

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
AUGUST 8, 2019
ANB Bank, 131 N 6th Street
7:30 A.M.

PRESENT: Doug Simons Jr. (Chair), Josh Niernberg (Vice-Chair), Dan Meyer, Libby Olson, Maria Rainsdon, Vance Wagner

ABSENT: Tom LaCroix, Duncan Rowley, Anna Stout

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

CITY STAFF: John Shaver (City Attorney)

GUESTS: Dan Prinster (Citizens for School District 51 Campaign Chairman), Doug Levinson (Mesa County Valley School District 51 Board of Education Member), Alison Bourquin (Community Builders)

CALL TO ORDER: Doug called the meeting to order at 7:42 a.m.

APPROVAL OF MINUTES:

Meeting of July 25, 2019

Brandon stated that the July 25th minutes indicated Jodi Romero had notified him that the DDA would not have to fund the police officers that were assigned to Downtown. However, since then Brandon received an email from Jodi stating that she had misspoken and further discussion would be needed.

Josh made a motion to approve the minutes of the July 25, 2019 meeting. Libby seconded the motion. The motion was approved.

SCHOOL DISTRICT PRESENTATION

Dan Prinster and Doug Levinson gave a 2019 bond measure presentation. The Board of Education members previously approved putting a measure on the November ballot. If approved the funding would replace Grand Junction High School; provide security and safety and restore and modernize the classrooms at Central High School, Fruita Monument High School, and Palisade high School. The total cost would be \$179.5 million.

- Grand Junction High School - built in 1956. The bond would fully replace GJHS; eliminate 71 unsecured entrances/exits; meet current fire codes; incorporate modern classroom designs. Cost = \$124 million.
- Central High School - built in 1960. Bond will eliminate 16 unsecured entrance/exits; improve ADA accessibility; add sprinklers to comply with current fire codes; abate asbestos, expand vocational and STEM programs. Cost = \$32 million.
- Fruita Monument High School – built in 1969. Bond would eliminate 27 unsecured entrance/exits; improve ADA accessibility; add sprinklers to comply with current fire codes; add 18 classrooms to expand capacity and expand agriculture program; normalize the high school to 9th-12th grades and normalize middle schools. Cost = \$21 million.

- Palisade High School – built in 1991. Bond would eliminate 10 unsecured entrance/exits; install fire sprinklers in all outbuildings to meet fire codes; add 6 additional classrooms and expand capacity. Cost = \$12 million.

Additional information is located on the Mesa County Valley School District 51 website and Facebook page.

DOWNTOWN PLAN UPDATE

The Plan of Development is in the final stages. A Plan of Development Implementation Matrix was provided to the Board. Alison and Brandon explained the strategies, actions, timing, DDA’s role, partnerships, and funding for connectivity, placemaking and infill development for the Plan of Development.

Connectivity Strategies

- Converting 4th and 5th streets in Downtown to two-way streets
- Prioritize pedestrian and bike improvements to improve mobility throughout the Downtown and to the riverfront properties (Las Colonias Business Development Park & Dos Rios)
- Create a 2nd Street Promenade connecting the Train Depot to Two Rivers Plaza
- Initiate a Gateway and Wayfinding Study to improve ease of navigation for pedestrians, bikes and vehicles

Placemaking Strategies

- Extend the vibrancy from Main to Colorado Avenue between 4th & 7th Streets-include the “artline”, identity of the alleys and breezeways, murals, creative district programs, and event programs
- Encourage more community gathering and event space in Downtown-utilize the parking lot at 5th & Colorado Avenue for an event space and a designated food truck location.
- Activate alleys and breezeways-develop a Murals Grant Program, review and revise the existing Façade Grant Program to include back of building improvements
- Design competition for Whitman Park
- Develop programs to better utilize parking
- Adaptive reuse of buildings and spaces to activate the street frontage

Business and Infill Development

- Support existing business in the Downtown through programs and attract more business diversity
- Develop Grant Programs to incentivize small scale local reinvestment in the Downtown
- Make adjustments to codes and policies that are barriers to development
- Leverage the DDA financial tools to incentivize business development-reduce, remove, or reimburse impact fees
- DDA lead a strategic catalytic development project-partner on site identification/land acquisition

A joint meeting with City Council is scheduled on August 22, 2019 to discuss the priorities and concepts of the Plan of Development. Brandon will send a document to the Board prior to the meeting identifying the top priorities to discuss with City Council.

The Board discussed the importance of a partnership between the City of Grand Junction and the Downtown Development Authority.

OTHER BUSINESS

The Board expressed their concerns regarding the limited services that the Downtown Police Officers provided this year and recommended the DDA request a refund for the \$224k contribution. Brandon explained that the Police Department has not been able to fill the positions as needed. He also stated that other DDA's do not fund police services. The Board also discussed whether the DDA should continue to contribute to police services and instead utilize the funds for other Downtown projects.

A meeting will be scheduled with the City to discuss the DDA's contribution for Downtown Police Officers.

PUBLIC COMMENTS

None

ADJOURN

There being no further business; Josh made a motion to adjourn. Dan seconded the motion. The meeting adjourned at 9:12 a.m.