

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
FEBRUARY 13, 2020
ANB Bank, 131 N 6th Street
8:00 A.M.

PRESENT: Doug Simons Jr. (Chair), Tom LaCroix, Dan Meyer, Libby Olson, Maria Rainsdon, Duncan Rowley, Vance Wagner

ABSENT: Josh Niernberg (Vice-Chair), Anna Stout

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

CITY STAFF: John Shaver (City Attorney), Greg Caton (City Manager), Trent Prall (Public Works Director)

GUESTS: Dustin Anzures (Revolution Investments LLC)

CALL TO ORDER: Doug called the meeting to order at 7:45 a.m.

APPROVAL OF MINUTES:

Meeting of January 9, 2020

Tom made a motion to approve the minutes of the January 9th, 2020 meeting. Duncan seconded the motion. The motion was approved.

I70B INPUT AND DISCUSSION

A letter regarding the CDOT Expansion of I70B Downtown Corridor was distributed to the Board. The letter was written on behalf of the Downtown Grand Junction Board of Directors to City Council for consideration of the following aspects related to the planned work on I70B:

- Pedestrian and safety enhancements that make Ute Avenue and Pitkin Avenue feel connected to Downtown
- Improvements should place a high priority on multi-modal capacity that aligns with the visions for Downtown Grand Junction and the City
- Prioritize connectivity from Downtown to Railyard to the River
- Utilize two lanes versus the proposed three lanes

Vance made a motion to approve the CDOT Expansion of I70B Downtown Corridor letter as written. Tom seconded the motion. The motion was approved unanimously.

There will be discussion and public comments regarding the I70B project at the City Council meeting scheduled on Wednesday, February 19th, at 6:00 pm.

TRAIN DEPOT

Dustin Anzures (Revolution Investments LLC) explained that in 2016 their company was awarded a \$35k planning grant from the Colorado State Historic Fund which was sponsored by the DDA. The work required for the grant has been completed. Revolution Investments LLC has funding partners that are interested in the restoration of the building located at 119 Pitkin Avenue. Their company would like to

move forward with the project; however, there are concerns with the pedestrian connectivity from the Train Depot to Downtown and CDOT's proposed changes to Pitkin Avenue and Ute Avenue. Dustin as well as other stakeholders are planning on attending the City Council meeting regarding the I70B project.

Dustin gave a brief history of the Train Depot, Grand Junction Union Station. The building was originally constructed for \$60k and opened in 1906. In 1991 the building was put on the National Register of Historic Places and in 2010 was put on Colorado's list of most endangered places. Due to that acknowledgement they were able to dedicate funds to hire staff to complete a study of the benefits of a revitalized train station. The findings estimated \$10 million dollars per year would go to the downtown economy with a train station that is reopened and that has a mix of retail offices, food and beverages, and also the train coming through there.

Revolution Investments LLC also purchased the building located close to the Train Depot at 201 South Avenue. Bonsai Design currently utilizes a portion of that building. Future plans for the building is to have a small Boutique Hotel with 10 to 12 rooms.

SKYLINE SCULPTURE FOR PURCHASE

Brandon recommended that the Downtown Development Authority purchase Kyle Ocean's sculpture, Skyline, located near Mesa Jewelers. Kyle's piece received the Best in Show award in 2018. The purchase price is \$8,000 and would be expensed out of the special projects fund. The sculpture would become a part of the DDA's permanent collection.

Duncan made a motion to purchase Kyle Ocean's sculpture, Skyline. Libby seconded the motion. The motion was approved unanimously.

There was Board discussion regarding future purchases of permanent sculptures. Brandon stated that the goal of the Creative District is to become a 501c3 nonprofit organization which would create ways for fundraising and opportunities to purchase sculptures.

Artists are working on a design concept for a mural project on the outside wall of Mesa Jewelers. Alpine Bank will provide \$5,000 for the Public Mural Assistance Sponsorship for Downtown mural projects.

UPDATES

Las Colonias

RockyMounts has started construction on their building at the Las Colonias Business Park. The estimated opening date is in April.

City Manager Greg Caton explained that a shelter located near the boat ramp will be available for lease to provide recreational equipment to visitors of the Park. The City of Grand Junction will be issuing a Request for Proposal (RFP) for an outdoor recreation equipment concessionaire public-private partnership.

Office Space

Brandon has talked with Robin Brown (Grand Junction Economic Partnership Executive Director) and Jon Maraschin (The Business Incubator Center Executive Director) regarding The Business Incubator Center having a downtown presence. They would keep their main location; however, have an additional

location and possibly relocate some of their partners to the downtown area. They will be working on a feasibility study and will bring back different concepts.

OTHER BUSINESS

Sugar Beet Project Update - Brandon explained that Brett Heil and Jorgen Jensen were under contract last year to purchase the property located at 919 & 1101 Kimball Avenue; however, their investor backed out of the project. Brett & Jorgen are in the process of trying to purchase the property again. Their plans are to have a scaled back version of their original project.

Brandon stated that two new Downtown breweries, Ramblebine Brewing Company, located at 457 Colorado Avenue, and Foam & Folly Brewery located at 303 S 2nd Street, are scheduled to open by May, 2020.

R-5 Project – Phase 2 of the project, which includes constructing the additional 32 units, still needs to be approved. The original plans that were submitted included two-story buildings; however, three-story buildings are being built. There were also issues with the dimension of the garages. The original plans included 2 car garages instead of a 1 car garage.

PUBLIC COMMENTS

None

ADJOURN

There being no further business; Duncan made a motion to adjourn. Maria seconded the motion. The meeting adjourned at 8:38 a.m.