

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
NOVEMBER 12, 2020
VIA ZOOM
7:50 AM

PRESENT: Doug Simons Jr. (Chair), Josh Niernberg (Vice-Chair), Cole Hanson, Dan Meyer, Libby Olson, Maria Rainsdon, Duncan Rowley, Anna Stout, Vance Wagner

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

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

GUESTS: Jennifer Taylor (Dos Rios Property Owner)

CALL TO ORDER: Doug called the meeting to order at 7:42 a.m.

CONSENT AGENDA

APPROVAL OF MINUTES:

Meeting of October 22, 2020

Maria made a motion to approve the minutes of the October 22nd Downtown Development Authority Board meeting. Anna seconded the motion. The motion was approved.

REGULAR AGENDA

LOWELL VILLAGE

Brandon explained that the Phase 2 approval process for the Lowell Village project was near completion. In order to move forward with the process, the following items would require Board approval.

1. Downtown Development Authority owns the Lowell School building; therefore, REgeneration LLC is requesting permission from the DDA for the acknowledgement that the metro district will be servicing the water and sewer for the Lowell School building.
2. Approval for a proposed drainage license that has been issued due to storm water drainage from lot 5.
3. Drawings have been altered for the vehicle turn-around easement; therefore, changes need to be approved.

Vance made a motion to approve the DDA's acknowledgement that the Metro District will be servicing the water and sewer for the Lowell school building, the proposed drainage license and the changes for the vehicle turn-around easement. Maria seconded the motion. The motion was approved unanimously.

WHITE HALL

Brandon stated that the DDA previously requested additional financial information from applicant Jay Soneff; however, the applicant was unable to provide the information. Branded requested permission to send a letter to Mr. Soneff stating that the DDA would allow a 4-month due diligence period and include an exclusivity clause. After the due diligence period a purchase and sale agreement may be negotiated.

Vance made a motion to proceed with a letter to Mr. Soneff which would allow him a 4-month due diligence period and include an exclusivity clause. Duncan seconded the motion. The motion was approved unanimously.

OUTDOOR SEATING

Twelve 10’x20’ modular outdoor parklets are scheduled to be installed next week at the six Downtown restaurants who submitted applications to extend their outdoor dining spaces. Brandon recommended purchasing four additional parklets. The estimated cost would be \$20k per parklet for a total cost of approximately \$80k. If the parklets do not qualify for reimbursement or funds are not available through the Department of Local Affairs (DOLA) CARES Act, funding could be disbursed from the DDA special projects account.

The Board discussed their concerns and agreed if additional restaurants were interested in extending their outdoor dining space an application would need to be submitted.

Vance made a motion for a conditional approval, based on if additional restaurants are interested in a parklet, for the Executive Director to purchase four parklets or up to \$80k. Duncan seconded the motion. The motion was approved unanimously.

DOWNTOWN PLAZA

Brandon attended a City Council workshop regarding the Downtown Plaza. City Councilmembers provided positive feedback. There were some concerns regarding parking and the cost of the restroom since it was not included in the original cost estimate.

John and Brandon will draft a letter to City Council for approval of a Use Agreement to allow the Downtown Development Authority to utilize the Downtown plaza space.

Downtown staff and subcommittee members Libby and Maria are scheduled to meet with consultant Ted Ciavonne next week to discuss the plaza space. Additional concept designs will be brought back to the Board for review.

LAS COLONIAS RESTAURANT/RETAIL SPACE

The Las Colonias Development Corporation (LCDC) recently requested \$1.5 million from the Downtown Development Authority and \$1.5 million from the City of Grand Junction for the construction of the Las Colonias Restaurant/Retail Development. The DDA Board previously discussed their concerns regarding the concept of the project. Brandon, Doug, and Josh attended a special meeting with the LCDC Board members for additional discussion and clarification of the project.

A joint meeting will be scheduled with the DDA, City Council, and the LCDC Board for further discussion of the project.

RIVERFRONT AT DOS RIOS OUTDOOR RECREATION PROJECT

Jennifer Taylor (Dos Rios Property Owner) gave a presentation of a preliminary concept for a mixed-use outdoor recreation project that would be located at the Riverfront at Dos Rios property. The project will include El Jet’s Cantina and Sky Outpost. The plan is to have an indoor/outdoor cantina with a lodging and camping area next to the river. Their mission is to create and celebrate culture, community and confluence.

OTHER BUSINESS

A DDA financial forecast document which included future project scenarios and how they could impact the budget was provided to the Board. The projects included the Downtown Plaza, 4th & 5th Street Conversion, The Eddy Housing Project, and Networks Unlimited. Brandon stated that funding might be available through the Department of Local Affairs for the Downtown Plaza project.

Brandon requested Board approval to pay an invoice for holiday lights for the Downtown area.

Anna made a motion to authorize the expenditure of \$5,117.49 for the purchase of the Downtown lights. Duncan seconded the motion. The motion was approved unanimously.

David Weckerly is interested in purchasing the Drive Train Industry building located at 201 S 6th Street. Mr. Weckerly’s plan is to have a food and beverage concept. The DDA may be asked for financial assistance to help with environmental costs.

Benge’s Shoe Store will be closing their store after 109 years to enjoy retirement. The store is the oldest shoe store in Colorado.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Duncan made a motion to adjourn. Anna seconded the motion. The meeting adjourned at 8:59 a.m.