

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
APRIL 22, 2021
750 MAIN CONFERENCE ROOM
7:30 AM

DDA Board Members present: Doug Simons Jr. (Chair), Cole Hanson, Dan Meyer (via zoom), Libby Olson, Maria Rainsdon (via Zoom), Duncan Rowley, Anna Stout, Vance Wagner

DDA Members absent: Josh Niernberg (Vice-Chair)

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

City of Grand Junction Staff present: City Manager Greg Caton (via Zoom), City Attorney John Shaver (via Zoom)

Guests: Mark Swain-President/Owner of Networks Unlimited (via phone)

CALL TO ORDER: Doug called the meeting to order at 7:37 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of March 25, 2021

It was noted there was an incorrect date on the March 25, 2021 minutes.

Libby made a motion to approve the minutes of the March 25, 2021 Downtown Development Authority Board meeting with the correction. Anna seconded the motion. The motion was approved.

REGULAR AGENDA

RESOLUTION FOR 230 S 5TH STREET

Resolution 2021-03 was presented to the Board. The Resolution would ratify the contract to purchase the property located at 230 S 5th Street for \$700,000 (plus normal and customary closing costs).

The environmental studies were performed by Ed Baltzer, Manager of Avant Environmental Services. The cost for the studies was approximately \$6k instead of the original estimate of \$11k. In addition, Arnie Butler & Company performed an appraisal of the property. The appraised value was \$700k.

Anna made a motion to approve Resolution 2021-03 as written. Duncan seconded the motion. The motion was approved unanimously.

DOWNTOWN CATALYST PROGRAM

Brandon explained that the Downtown Catalyst Program would help to stimulate business, spur new development/redevelopment, and business improvement and/or expansion in Downtown. DDA funding would be available up to \$500,000 for property and business owners to improve development in Downtown. The funding would require a supplemental appropriation approved by City Council.

The Board discussed their support for the program. The program would formalize the process and help clarify goals and preferences for funding projects.

Resolution 2021-05 was presented to the Board. The Resolution was to establish the Downtown Catalyst Program.

Duncan made a motion to approve the Downtown Catalyst Program Resolution 2021-05 as written. Libby seconded the motion. The motion was approved unanimously.

NETWORKS UNLIMITED FUNDING REQUEST

The Board previously discussed and was in favor of providing financial assistance to Networks Unlimited for bringing fiber to their property located at 515 S 7th Street and for exterior improvements to the site and building.

Resolution 2021-04 was presented to the Board. The Resolution was to approve an expenditure from the 103 Fund for up to \$165,000 on a reimbursement basis for economic development by Networks Unlimited located in the DDA Boundary at 515 S 7th Street.

Vance made a motion to approve Resolution 2021-04. Duncan seconded the motion and clarified that the DDA is moving to approve the appropriation of up to \$165k in reimbursements to Networks Unlimited for the fiber and façade projects that are written in the Resolution. The motion was approved unanimously.

DDA MEETING SCHEDULE DISCUSSION

There was Board discussion regarding changing the DDA board meetings from twice a month to once a month. The recommendation was to schedule the DDA & BID meetings on the 2nd Thursday of each month. Additional special meetings may be scheduled dependent on the number of items coming before the DDA Board.

The consensus of the Board was in favor of scheduling one meeting per month beginning in May. A new resolution will be brought to the Board for approval at the May 13th board meeting.

OTHER BUSINESS

Brandon stated that Mesa County Commissioners agreed to implement the Colorado Commercial Property Assessed Clean Energy Program (C-PACE). The program allows developers and building owners to finance qualifying improvements such as solar and water conservation improvements to their properties.

The City of Grand Junction Parks and Recreation department has selected an artist to paint a permanent mural in the 500-block breezeway as a memorial for Warren Barnes.

Lowell Village Update-Jeremy Nelson previously requested an amendment to the Purchase & Sale Agreement between the DDA & REgeneration, LLC to permit Lowell school conveyance with no conditions. The Board did not approve that request. Brandon explained that an offer was sent to Mr. Nelson; however, a response from Mr. Nelson's attorney indicated they were not interested in the offer.

City Attorney John Shaver stated that REgeneration, LLC is looking at ways for the Metro District to possibly finance the necessary infrastructure.

There will be a public open house on Tuesday, May 4th from 4:00 pm to 6:00 pm at the Avalon Theatre to discuss the 4th Street and 5th Street Feasibility Study. Community members will be encouraged to share their ideas and provide feedback for the planning process.

A new City Council Representative will be selected to serve on the DDA Board at the City Council meeting on May 17, 2021.

The City of Grand Junction will be conducting a virtual Community Meeting on April 28, 2021. The meeting will provide information on topics such as 2020 One Grand Junction Comprehensive Plan, Parks Master Plan, Public Works projects, City water conservation projects, update on First Responders tax, and information about the City's new Brand.

City Manager Greg Caton stated that City Council approved a Resolution adopting the Grand Junction Destination Brand "Where Life Leads."

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Anna made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 8:23 a.m.