

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
SEPTEMBER 10, 2020  
750 MAIN CONFERENCE ROOM  
8:15 A.M.

**PRESENT:** Doug Simons Jr. (Chair), Cole Hanson, Libby Olson, Duncan Rowley, Anna Stout (via phone), Vance Wagner

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

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

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

**GUESTS:** Ted Ciavonne (Owner-Ciavonne Roberts & Assoc, Inc.)

**CALL TO ORDER:** Doug called the meeting to order at 8:14 a.m.

**APPROVAL OF MINUTES:**

Meeting of August 27, 2020

***Vance made a motion to approve the minutes of the August 27th, 2020 Downtown Development Authority meeting. Duncan seconded the motion. The motion was approved.***

**PLAZA UPDATE**

Ted gave an overview of the cost estimates for the phased construction of the Plaza space between 4<sup>th</sup> and 5<sup>th</sup> Streets on Colorado Avenue. The estimated total costs are \$1.2 million dollars. The cost estimates discussed included demolition, utilities, concrete paving, buildings, fencing, site furniture, signage, landscape and irrigation, and other amenities.

There was discussion regarding the importance of having a public restroom. The public restroom is currently located on 5<sup>th</sup> Street, by the proposed Plaza space. The City of Grand Junction Parks and Recreation Department maintains the restroom and have indicated how costly it is to maintain the restrooms due to the vagrancy issues Downtown. Recommendations discussed were for the restrooms to be useable from both sides to accommodate for events in the Plaza space as well as customers shopping Downtown. An option would be to have an office type space for the Ambassadors to utilize and build a restroom connected to the building. The Ambassadors could oversee the restroom and possibly have customers check out a key when using the restroom. Modular portable bathrooms could also be an option. Construction costs of a new restroom were not included in the cost estimates that were provided by Mr. Ciavonne.

The Downtown Development Authority would need approval from City Council for a Use Agreement to utilize the Plaza space since it is owned by the City of Grand Junction.

**OUTDOOR DINING EXPANSION AND PUBLIC PARKLET**

Brandon explained that Downtown Grand Junction has been awarded \$47,990 from the Colorado Department of Transportation (CDOT) Revitalizing Main Street Grant Program to help expand outdoor

dining. Twelve modular outdoor parklets will be purchased from Colorado Parklets, a Durango Colorado based company, specializing in building outdoor parklets. The parklets will allow restaurants to utilize sidewalks and parking spaces to expand their outdoor dining space. The funds received from CDOT will be used to purchase barrier fencing for the public parklets. Downtown Development Authority will pay for the cost of the base units, which will cost approximately \$86k, and will be expensed out of the Special Projects account. The City of Grand Junction and Downtown Grand Junction have also discussed the possibility of winterizing the units by providing an enclosure for the base units.

Mr. Caton stated that the City of Grand Junction may be able to provide additional funding with the CARES Act 2020 dollars.

***Vance made a motion to allocate \$90 toward the expenditures of the bases for the parklets. Duncan seconded the motion. The motion was approved unanimously.***

#### **UPDATES**

None

#### **OTHER BUSINESS**

Vance indicated that due to the number of projects Downtown, the Board needs to be aware of the money that the Downtown Development Authority is spending. Brandon stated he would send out financial forecasting documents prior to the meeting on September 24<sup>th</sup>.

#### **PUBLIC COMMENTS**

None

#### **ADJOURN**

***There being no further business; Duncan made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 9:10 a.m.***