

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
APRIL 9, 2020
7:45 A.M.
Downtown Grand Junction, 437 Colorado Ave
(Via Zoom Meeting)

PRESENT: Doug Simons Jr. (Chair), Tom LaCroix, Libby Olson, Duncan Rowley, Anna Stout

ABSENT: Josh Niernberg (Vice-Chair), Dan Meyer, Maria Rainsdon, Vance Wagner

DDA/BID STAFF: Brandon Stam, Dave Goe, Vonda Bauer, Rykel Menor

CITY STAFF: John Shaver (City Attorney) was absent, Greg Caton (City Manager)

CALL TO ORDER: Doug called the meeting to order at 7:43 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of March 26, 2020

Anna made a motion to approve the minutes of the March 26th, 2020 meeting. Duncan seconded the motion. The motion was approved.

Façade Grant Application

401 Colorado Ave

The Façade Grant subcommittee received a Façade Grant request that was submitted by Matthew Bollig, property owner of Grassroots Cycles, located at 401 Colorado Avenue. Mr. Bollig's plans are to create a space for food trucks and a place for people to socialize. The project includes materials and installation of overhead string lighting, front and rear gate, steel fencing, composite decking, ground cover, aluminum signage and lights. The total estimated cost is \$22k which would qualify for a grant up to \$10k.

Duncan made a motion to approve the Façade Grant request of \$10k at 401 Colorado Avenue. Tom seconded the motion. The motion was approved unanimously.

GIFT CARDS

The Downtown gift card promotion has been going well. The total amount customers have spent at businesses is approximately \$5,900. Total gift cards that have been mailed out is 119.

Brandon explained that he has authorization to approve up to \$5k for the gift card promotion; however, he recommended an additional \$5k be approved by the Board in case the initial threshold is met.

Tom made a motion that the Downtown Development Authority extend another \$5k for the Downtown gift card program if needed. Duncan seconded the motion. The motion was approved unanimously.

HIRED SECURITY

Brandon explained that property owners and business owners reached out to him with concerns about a potential increase in vandalism during the COVID-19 pandemic. Citadel Security USA submitted a proposal to the Downtown Development Authority for private foot patrol services to discourage vandalism in the Downtown area. The proposed cost for an unarmed guard would be \$22.60 per hour per officer and the cost for an armed guard is \$25.00 per hour per officer. Brandon also spoke with Police Chief Doug Shoemaker and he was supportive of this concept

The Board discussed their concerns regarding the costs and contract length of Citadel Security USA officers. Board members agreed that if the merchants desired additional security, Downtown Grand Junction could provide the services offered by Citadel Security. The Board recommended Citadel Security USA officers be available for 3 hours in the evenings since the City of Grand Junction Parks & Recreation staff are downtown until 4:00 p.m. Citadel Security officers would initially be utilized for two weeks and any extension of their contract would be reevaluated by the Board.

Tom made a motion that the Board hire Citadel Security USA. Anna seconded the motion; however, clarifying that the Board approve 3 hours of unarmed guard security per night for two weeks then revisit it at the next board meeting. The motion was approved unanimously.

UPDATES

Brandon stated that last year Avalanche Power Wash was hired to clean the sidewalks which cost approximately \$5,500. Due to the reduced amount of activity in the Downtown area, the Board agreed to proceed with another sidewalk cleaning.

Libby made a motion to move forward with the Downtown sidewalk cleaning. Duncan seconded the motion. The motion was approved unanimously.

OTHER BUSINESS

Brandon discussed potential ideas for grant programs for Downtown businesses. He explained that other Downtowns are giving property owners their assessments back; however, he would not recommend this plan since business owners would not benefit from this.

Board members discussed the option of having targeted grants for retail, restaurants, and salons that would provide assistance to Downtown businesses.

PUBLIC COMMENTS

None

ADJOURN

There being no further business; Anna made a motion to adjourn. Tom seconded the motion. The meeting adjourned at 8:07 a.m.