

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, DECEMBER 14, 2023
VITRUAL OPTION ONLY
7:35 AM

DDA Board Members present: Cole Hanson (Chair), Steven Boyd, Garrett Portra, Maria Rainsdon, Cris Silverberg, Vance Wagner, City Council Representative Abe Herman

DDA Board Members absent: Libby Olson (Vice-Chair), Doug Simons Jr

Downtown Grand Junction staff present: Brandon Stam, Vonda Bauer

City of Grand Junction staff present: City Attorney John Shaver

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

CONSENT AGENDA

Approval of Minutes:

Meeting of November 2, 2023

The approval of the November 2, 2023, minutes were tabled until the January 2024 meeting.

REGULAR AGENDA

DDA RESOLUTION 2024-01 MEETING NOTICE AND SCHEDULE

Brandon explained that the DDA board meetings were scheduled on the 2nd Thursday of each month; however, due to many scheduling conflicts he suggested that the meetings be moved to the 4th Thursday of each month from January through October. The November and December meetings will be held the 2nd Thursday of each month due to the holidays. The Resolution reflects those changes.

Cole made a motion to approve DDA Resolution 2024-01 designating the location for the posting of the notice of meetings, establishing the 2024 Downtown Development Authority meeting schedule, and establishing the procedure for calling of special meetings. Maria seconded the motion. The motion was approved.

DDA RESOLUTION 2023-05 SUPPORT EXTENDING THE PROPERTY TAX INCREMENT

A Resolution to support extending the period during which the Grand Junction, Colorado Downtown Development Authority (DDA) may allocate and collect a property tax increment to fund the capital and operations of the DDA as provided by law.

Brandon explained that Senate Bill 23-175 was recently amended to allow for an additional twenty-year extension of the period of time that a downtown development authority may utilize tax increment funding (TIF). Resolution 2023-05 formalizes the DDA's support and requests that the City Council approve an ordinance providing a 20-year extension, the Additional Property Tax Extension, of the period during which the Grand Junction Downtown Development Authority may allocate and collect property taxes. The extension would not become effective until the expiration in 2032.

Mr. Shaver stated that the DDA bylaws would need to be amended as the new law will include a Mesa County Commissioner and Mesa County Valley School District representative to serve on the board. Mr. Shaver would assist Brandon in making the amendments to the bylaws. Once amended the bylaws will be sent to the board for final approval.

Maria made a motion to approve DDA Resolution 2023-05 as presented. Garrett seconded the motion. The motion was approved.

OTHER BUSINESS

FAÇADE GRANT REQUEST: 119 N 7th STREET

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by Alexander Wick on behalf of OnBelay Estates, LLC. Mr. Wick serves as the Manager for OnBelay Estates, LLC. The request included two parcels; one parcel serves as a private parking lot and the other serves as a restaurant doing business as Junct'n Square Pizza.

Mr. Wick submitted a letter regarding security concerns they have had over the last several years including public urination, public intoxication, theft, arson, assaults, and trespassing. The letter states that funding from the DDA would allow them to build a wrought-iron fence, as opposed to a chain-link fence along 7th Street and Main Street at 119 N 7th Street. A site plan for the proposed fence was also submitted. OnBelay Estates LLC states they have pending approval from the City of Grand Junction to build a fence to protect both parcels. The total cost was estimated at \$29,261 and if approved would qualify for a matching grant of \$14,680.50.

It was noted that Cole is a partner in the ownership of the building at 644 Main Street to 650 Main Street which is next to Junct'n Square Pizza; therefore, he abstained from the conversation.

City Attorney John Shaver stated that the City of Grand Junction Planning Department has concerns whether there would be sufficient easement access to the adjacent building to the West. Mr. Wick proposed a 6 ft fence around the entire property. The proposed accommodation would be to have a 4' fence.

The Board discussed their concerns for the proposed fence and agreed that the request does not fit within the parameters of a façade grant; therefore, funding was not awarded.

UPDATES

White Hall-600 White Avenue

The City of Grand Junction Purchasing Department will be sending out a Request for Proposal (RFP) for a mixed-use development concept for the property at 600 White Avenue.

The Terminal Project

The DDA has been invited to apply for the Colorado Department of Local Affairs's (DOLA) Strong Communities Infrastructure Grant for 1.3 million dollars. If awarded, the infrastructure grant would provide funding for infill infrastructure projects that support affordable housing and could help fund the alleyway improvements between 5th and 6th Streets.

Unhoused Shelter on Ute Avenue

Homeward Bound of the Grand Valley and Mutual Aid Partners reached out to Brandon to see if any parklets would be available to utilize at the unhoused shelter temporarily. The parklets would create a barrier on the outskirts of the building and would be beneficial to provide shade in the summer months. The DDA currently has six parklets that are not being utilized.

There was Board discussion regarding the parklets. The consensus was for Brandon and John to draft a lease agreement for the organizations to utilize two of the six parklets. The lease agreement will be brought back to the Board for approval in January.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Cole made a motion to adjourn. Maria seconded the motion. The meeting adjourned at 8:12 a.m.