

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING MINUTES  
JANUARY 28, 2021  
VIA ZOOM  
7:30 AM

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

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

**City of Grand Junction Staff present:** City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Principal Planner Dave Thornton

**CALL TO ORDER:** Doug called the meeting to order at 7:33 a.m.

**CONSENT AGENDA**

**Approval of Minutes:**

Meeting of January 14, 2021

***Maria made a motion to approve the minutes of the January 14, 2021 Downtown Development Authority Board meeting. Duncan seconded the motion. The motion was approved.***

**REGULAR AGENDA**

**230 S 5<sup>th</sup> STREET UPDATE**

The Real Estate committee met with Brandon and City Attorney John Shaver to discuss the purchase of the property located at 230 S 5<sup>th</sup> Street. An offer was made and accepted; however, the offer is subject to contingencies based upon due diligence. The earnest money required for the purchase will be \$15k.

***Dan made a motion for Brandon to move forward with the due diligence process, an environmental assessment, and an appraisal not to exceed \$10k for the property located at 230 S 5<sup>th</sup> Street. Anna seconded the motion. The motion was approved unanimously.***

**EXECUTIVE SESSION:**

Executive Session to discuss matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to C.R.S. Sections 24-6-402 (4)(e)(I) and 24-6-402 (4)(a) of Colorado's open meeting laws relative to a possible purchase of real property located at 200 Rood Avenue, Grand Junction, Colorado

***Doug moved to go into Executive Session to discuss matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to C.R.S. Sections 24-6-402 (4)(e)(I) and 24-6-402 (4)(a) of Colorado's open meeting laws relative to a possible purchase of real property located at 200 Rood Avenue, Grand Junction, Colorado and will return to open session. Libby seconded the motion. Motion passed.***

The Board convened into Executive Session at 7:39 a.m. All Board members were present. Others present were Downtown Grand Junction Executive Director Brandon Stam and City Attorney John Shaver.

The Board reconvened into open session at 8:07 a.m.

## **CITY COMPREHENSIVE PLAN UPDATE**

City of Grand Junction Principal Planner Dave Thornton gave an overview of the 2020 One Plan Grand Junction Comprehensive Plan. The Plan represents a long-range community plan in Grand Junction. Eleven Planned Principles were established. Plan Principle 4 includes Downtown and University Districts. Three topics presented specifically for the Downtown District included “Where We Are Today”, “Where We Are Going”, and “How We Will Get There.”

**Where We Are Today:** The plan identified expanding housing options in the Downtown area that would create a more vibrant Downtown, infill and redevelopment of properties would further activate areas, and invest in future development at Las Colonias Park and the Riverfront at Dos Rios.

**Where We Are Going:** Downtown continues to flourish and is a great place for shopping, dining, and entertainment. The Downtown has seen investment and growth due to its access to Main Street, Las Colonias Park, the Riverfront at Dos Rios, and the Colorado River. Pedestrian improvements and new infrastructure have increased connectivity between the River District, the Rail District, and Downtown District.

**How We Will Get There:** Create a mix of land uses, encourage housing options, support Downtown Grand Junction in efforts to implement their Plan of Development “Vibrant Together”, promote arts and culture, continue to enhance bicycle and pedestrian connectivity, improve parking, and incorporate wayfinding signage.

## **UPDATES/DISCUSSION**

- **Board Retreat**

Due to COVID-19 restrictions, the Board agreed to have a Board Retreat later in the year. Their preference was to have an in-person retreat instead of virtual and possibly invite a guest speaker. More details will be available soon.

## **OTHER BUSINESS**

Several letters were submitted to Brandon and City Council members from Downtown businesses expressing their concerns regarding the proposed Event Plaza located between 4<sup>th</sup> & 5<sup>th</sup> Street on Colorado Avenue. Brandon reached out to many of the businesses and explained the phased project which included alleyway and restroom improvements. The Event Plaza will be discussed in more detail at the February Board meeting. Information regarding projects that were identified in the Downtown Plan will soon be available on our website and social media sites.

The grand opening for Ciara’s Cantina, located at 701 Main Street, is scheduled for Friday, February 5, 2021.

## **PUBLIC COMMENTS**

None

## **ADJOURN**

*There being no further business, Anna made a motion to adjourn. Duncan seconded the motion. The meeting adjourned at 8:56 a.m.*