

GRAND JUNCTION CITY COUNCIL - DOWNTOWN DEVELOPMENT AUTHORITY

WORKSHOP SUMMARY

August 22, 2019

Meeting Convened: 7:32 a.m. in the City Hall Auditorium

Meeting Adjourned: 8:52 a.m.

City Councilmembers present: Councilmembers Chuck McDaniel, Phyllis Norris, Anna Stout, Duke Wortmann, and Mayor Rick Taggart.

DDA Board members present: Josh Niernberg, Libby Olson, Dan Meyer Maria Rainsdon, Duncan Rowley, Anna Stout, and Doug Simons Jr.

City Staff present: City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Romero, General Services Director Jay Valentine, Public Works Director Trent Prall, Director of Community Development Tamra Allen, Fire Chief Ken Watkins, Police Chief Doug Shoemaker, Parks and Recreation Director Ken Sherbenou, Forestry/Horticulture Supervisor Randy Coleman, Sr. Assistant to the City Manager Gregory LeBlanc, and City Clerk Wanda Winkelmann.

Downtown Development Authority (DDA) Staff present: DDA Executive Director Brandon Stam, Administrative Specialist Vonda Bauer, Marketing & Communication Specialist Caitlyn Love.

Agenda Topic 1. Discussion Topics

a. **Downtown Plan – DDA Board Priorities**

Mayor Taggart welcomed everyone to this morning's workshop.

A recent *Downtown Plan of Development* was created to support the DDA's primary responsibility of economic development in the downtown through capital investment and construction. Through various mechanisms (meetings, surveys, and workshops) community feedback was obtained to assist in the development the Plan. The major elements of the plan include community engagement, opportunities, connectivity, placemaking, and development.

Discussion ensued about DDA Board Priorities, with a main priority to be to activate the plaza area downtown (on Colorado between 4th and 5th) to have it available for events. For example, it could be a great area for food trucks or a weekend farmers market. The resources needed for this effort, such as traffic control, engineering, infrastructure needs, alleyways, and lighting were reviewed.

Other priorities discussed include:

- The importance of wayfinding.
- The possibility of matching grants to make store fronts look nicer. Some stores are sharing a single entrance to maximum the use of the space available.
- Connectivity from 2nd Street to the depot. It was noted that there is a tremendous opportunity with new conference center and hotel with a connected plaza and further down to the river.
- Multiple pathways to/from the river and to/from downtown.
- Infill development in downtown.

Conversation about infill projects followed. What types of incentives should be considered to invest in infill projects? It is important that parking and zoning requirements remain flexible to allow for creative projects.

b. **City of Grand Junction – DDA Partnerships**

The funding relationship between the City and DDA was discussed, particularly the Tax Increment Financing (TIF) (sales tax TIF and property tax TIF). It was noted that the Memorandum of Understanding (MOU) outlines this relationship and it was recommended that a quarterly financial report from the treasurer would be helpful.

Conversation was held about the resources dedicated to the downtown, such as Police and Parks personnel.

Mr. Stam noted that the timeline to adopt the Plan by the DDA board is in September. The DDA will discuss their budget with City Council in October.

Mr. Caton stated it is helpful to have a conversation about the budget and the financing of projects.

Agenda Topic 2. Next Workshop Topics

Support was expressed for the City Council and the DDA board to meet every six months to receive updates and discuss future efforts.

3. Other Business

There was none.

Adjournment

The workshop adjourned at 8:52 a.m.