

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
MARCH 17, 2022
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION
8:00 AM

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

DDA Board Members absent: Cole Hanson (Vice-Chair), Vance Wagner

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

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

Guests: Steve Doyle (Avalon Theatre Foundation Board President), Chris Kopp (Detective-Grand Junction Police Department, Shawn Hasty (Commander-Grand Junction Police Department), Micah Adams (Preconstruction Manager)

CALL TO ORDER: Doug called the meeting to order at 7:45 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of January 13, 2022

Josh made a motion to approve the minutes of the January 13, 2022, Downtown Development Authority Board meeting. Garrett seconded the motion. The motion was approved.

Meeting of February 10, 2022, Board Retreat Summary

Garrett made a motion to approve the summary of the February 10, 2022, Downtown Development Authority Board Retreat. Randall seconded the motion. The motion was approved.

REGULAR AGENDA

AVALON FOUNDATION UPDATE

Steve Doyle, Avalon Theatre Foundation Board President, gave a presentation regarding Celebrating the Avalon's Centennial in 2023. The proposed Centennial program will include a Birthday Bash on January 5, 2023, Grand Junction Symphony concert, Community Concert Series, monthly film & mini-lecture series, short film on the Avalon Theatre, and a final 'Big Bash' event in November 2023. The estimated cost for the celebration is \$81,500. Sponsorship opportunities to help fund the celebration will be available starting May 2022.

In addition, Mr. Doyle gave a brief history of the Avalon Theatre. The City of Grand Junction owns the building, OVG is the general manager of the facilities, and the Avalon Theatre Foundation helps to preserve, promote, and enhances the building for community benefit. The Avalon Theatre was transformed into a state-of-the-art Performing Arts Venue. The Cornerstone Project was completed in 2014 and funded by the City of Grand Junction of \$4.1 m, Downtown Development Authority \$3m, Avalon Theatre Foundation \$1.6m, and Department of Local Affairs was \$1m. The total project cost was \$9.7 million dollars.

GJ PD CAMERA PROGRAM

Detective Chris Kopp and Commander Shawn Hasty explained that the Grand Junction Police Department (GJPD) is starting a community watch program and would like Downtown Grand Junction to participate in the program. GJPD has partnered with Project NOLA, a non-profit organization based out of New Orleans. The organization

works with companies to place high-definition crime cameras in needed areas. Video will be transmitted via the internet to the Project NOLA Crime Center, and then information will be provided to the GJPD. Project NOLA will provide self-installable Wi-Fi crime camera kits and cameras. GJPD purchased 50 cameras. Of those 50 cameras, 10 were kept for the Downtown District area. The cameras cost approximately \$1,100 which includes two years of cloud recording. After the two-year term, the cost would be \$550 every additional year for each camera. Power and internet will also need to be provided for each camera. GJPD is looking for community partners that are willing to help pay for the installation and purchase of cameras and place them in areas of need. GJPD provided a map showing the camera locations they identified for Downtown. Signage will be provided where the cameras are located to help deter crime. In addition, Downtown businesses may have the opportunity to install cameras outside their businesses as well. They would need to provide power, internet services, and an installation fee. The cameras would be provided by GJPD.

The Board agreed that the cost should not exceed \$15k and the funds would be expended from the Special Projects Account. If additional cameras are needed for Downtown, a proposal will be brought back to the Board for review and approval.

Garrett made a motion to authorize Brandon to move forward with the installation of the cameras not to exceed \$15k. Libby seconded motion. The motion was approved unanimously.

CITADEL SECURITY CONTRACT

Brandon stated that the original Citadel Security USA Services Agreement was established during COVID due to concerns with vandalism. Business owners have provided positive feedback and would like to see security continued downtown. In 2021 the expenses were disbursed from the special projects account. However, if the service continues, the agreement will be approved on an annual basis and the expense would be disbursed from the contract services account. \$48k for security has been budgeted for 2022.

There were two proposals provided by Citadel Security USA including unarmed and armed guard patrolling.

