

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 13, 2022
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION
7:30 A.M.

DDA Board Members present: Doug Simons Jr. (Chair), Cole Hanson (Vice-Chair), Dan Meyer (via zoom), Josh Niernberg, Libby Olson, Garrett Portra, Maria Rainsdon, Vance Wagner, City Council Representative Randall Reitz

Downtown Grand Junction staff present: Brandon Stam, Dave Goe, Kyra Seppie, Vonda Bauer, Sarah Dishong

City of Grand Junction staff present: City Manager Greg Caron (via zoom), City Attorney John Shaver

Guests: Headwaters Housing Partners Team - Adam Roy (Project Engineer), Grady Lenkin
North Peak Inc. Team - Kevin Young (President), Micah Adams (Preconstruction Manager), Dave Hancock (Estimator)

CALL TO ORDER: Doug called the meeting to order at 7:56 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of December 9, 2021

Vance made a motion to approve the minutes of the December 9, 2021 Downtown Development Authority Board meeting. Libby seconded the motion. The motion was approved.

REGULAR AGENDA

DDA RESOLUITION 2022-01 MEETING NOTICE AND SCHEDULE

Vance made a motion to approve DDA Resolution 2022-01 designating the location for the posting of the notice of meetings, establishing the 2022 Downtown Development Authority meeting schedule, and establishing the procedure for calling of special meetings. Maria seconded the motion. The motion was approved.

FAÇADE GRANT FOR 715 S 7TH STREET

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by the property owner of Silo Adventure Center LLC, located at 715 S 7th Street. The request was for an awning addition on the Northeast side of the building. The total project cost is estimated at \$28,100 and would qualify for a grant up to \$10k.

Libby made a motion to approve the Façade Grant request of \$10k at 715 S 7th Street. Josh seconded the motion. The motion was approved unanimously.

230 S 5TH STREET REDEVELOPMENT UPDATE

Brandon explained that the Downtown Development Authority currently owns the property at 230 S. 5th Street. A Request for Proposal was sent out twice for property redevelopment with a concept of mixed use, commercial and residential. Headwaters Housing Partners submitted an application for both of the Request for Proposals.

Adam Roy, Headwaters Housing Partners Project Engineer, gave a presentation of their proposed project called "The Terminal". Mr. Roy explained that the building was identified as potentially historic; therefore, the building will be preserved as much as possible. The proposed concepts of the old greyhound building will include a new culinary concept on the ground floor. The 2nd level will include a space to create concept for artist studios, exhibition spaces, galleries, etc. The rooftop would accommodate a space for formal and informal gatherings. In addition, the housing component will include a nine-story building with 72 residential units (a mix of studio, one-and two-bedroom units).

Brandon stated that the project would be eligible for grant opportunities. Colorado Department of Local Affairs (DOLA) is offering a Colorado Community Revitalization Grant for funding up to \$5 million per project. The grant would require an affordability component for housing and a space for arts and cultural activities.

Colorado Creative Industries (CCI) is offering a Space to Create Colorado Program. The program assists communities with the development of affordable live-work housing and commercial spaces. CCI encouraged Downtown Grand Junction to apply for the program. If selected, the program would require a \$35k cash match for a \$70k feasibility study. The funds would be expended from the special projects account. If the grant is awarded, the amount would be for \$250k.

Josh made a motion to approve the match up to \$35k for the feasibility study. Garrett seconded the motion. The motion was approved unanimously.

ENDCAP PROJECT UPDATE

Kevin Young explained that NorthPeak, Inc., is a local contracting firm that has been in business for fifteen years. NorthPeak, Inc. is the new construction management team working with Senergy Builders, LLC for the redevelopment project located at 130 N 4th Street. The project is currently called The Confluence; however, a new name will be selected.

