

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING MINUTES  
THURSDAY, MAY 11, 2023  
750 MAIN GROWL CONFERENCE ROOM & VITRUAL OPTION  
8:00 AM

**DDA Board Members present:** Cole Hanson (Chair), Libby Olson (Vice-Chair), Steven Boyd, Dan Meyer, Vance Wagner, City Council Representative Abe Herman

**DDA Board Members absent:** Garrett Portra, Maria Rainsdon, Doug Simons Jr.

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

**City of Grand Junction staff present:** City Attorney John Shaver

**CALL TO ORDER:** Cole called the meeting to order at 8:10 a.m.

**CONSENT AGENDA**

**Approval of Minutes:**

Meeting of April 20, 2023

***Dan made a motion to approve the minutes of the April 20, 2023, Downtown Development Authority Board meeting. Abe seconded the motion. The motion was approved.***

**REGULAR AGENDA**

**FACADE GRANT: 500 MAIN STREET**

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by property owner Ben & Elise Hall. The request was for improvements to replace windows, repair, texturing, and painting of the existing drywall in the roof of the overhang, tile replacement, and installation of new LED lighting located at 500 Main Street. The total project cost is estimated at \$13,000 and would qualify for a matching grant of \$6,500.

***Dan made a motion to approve the Façade Grant request of \$6,500 at 500 Main Street. Vance seconded the motion. The motion was approved unanimously.***

**UPDATES**

**SHF Mini Grant-Train Depot**

The Downtown Development Authority applied for a State Historic Fund Mini Grant from History Colorado on Dustin Anzures' behalf. The \$50k mini grant which included a \$50k match by the property owner was awarded. The funds will be used for architectural design, electrical, and plumbing work.

A Pre-Construction Open House is scheduled on Saturday, May 13<sup>th</sup>, at the Grand Junction Union Station, from 10:00 am to 3:00 pm.

**The Terminal Project**

Brandon and John will be finalizing the agreement between Headwaters Housing Partners, LLC and the Downtown Development Authority for the Terminal project located at 230 S 5<sup>th</sup> Street. Shopworks Architecture, a firm located in Denver, will be hired for the project. New concepts of the project will be provided to the board at a future meeting.

The Economic Development Council of Colorado (EDCC) will be in Grand Junction next week and requested a tour of the site.

### **Downtown Restroom Facility**

The Downtown Restroom Facility Project was delayed since no bids were submitted; however, the City Parks & Recreation Department contacted North Peak, Inc. and they will provide installation of the restroom facility.

In addition, a mural wrap will be purchased for an additional \$10k. The wrap will be graffiti proof and can be custom designed. The wrap will include a 10-year warranty. The City of Grand Junction Parks & Recreation Department and Downtown Development Authority will split the cost of the mural wrap with each paying \$5k. DDA funding will be expensed from the special projects account. Visit Grand Junction has agreed to pay for the custom design; therefore, their design firm will provide the design work on the graffiti mural wrap. Downtown Grand Junction will be included in the design selection.

***Cole moved to approve up to \$5k for a wrap on the restroom facility on 5<sup>th</sup> street. Libby seconded the motion. The motion was approved unanimously.***

### **Board Retreat/Board Appointments**

A Board Retreat will be scheduled in August. Brandon will send out an email to board members with potential dates.

Libby was reappointed to serve another four-year term. Dan was term limited; therefore, Cris Silverberg was appointed to serve on the board. Board appointments will be determined at a future meeting.

The Board thanked Dan for his service on the board over the past eight years.

### **OTHER BUSINESS**

Downtown Grand Junction applied to host the Colorado Creative Industries Conference in 2024. If selected, the conference will be held in late April at the Grand Junction Convention Center. Breakout sessions will be provided at different locations throughout Downtown.

Downtown Grand Junction became a Certified Creative District in 2018. Certification is valid for five years; therefore, a recertification packet was submitted to Colorado Creative Industries.

Curbside Cleaners has completed the sidewalk cleaning. They recommended cleaning the sidewalks more consistently which would result in one cleaning per year and to spot clean periodically.

Jay Soneff will be submitting a planning application to the City of Grand Junction for the Ivity Lofts Redevelopment Project located at 600 White Avenue. There were some concerns regarding parking spaces; however, the City of Grand Junction has addressed his concerns.

### **PUBLIC COMMENTS**

None

### **ADJOURN**

***There being no further business, Dan made a motion to adjourn. Vance seconded the motion. The meeting adjourned at 8:37 a.m.***