The Board agreed that the services are beneficial and would prefer an annual contract. After discussion, the consensus of the board was for Brandon to move forward with John Shaver and Citadel to draft an annual contract and bring it back to the board for review.

CATALYST GRANT-GRAND RIVER LOFTS

Micah Adams submitted a Catalyst Grant Application requesting \$500k for the Grand River Lofts, LLC project located at 130 N 4th Street. The Real Estate committee reviewed the application and recommended the DDA contribute \$100k towards the project. The elevator in the parking garage was the key cost for supporting the project. The DDA previously sold the lot at a substantially reduced cost and will lease or sell parking spaces to Grand River Lofts, LLC for the project; therefore, the committee agreed that the DDA had already contributed to the project.

City Manager Greg Caton explained that parking spaces are expensive, and the cost has significantly increased over the years.

The Board consensus was for Brandon and John Shaver to draft a Resolution outlining the conditions of approval, including the requirements and timing for disbursement of funds. The resolution will be brought back to the board for approval in April.

HISTORIC PRESERVATION GRANT-535 N 7TH STREET

Brandon explained that the owner of Elysium Studios, a tattoo parlor, located at 535 N 7th Street would like to request \$30k for the restoration of some stained-glass windows in his business. A historic preservation grant is

available to help fund requests like these. A non-profit or municipality is required to submit the application; therefore, the owner asked the DDA to consider applying for the grant on their behalf. The DDA would be a pass-through entity for funding only and Elysium Studios would be responsible for reporting. A Memorandum of Understanding between Elysium Studios and the DDA would need to be established.

It was noted that Elysium Studios will be receiving the Historic Preservation award this year.

Josh made a motion for Brandon to move forward with the grant program and to work with Elysium Studios. Garrett seconded the motion. The motion passed unanimously.

BOARD APPOINTMENT PROCESS

Brandon stated that at the February Board Retreat board members discussed the by-laws regarding the appointment process for board member vacancies. In the past, the City Clerk's office received the applicant information; however, applicants will now apply through the Downtown Grand Junction website. The vacancy announcement would be advertised on the Downtown website and the City of Grand Junction website. This change would be helpful since under Colorado law there are eligibility restrictions for those who serve on the DDA/BID Board versus other city committees.

In addition, a three-member subcommittee would be created and consist of the board chair or vice-chair, a board member at large, and the City Council liaison. The subcommittee would interview prospective board candidates and make a recommendation to City Council. Under the statute, City Council would make the final selection. A document explaining the new process will be provided to City Council.

Libby made a motion to follow the current by-laws for the appointment process for board member vacancies and to create a three-member subcommittee including the DDA Chair or Vice Chair, a board member at large, and the City Council liaison. Dan seconded the motion. The motion was approved unanimously.

UPDATES

None

OTHER BUSINESS

A special meeting is scheduled on April 4th, 2022, with the DDA Board and City Council to discuss the Richmark Development Project. Richmark is expected to send a formal request letter to the DDA for annual financial assistance totaling \$3.5 million dollars through the end of the TIF expiration in 2032. In addition, a separate request letter is expected to be sent to City Council.

Board members discussed the development project. The consensus was that they were supportive of the project and agreed to fund the project up to \$3.5 million dollars. A development agreement will need to be drafted and Richmark would be required to abide by the agreement. In addition, Brandon stated that several business owners are in support of the project and said it will generate activity Downtown and stimulate the economy.

City Manager Greg Caton stated that he is in support of the project; however, the City of Grand Junction would not receive their return on the investment due to the DDA receiving 100% of the TIF. However, if residents spend money outside of the DDA boundaries, the city will benefit from the sales.

City Council Representative Randall Reitz stated that City Council has expressed their support of the project and would consider waiving fees and providing some financial assistance; however, not the amount that Richmark originally requested.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Garrett made a motion to adjourn. Libby seconded the motion. The meeting adjourned at 9:02 a.m.