

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

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

DDA Members absent: Doug Simons Jr. (Chair), Vance Wagner

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

City of Grand Junction Staff present: John Shaver (City Attorney)

CALL TO ORDER: Josh called the meeting to order at 7: 54 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of February 25, 2021

Libby made a motion to approve the minutes of the February 25, 2021 Downtown Development Authority Board meeting. Duncan seconded the motion. The motion was approved.

REGULAR AGENDA

EL JET'S/SKY OUTPOST FUNDING REQUEST

The Board discussed Resolution 2021-02. The Resolution would authorize approval of an expenditure from the 103 Fund for up to \$125k on a reimbursement basis for economic development by Buena Vida, LLC for the Dos Rios Development Park Project located in the DDA boundary at 535 Hale in the City of Grand Junction, Colorado.

Prior to reimbursement Buena Vida, LLC must provide the following:

- Proof or Certificate of Occupancy for "Sky Outpost/El Jet's Cantina" on or prior to December 31, 2023.
- Receipts showing proof of payment for professional land excavation services for the entire project site.

Anna moved to adopt Resolution 2021-02 as written. Duncan seconded the motion. The motion was approved unanimously.

NETWORKS UNLIMITED FUNDING REQUEST

Brandon explained that Mark Swain was unable to attend the meeting today; however, Mark had discussed with Brandon the possibility of financial assistance from the DDA for an estimated total of \$165k for their project. The funding requests are as follows:

1. \$51k to bring fiber to their property located at 515 S 7th Street
2. \$115k for exterior improvements to the site and building (fencing, façade. etc.)

There was discussion regarding the initial cost of bringing fiber along the 7th Street corridor. A potential option would be for the DDA to upfront the initial cost and then allow Networks Unlimited to have some form of a connection agreement.

After discussion, the Board consensus was for Brandon to draft a funding request agreement with Networks Unlimited with assistance from the Real Estate Committee and John Shaver. The agreement will be brought back to the Board for consideration.

230 S 5th STREET

Avant Environmental Services, Inc. completed the Phase 1 Environmental Site Assessment and after reviewing the information, the recommendation was to perform a Phase 2 Assessment. Brandon previously sent the Phase 2 Assessment proposal that was submitted by Ed Baltzer to the Board for consideration. The recommendation was for the DDA to pay ½ of the cost up to \$5,500 and the seller would pay the other ½.

In addition, the purchase and sale contract would need to be revised to extend the closing date due to the Phase 2 Assessment.

Duncan made a motion to proceed with the Phase 2 Environmental Assessment for the property located at 230 S 5th Street. Dan seconded the motion. The motion was approved unanimously.

OTHER BUSINESS

Brandon stated that the 4th & 5th Street Feasibility Summary document that was prepared by Bohannon Huston was sent to the Board. Brandon explained that the first stakeholder meeting was well attended. There were representatives from key neighborhoods stakeholders, business owners, Planning Commission, Urban Trails Committee, and DDA Board members, Cole and Josh. At the meeting there were many great ideas discussed regarding safety improvements to the corridor and making it more pedestrian friendly. There will be additional meetings as well as a public meeting that will be held in April. A meeting will also be scheduled with City Council and the DDA Board to discuss the Feasibility Study.

One of the items of discussion at the upcoming City Council Workshop will include whether to pursue some of the parking recommendations from the 2015 Parking Study. It was agreed that Brandon will draft a letter on behalf of the DDA Board to emphasize the importance of implementing some of the parking recommendations and send it to City Council.

Mr. Soneff is planning on presenting his concept design for the project at the White Hall property. This will give the Board an opportunity to ask questions before moving forward with negotiating a Purchase and Sale Agreement. The proposed concept includes one- and two-bedroom studio units. In addition, tenants would have access to Zoom conference rooms, community social spaces, and a co-working space.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Maria made a motion to adjourn. Duncan seconded the motion. The meeting adjourned at 8:20 a.m.