Micah Adams gave a presentation of the proposed concept. Mr. Adams explained that the concept was originally developed by Chamberlain Architects and Senergy Builders, LLC a few years ago. The project would consist of five stories with 28,000 sq feet of for sale condos. The first floor would include restaurant/retail and floors two through five would include residential units. The project cost is estimated at \$7.6 million which includes \$500k in soft costs and \$500k contingency. There will be combined capital investments from North Peak, Inc. and Senergy Builders. NorthPeak, Inc is seeking a partnership with the City of Grand Junction and Downtown Development Authority to help with the connectivity of the new structure to the parking garage. In addition, Colorado C PACE will provide financing to construct an energy efficient building that will be assessed to the land. The funding will be based off a percentage of the environmentally energy efficient costs that will go to the project. Traditional financing would provide funding for the rest of the project. North Peak, LLC is estimating to break ground by September 2022 with the project completion in November 2023.

Brandon stated that the Rood Avenue Parking Garage Association manages the parking spaces in the Rood Avenue parking garage. The DDA owns 32 parking spaces in the garage. Senergy Builders, LLC submitted a Letter of Intent in 2016 outlining the proposed terms and conditions for leasing the DDA parking spaces. The Rood Avenue Parking Garage Association previously requested additional details regarding the connectivity to the garage before they would approve an agreement. NorthPeak, Inc. has taken over the project; therefore, once the engineering plans are approved by the Parking Garage Association, a new parking agreement between the DDA and NorthPeak, Inc. would need to be negotiated and brought back to the Board and the Parking Garage Association for approval.

WHITE HALL PURCHASE AND SALE AGREEMENT

Brandon explained that the proposed concept that Jay Soneff previously shared with the DDA Board has not changed for the redevelopment of the vacant lot located at 600 White Avenue. The proposed concept includes one- and two-bedroom studio units. Brandon requested a motion to move forward with finalizing the Purchase and Sale Agreement. Mr. Soneff would have until September 2023 to provide financing for the project otherwise the agreement would be null and void. In addition, this time would allow for due diligence findings including any environmental cleanup prior to acquisition.

Maria moved to allow the Real Estate Committee in conjunction with Brandon and John Shaver to move forward with finalizing the Purchase and Sale Agreement. Cole seconded the motion. The motion was approved unanimously.

UPDATES

None

OTHER BUSINESS

A Board Retreat will be scheduled on February 10th from 11:00 a.m. to 4:00 p.m. The Retreat is in lieu of the regular board meeting scheduled on February 10th at 7:30 a.m. Downtown Colorado Inc. (DCI) will provide a facilitator for the retreat. DCI represents districts throughout the state. Brandon will send out an invitation when the details are finalized.

EXECUTIVE SESSION:

Doug moved to go into Executive session to discuss matters that may be subject to negotiations; developing strategy for negotiations; and/or instructing negotiators pursuant to Colorado Revised Statutes Sections 24-6-402 (4) (e) (I) of Colorado's open meetings law relative to an economic development/redevelopment incentive agreement for Richmark Companies for a possible redevelopment/development projected at 200 Rood Avenue, Grand Junction Colorado. Maria seconded the motion. Motion passed.

The Board convened into Executive Session at 8:54 am. Board members present were Doug Simons Jr. (Chair), Cole Hanson (Vice-Chair), Josh Niernberg, Libby Olson, Garrett Portra, Maria Rainsdon, Vance Wagner, and City Council Representative Randall Reitz. Dan Meyers did not attend the Executive Session meeting. Others present were Downtown Grand Junction Executive Director Brandon Stam and City Attorney John Shaver.

The executive session concluded at 9:19 a.m. and the Board reconvened into open session at 9:20 a.m.

Vance made a motion that the DDA agree to participate in a match, with the recognition of the current \$550k that the DDA has committed, up to \$2 million dollars toward the Richmark project that will align with the City of Grand Junction and would only be granted with the full approval of the DOLA grant. Maria seconded the motion. The motion was approved unanimously.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Josh made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 9:24 a.m.