

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING MINUTES
MAY 28, 2020
437 COLORADO AVENUE
7:30 A.M.
VIA ZOOM VIDEO COMMUNICATIONS

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

ABSENT: Josh Niernberg (Vice-Chair), Duncan Rowley

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

CITY STAFF: Greg Caton (City Manager), John Shaver (City Attorney), Jay Valentine (Director of General Services), Shane O'Neill (Administrative/Financial Analyst-General Services)

CALL TO ORDER: Doug called the meeting to order at 7:30 a.m.

CONSENT AGENDA

APPROVAL OF MINUTES

Meeting of May 14, 2020

Tom made a motion to approve the minutes of the May 14th, 2020 meeting. Maria seconded the motion. The motion was approved.

FAÇADE GRANT APPLICATIONS

660 ROOD AVENUE LLC – 660 Rood Avenue

The Façade Grant subcommittee reviewed a façade grant request that was submitted by Mike Foster, property owner of 660 Rood Avenue. The building originally was going to be a bank; however, that has changed and now the owner will be looking for a tenant. The project includes adding several windows to the building. The total estimated cost of the project is approximately \$45,000 which would qualify for a grant up to \$10,000.

Dan made a motion to approve the façade grant request for 660 Rood Avenue for up to \$10,000. Vance seconded the motion. The motion was approved.

Anna and Libby joined the meeting.

REGULAR AGENDA

DOWNTOWN PARKING DISCUSSION

Brandon previously sent a memo to the Board from City Manager Greg Caton and General Services Director Jay Valentine regarding Downtown parking. The memo referenced three areas which included: Resuming Parking Enforcement, To-Go Order Pick-up Locations, and the Parking Debt Service.

Resume Parking Enforcement

The memo referenced the transition from free downtown parking to resuming parking enforcement which would begin on June 1st. The Board recommended changing the date to June 8th due to the limited time to communicate the information to businesses.

Jay explained that parking enforcement could be lenient for the first couple of weeks as the transition for parking returns to more normal.

There was Board discussion regarding the challenges of employees that have been parking in the free spaces. Downtown Grand Junction has sent out messaging to businesses to encourage their employees to park elsewhere.

To-Go Order Pick Up Locations

There has been positive feedback regarding the parking spaces that have been utilized for to-go orders. The consensus of the Board was to continue providing these spaces. Staff will identify to-go order pick-up locations that would be beneficial to businesses.

Parking Debt Service

Brandon stated that the memo requested reimbursement for 50% of the debt service dollars related to the parking garage during the last 10 weeks of free parking.

Jay explained that the 2020 debt service payment for the parking garage is \$243,767 which is paid out of the Parking Fund. However, due to the COVID-19 pandemic, parking revenue has diminished, and the debt service is dependent upon revenues received for the Parking Fund. The Parking Fund balance currently has reserves of approximately \$230,000. The City of Grand Junction requested that the Downtown Development Authority pay 50% of the debt service payment. The total amount during the last 10 weeks was \$50,784; therefore, the DDA's portion would be \$25,392.

Brandon stated that the Sales Tax TIF Fund is restricted to capital projects and debt service; therefore, the request for \$25,392 for the debt service payment would be an eligible expense.

Shane explained that there have been discussions regarding upgrading all the parking meters that would enable customers to pay with credit cards. Revenue from the Parking Fund would be utilized for the project. Shane also stated that the City of Grand Junction would be willing to partner with the DDA to help fund parking pay machines as well as infrastructure for transforming the parking lot between 4th & 5th Streets on Colorado Avenue into an event space.

Anna commented that the Parking Fund reserve dollars should be utilized before taking \$25k out of the DDA funds. Anna recommended that if the City of Grand Junction Parking Fund would not be able to meet the debt service obligation then the funding request could be brought back to the Board.

There was discussion regarding the possibility of the City of Grand Junction applying for funding from the State of Colorado that may provide financial support for expenses. The City of Grand Junction is anticipating funding for new expenses that are COVID related; however, funding may not be available for expenses that were originally included in the budget.

Anna made a motion to not allocate the money today and that if circumstances change and the City of Grand Junction finds need that the City revisit this with the DDA. The motion was not seconded. The motion failed.

After further discussion, the consensus of the Board was to partner with the City of Grand Junction on the request for funding the debt service payment for the parking garage.

Dan made a motion to approve the request from the City of Grand Junction for \$25,392 towards the debt service for the parking garage. Vance seconded the motion. Anna opposed. The motion was approved.

EXECUTIVE SESSION

Doug made a motion to go into Executive Session to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and/or instructing negotiators pursuant to Colorado Revised Statutes section 24-6-402(4)(e)(I) of the Open Meetings Law and to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under section 402(4)(a) of the Open Meetings Law regarding Lowell Village Townhomes/REgeneration located at or near 310 N 7TH Street and will return to open session. Tom seconded the motion. The motion was approved.

The Board convened into Executive Session at 8:04 a.m. Board members present were Doug Simons Jr. (Chair), Tom LaCroix, Dan Meyer, Libby Olson, Maria Rainsdon, Anna Stout, Vance Wagner. Josh Niernberg (Vice-Chair) and Duncan Rowley were absent. Others present were Brandon Stam (Downtown Grand Junction Director) and John Shaver (City Attorney)

The Board reconvened into open session at 8:52 a.m.

Doug gave a summary of the Executive Session discussion.

The Board authorized Brandon to draft a memo to Jeremy Nelson (President of REgeneration Development Strategies) requesting additional financial and timeline information from Mr. Nelson at the next DDA Board meeting.

OTHER BUSINESS

Brandon met with City staff to discuss Downtown street closures and expanding outdoor dining space. The State has loosened the liquor license requirements that will allow businesses to expand their liquor licenses into additional areas. Existing Outdoor Dining Lease Agreements will be amended to include a description of the additional area and square footage that will be utilized for the expanded space. The City Clerk’s office will process the modifications once the agreements are complete.

The City of Grand Junction has proposed temporarily closing Main Street to traffic which would allow more pedestrian space Downtown. A survey was sent to Downtown businesses to provide their feedback on the street closure as well as having another option creating pedestrian space that would not require or would minimize street closures. Downtown Grand Junction has received 21 responses so far. Most of the feedback has been against Main Street closures; however, many were in favor of moving forward with the parking lot plaza.

Brandon met with a few property owners that may be interested in incorporating their properties into the Downtown Development Authority district. These requests will be presented at a future meeting.

City Council will be voting next week regarding the zoning designation request from S2E Technologies. This item was discussed at the last DDA board meeting.

PUBLIC COMMENTS

None

ADJOURN

There being no further business; Tom made a motion to adjourn. Maria seconded the motion. The meeting adjourned at 9:05 a.m.