

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 11, 2021
VIA ZOOM
8:00 AM

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

Downtown Grand Junction Staff present: Brandon Stam, Dave Goe, Vonda Bauer, Rykel Menor, Sarah Dishong

City of Grand Junction Staff present: City Manager Greg Caton, City Attorney John Shaver

Guests: Ted Ciavonne (Owner of Ciavonne Roberts and Associates), Clare van Montfrans (Architectural Designer)

CALL TO ORDER: Doug called the meeting to order at 7:53 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of January 28, 2021

Maria made a motion to approve the minutes of the January 28, 2021 Downtown Development Authority Board meeting. Cole seconded the motion. The motion was approved.

REGULAR AGENDA

EL JET'S/SKY OUTPOST FUNDING REQUEST

Brandon explained that Jennifer Taylor (Principal-Buena Vida LLC, El Jet's Cantina, Sky Outpost) submitted a letter to the DDA Board on January 14, 2021 requesting a \$125k forgivable loan to offset capital development fees for the project at Riverfront at Dos Rios. The initial request was to support soft costs; however, the Board discussed funding more specific options including a portion of the dirt work costs, palapas, pergolas, or shade shelters. The Board agreed to fund \$125k for reimbursement of project costs versus a forgivable loan. The funds would be distributed in 2022.

Vance made a motion to authorize Brandon, the Real Estate Committee, and John Shaver to develop a contract which will include reimbursement for specific project costs of \$125k and will be brought back to the Board for final approval. Duncan seconded the motion. The motion was approved unanimously.

PROPERTY INCLUSION FOR THE LOFTS PROJECT

Brandon previously met with Bruce Milyard (President of Western Contractors Inc.) and David Weckerly (Real Estate Developer) to discuss a future housing project located at 950 and 1020 Grand Avenue. The properties are not currently in the Downtown Development Authority District; therefore, the property owners will submit a petition for inclusion to be incorporated into the District. Once the petition is received, it will be submitted to City Council for approval.

In addition, Vance disclosed that ANB Bank has a loan on the property.

Vance made a motion to incorporate 950 & 1020 Grand Avenue into the Downtown Development Authority boundary once the petition for inclusion is received. Dan seconded the motion. The motion was approved unanimously.

DOWNTOWN PLAN IMPROVEMENTS DISCUSSION

Brandon stated there have been many discussions regarding the Downtown Plaza and alleyway improvements at the 4th Street & Colorado Avenue parking lot and is seeking Board input whether the projects should move forward.

DDA Board members expressed their support of the plaza concept; however, they agreed to delay the project at this time. Board members were in support of moving forward with the alleyway improvements and recommended improving the Downtown restroom facilities.

Consultant Ted Ciavonne explained some of the modifications that would need to be made to the parking lot to create the necessary space for the alleyway improvements. Brandon will discuss the modifications for the alleyway improvements with City Councilmembers and business owners who would be affected.

Brandon met with property owner Aaron Young and Architectural Designer Clare van Montfrans to discuss the possibility of utilizing the vacant lot located at 702 Main Street to implement some of the concepts that were planned for the Downtown plaza. Aaron owns the properties located at 702 and 734 Main Street.

Clare van Montfrans explained they are in the early stages of the design process on how to utilize the vacant lot while waiting for development. Their goal is to create an energetic space and to fill more connected to the Downtown energy. Some ideas include a stage, performance element, food truck area, seating, and shade structures. Their recommendation would be to partner with the DDA for programming activities and finding ways to activate the space. Once the design scheme is approved, construction could start as early as April or May 2021. Additional information will be provided to the Board as it becomes available.

Brandon explained that the Board approved a forgivable loan in 2019 for the proposed developments located at 702 and 734 Main Street. The disbursement was made to ASWY, LLC (Aaron Young) for the purpose of developing these two lots. The conditions have been completed for 734 Main Street; however, the promissory agreement would require a modification to extend the timeline for the development of the property at 702 Main Street. The promissory agreement would be brought back to the Board for consideration if the Board wants to proceed with this use.

In addition, there was discussion regarding the perception of limited parking in Downtown and the importance of providing messaging to the community to help them understand there is sufficient parking. The community contacts Downtown Grand Junction regarding parking; however, the City of Grand Junction manages the parking system. Downtown Grand Junction could partner with the City of Grand Junction to provide an improved parking management system with the option to allow pay stations instead of parking meters in the Colorado Avenue parking lot. One of the recommendations from the parking study was to develop shared parking agreements for private parking lots. This would significantly increase the amount of parking spaces.

UPDATES/DISCUSSION

The property owners accepted the Downtown Development Authority's offer to purchase the Greyhound Bus building and lot located at 230 S. 5th Street for \$700k. The offer is contingent upon due diligence findings.

Avant Environmental Services, Inc. has completed the Phase 1 Environmental Site Assessment for the Greyhound Bus Station and the vacant parcel. Brandon, the Real Estate Committee, and John Shaver are scheduled to meet with Environmental Scientist Ed Baltzer to discuss the findings. In addition to the Environmental Site Assessment, a building inspection and appraisal will be performed.

The information will be brought back to the Board for final authorization to purchase the property after the due diligence items are completed. The Board would need to authorize the utilization of TIF dollars, operating dollars, or a combination of both for the purchase of the property.

OTHER BUSINESS

White Hall - Brandon is scheduled to meet with applicant Jay Soneff to discuss the purchase of the vacant lot located at 600 White Avenue. The DDA may move forward with negotiating a Purchase and Sale Agreement soon.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Maria made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 9:06 a.m.