the growth of the business, they have decided to relocate from 610 Rood Avenue to the old Burkey Lumber site at 515 S. 7th Street. Networks Unlimited, Inc. purchased the property at 515 S. 7th Street and the adjacent 1.3-acre parking lot. Construction has started on the extensive renovation of the building. The estimated completion date is June.

Mr. Swain stated that this property would be beneficial in connecting Downtown to the Riverfront. There have been previous discussions to expand an Artline down 7th Street to the Riverfront. Space would be available on the property that could be allocated to incorporate art. In addition, Brandon and Mark have discussed the possibility of utilizing the parking lot for Downtown events such as Market on Main, Car Show, or other events.

Brandon stated that Mr. Swain may ask the Board for some financial assistance such as bringing internet access to the 7th Street corridor.

Brandon explained that a portion of the property is included in the Downtown Development Authority boundary; however, 620 S. 6th Street is not.

Anna made a motion to incorporate 620 S. 6th Street into the Downtown Development Authority boundary. Libby seconded the motion. The motion was approved.

BEET MILL UPDATE-JORGEN JENSON/BRETT HEYL

Brett Heyl and Jorgen Jensen gave an update of the proposed Sugar Beet Development Project. Their original plans were to pursue a mixed-use development project at the Sugar Beet Mill and surrounding property. The proposed project included the renovation of the beet mill with a food and beverage hall, and a Boutique Hotel. However, due to the pandemic, they have decided to postpone the Sugar Beet renovation for now and pursue a housing project.

Nate Jenkins, Principal with OZ Architecture, reviewed the survey and zoning requirements for a potential housing project. They recommended a 136-unit project which would include two buildings with three-story structures and ten townhomes. One of the challenges identified was parking. An independent parking structure would be very expensive; therefore, a surface parking lot would be the best option.

The final negotiations to purchase the Sugar Beet Mill property will be completed soon. The closing is scheduled in April. The due diligence findings on the land have been completed; therefore, the closing process should proceed quickly.

The property is not currently within the Downtown Development Authority boundary; however, once it is purchased, the new owners will consider submitting a petition for inclusion to include the property into the boundaries. In addition, they may ask the Board for financial assistance.

DASH FUNDING

Brandon explained that a Memorandum of Understanding (MOU) was created in 2019 between the funding partners to establish a fixed bus route exclusively serving and connecting Horizon Drive, Colorado Mesa University and Downtown Grand Junction. The partners agreed to contribute funds on an annual basis. The DDA's portion for 2021 is \$25,308 and would be distributed from the Special Projects Fund.

Josh made a motion to approve a one-year extension for funding the DDA portion of the Dash Contract for \$25,308. Libby seconded the motion. The motion was approved unanimously.

OTHER BUSINESS

Anna stated that City Council met in executive session to discuss the potential purchase of the Glacier Ice Arena. City Council requested additional information from the donor regarding the terms and conditions of the \$1 million donation. In addition, City Council was interested in the possibility of purchasing the old City Market building; however, a private individual made an offer on the property.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Anna made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 8:28 a.m.