

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, JUNE 27, 2019  
ANB Bank, 131 N 6<sup>th</sup> Street  
7:30 A.M.

**PRESENT:** Duncan Rowley (Chair), Doug Simons Jr. (Vice-Chair), Jason Farrington, Dan Meyer, Josh Niernberg, Maria Rainsdon, Vance Wagner

**ABSENT:** Tom LaCroix, Anna Stout

**DDA/BID STAFF:** Vonda Bauer, Caitlyn Love, Brandon Stam

**CITY STAFF:** John Shaver (City Attorney) was absent.

**GUESTS:** Allison Bourquin (Community Builders), Taylor Kidd (Community Builders)

**CALL TO ORDER:** Duncan called the meeting to order at 7:32 a.m.

**APPROVAL OF MINUTES:**

Meeting of June 13, 2019

***Doug made a motion to approve the minutes of the June 13th, 2019 meeting. Vance seconded the motion. The motion was approved unanimously.***

Brandon introduced Libby Olson (Growl Agency). Libby will be replacing Board member, Jason Farrington, July 1, 2019.

Brandon and Duncan thanked Jason for his service and dedication to the Board.

**DOWNTOWN PLAN DISCUSSION**

Allison gave a recap of the information provided in the Design Workshop Summary document. Some of the areas discussed included:

- Positive feedback was provided during the focus group meetings
- The Plan of Development needs to tell a story of why Downtown matters
- Connectivity to the river by Las Colonias Park; pedestrian and bike paths
- Connectivity to Dos Rios
- Utilize the parking lot at 4<sup>th</sup> & Colorado Avenue for an event and open space area
- Utilize alleys and breezeways; incorporate art and murals
- Wayfinding
- Increase housing, retail, and office opportunities in the downtown
- Façade improvements through lighting, activating rooftops, murals, etc.
- Bring more vibe downtown with more people living, playing, and eating downtown
- Bring more activation of uses into the rail district
- Recommend converting 4<sup>th</sup> and 5<sup>th</sup> Streets back to two-way streets

The draft of the Downtown Plan of Development document will be sent out to the DDA Board for final review. The final document will be submitted for approval to the DDA Board and City Council in mid to late August.

Taylor Kidd (Digital Media Specialist-Community Builders) produced a video to create awareness and to tell a story about Downtown. The video will be available to view on the Downtown website, Facebook, and social media.

## **UPDATES**

### **Downtown Ambassadors and Police Officers**

Business owners have provided feedback to Brandon regarding the decrease in police presence and parking enforcement in the downtown area.

Brandon and Duncan met with Greg Caton (City Manager), Jodi Romero (City Finance Director), and Doug Shoemaker (Chief of Police) to discuss the Downtown Ambassador Program and Downtown police officers. The Police Department has had many employees either retire or leave the department; therefore, services have been limited. Currently the Downtown Development Authority receives 100% of the sales tax TIF revenue and 50% of the revenue is allocated annually to support the salaries of two Downtown police officers.

The Parks & Recreation Department is currently administering the Ambassador Program; however, there has been discussion about revisiting the program and providing more funding and staffing to have a more effective Ambassador Program than what is currently taking place. Greg Caton was open to carving out \$30k from this year's budget towards the Ambassador Program. Brandon will pursue this further in discussions with the City Parks & Recreation Department and City Manager.

Discussion took place regarding whether the DDA should pay for services that are not currently happening as well as whether the DDA should continue to fund the police officers for Downtown. It was noted that the City voluntarily gives 100% sales tax TIF (50% required by statute) and it is at Council's discretion but that historically they have given the full amount to the DDA. Dan Meyer noted that it was inappropriate for the DDA to pay for services that are not happening and that the DDA could use the \$224k allocated for officers on a variety of projects Downtown that would better benefit the district.

### **Lowell Village**

Brandon, Dan, and Doug met with Jeremy Nelson (REgeneration Strategies) to discuss the project for the Lowell Village townhomes located at 310 N 7<sup>th</sup> Street. Xcel Energy has completed their work; therefore, the developer can move forward and lay the foundation. A groundbreaking ceremony for the Lowell Village Townhomes was held on June 19, 2019.

## **OTHER BUSINESS**

Brandon stated that City Manager Greg Caton requested a special meeting to discuss the Dos Rios project. Real Estate Committee members Vance and Tom previously met with Brandon to discuss the project. A summary of their recommendations will be provided to the board.

## **PUBLIC COMMENTS**

None

## **ADJOURN**

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