

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING MINUTES
JUNE 25, 2020
7:30 A.M.
750 MAIN CONFERENCE ROOM

PRESENT: Doug Simons Jr. (Chair), Tom LaCroix-via zoom, Dan Meyer, Libby Olson, Duncan Rowley, Anna Stout, Vance Wagner

ABSENT: Josh Niernberg (Vice-Chair), Maria Rainsdon

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

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

GUESTS: Bruce Milyard (President of Western Constructors Inc), David Weckerly (Property Owner) S2e Team (via Zoom): Milfred Hammerbacher (Founder and CEO), Marissa Adelstein (Director of Business Development, Robin Levine (Real Estate Agent-Coldwell Bankers)

CALL TO ORDER: Doug called the meeting to order at 7:35 a.m.

CONSENT AGENDA

APPROVAL OF MINUTES:

Meeting of June 11, 2020

Duncan made a motion to approve the minutes of the June 11th, 2020 DDA meeting. Dan seconded the motion. The motion was approved.

REGULAR AGENDA

OUTDOOR DINING DISCUSSION AND FEEDBACK

Brandon explained that the State of Colorado has implemented new regulations to provide more flexibility to municipalities to extend food and dining areas as well as extending liquor licenses for outdoor dining leases. The City of Grand Junction is considering making changes that would allow the following two options:

- 1) Two or more restaurants could share space that is designated for outdoor dining. A non-liquor licensed establishment could provide the food and a liquor licensee could provide the beverages
- 2) City Council could pass an ordinance or resolution that designates a public consumption area and outdoor dining.

The Board discussed the options and the consensus was that Option 2 would be the most beneficial for Downtown. They also discussed the idea of creating an Entertainment District that could be designated as a permanent option.

Brandon will reach out to the leadership committee for their feedback on the two options available as well as poll the restaurants.

THE LOFTS PROJECT

Mr. Milyard explained the Lofts on Grand Project located at 950 Grand Avenue and 1020 Grand Avenue. There plans are to build a total of 78 units that will include 1 and 2 bedrooms with a modern look. The project will not be a phased project and would cost approximately \$15 million dollars. Construction is scheduled to begin in the fall. The United States Department of Housing and Urban Development (HUD) will provide financing for the project. Mr. Milyard stated that they will consider asking the Downtown Development Authority to participate in costs that HUD will not cover (asbestos remediation and demolition).

Brandon stated that the property is not currently in the Downtown Development Authority District; however, they are considering opting into the district.

Vance made a motion to approve their inclusion into the DDA for the Lofts on Grand project located at 950 Grand Avenue and 1020 Grand Avenue, which is one project. Libby seconded the motion. The motion was approved.

Vance disclosed that he is involved with the project.

S2E PROJECT UPDATE (630 S 7TH STREET)

S2e Technologies Inc., a Canada based company, is currently under contract to purchase the former StarTek property at 630 S 7th Street. Doug Simons Jr. disclosed that his father, Doug Simons, currently owns the property.

Mr. Hammerbacher shared a concept of the plans with the board and gave a brief update of the project. The company plans to build energy efficient apartments on the property. He explained that before COVID-19, financing was in place; however, financial institutions are being conservative. Financing opportunities through the United States Department of Housing and Urban Development (HUD) have been discussed. Some issues that need to be addressed include a noise study due to the railroad crossing being close to the project and parking concerns. The City of Grand Junction could apply for a quiet zone request. In a quiet zone, railroads have been directed to cease sounding their horns when approaching railroad crossings. To meet the current city zoning for parking spaces, an automatic parking tower would have to be built. There would be one parking space per unit. S2e would encourage tenants to have one vehicle in order to have one parking space. The company would offer a car sharing program and give tenants a free electric bike for utilizing only one parking space.

Board members discussed the project and were in favor of the project and agreed that it would provide a connection from Downtown to Las Colonias Park.

Dan made a motion for the Downtown Development Authority to draft a letter supporting one parking space per unit. Anna seconded the motion. Doug abstained. The motion was approved.

Brandon stated s2e Technologies Inc. may ask the Board for financial assistance.

OTHER BUSINESS

A Statement of Qualifications (SOQ) was issued to develop the property located at 600 White Avenue. Responses are due July 21, 2020.

City Manager Greg Caton gave an update on the Riverfront at Dos Rios property. The Invitation for BID for phase II construction has been issued and responses are due June 29, 2020. The City Council, which serves as the board for the Dos Rios General Improvement District (GID) previously authorized to sell bonds to finance the infrastructure construction for the Riverfront at Dos Rios project. The City of Grand Junction will wait to offer the sale of the bonds until a purchase agreement is signed. Sunshine Polishing Technology and Jen Taylor previously purchased land at the Dos Rios property. A purchase and sale agreement has been completed for the purchase of the remaining property. Mr. Caton anticipates the agreement will be signed soon.

The City of Grand Junction will issue a Request for Proposal (RFP) to conduct a feasibility study to determine if converting 4th and 5th Streets in Downtown from one-way streets to two-way streets would be beneficial.

Two new Downtown businesses, Foam & Folley Brewery and Ramblebine Brewing Company, will open within the next few months.

PUBLIC COMMENTS

Jeremy Nelson (REgeneration LLC) gave encouragement to the DDA Board and City of Grand Junction staff for the s2e project and stated that HUD lending is difficult when working with the railroad for development projects.

ADJOURN

There being no further business; Vance made a motion to adjourn. Duncan seconded the motion. The meeting adjourned at 9:00 a.m.