

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, JANUARY 25, 2024
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION
8:00 AM

Board Members present: Cole Hanson (Chair), Libby Olson (Vice-Chair), Steven Boyd, Garrett Portra, Maria Rainsdon (via zoom), Cris Silverberg, (via zoom), Doug Simons Jr, Vance Wagner, City Council Representative Abe Herman (via zoom)

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

City of Grand Junction staff present: City Attorney John Shaver, Visit Grand Junction Director Elizabeth Fogarty

Guests: Zebulon Miracle-Executive Director of United Way of Mesa County, Adam Roy-Headwaters Housing Partners, LLC Project Engineer (via zoom)

CALL TO ORDER: Cole called the meeting to order at 7:46 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting of November 2, 2023

Cole made a motion to approve the minutes of the November 2, 2023, Downtown Development Authority Board meeting. Steve seconded the motion. The motion passed.

Meeting of December 14, 2023

Cole made a motion to approve the minutes of the December 14, 2023, Downtown Development Authority Board meeting. Steve seconded the motion. The motion passed.

REGULAR AGENDA

GRAND RIVER LOFTS-CATALYST GRANT EXTENSION

Brandon explained that the DDA Board previously approved Resolution 2022--02 for financial participation in support of the Grand River Lofts Project. The Board approved reimbursement not to exceed \$100,000 toward costs for construction of an accessible elevator by February 1, 2024. Grand River Lofts LLC is still working through easement agreements with the City of Grand Junction as well as parking agreements; therefore, Project Manager Kevin Young requested an extension through December 2025. The \$100,000 allocated for the project would be moved from the 2024 budget to 2025.

Cole moved to modify the Resolution to extend the Catalyst Grant of \$100,000 for the Grand River Lofts Project through December 2025. Libby seconded the motion. The motion was approved unanimously.

HOTEL SECURITY

Brandon stated that Kevin Reimer reached out to him to discuss security Downtown since the contract with Citadel Security had expired. The hotels have been having some challenges as it relates to the Whitman Park closure. Mr. Reimer asked if the DDA would consider a more targeted approach for security for the hotels by participating in a shared cost arrangement. The cost would be split between the DDA and Downtown hotels. The DDA's portion would be approximately \$2,500 to \$2,600 per month.

Board members discussed their concerns regarding cost, Citadel Security services being ineffective, and agreed the targeted approach may push issues to other parts of Downtown. It was recommended that security coverage be provided for the full boundaries in Downtown. However, the DDA would suggest the hotels pay a portion of the cost and provide some kind of metrics for measuring security effectiveness. Brandon will get pricing and information from other security companies and reach out to Kevin Reimer regarding a cost share agreement.

The Board consensus was for the DDA to provide ½ of the cost of security for one month for the hotels and the other ½ of the cost would be paid by the Reimers. This item will be discussed at the next board meeting with other security options.

Doug made a motion for the DDA to pay up to \$2,600 for Citadel Security for the hotel block for one month. Garrett seconded the motion. The motion was approved unanimously.

UNHOUSED RESOURCE CENTER-ZEBULON MIRACLE

Zebulan Miracle, Executive Director of United Way of Mesa County, provided an update on the Unhoused Resource Center. The temporary structure and restroom/shower trailers are located on city-owned property at 261 Ute Avenue. The installation of electrical breakers caused delays for opening of the facility. Those breakers have been installed and officials are finalizing inspections. The Resource Center is scheduled to open on January 30, 2024. The center will provide shelter during the day and will include portable restrooms, showers, health care services, and opportunities for non-profits and faith-based organizations to provide meals and other services for those in need. HomewardBound of the Grand Valley will manage the day-to-day operations and coordinate travel from the center to the overnight shelters. The center is intended to be temporary at the city owned property for no more than two years. This will give policy makers time to work on a comprehensive plan and a long-term solution.

UPDATES

Brandon stated that the Downtown Restroom Facility Project is scheduled to be installed in the spring. However, the restroom is being shipped from New Zealand so the project may be delayed. North Peak, Inc. is the contractor for the project.

The 4th & 5th Street Project striping is scheduled to begin in the spring for the one-lane one-way enhanced design.

VISIT GRAND JUNCTION UPDATE-ELIZABETH FOGARTY

Elizabeth Fogarty provided an update on the following:

- A picture was presented of the newly designed Downtown restroom wrap. Cole suggested including a label on the map for the lunch loops. Elizabeth explained that the goal for the city is to work with partners to have consistency with design.
- A 2023 recap of Grand Junction's lodging tax collections and hotel metrics.
- Visit Grand Junction's new website was launched in December 2023.
- Destination management projects and strategies
- The Destination Blueprint program-an action plan will be developed to advance workforce development.

TERMINAL PROJECT UPDATE

Brandon explained that the Downtown Development Authority (DDA) was awarded a \$3.2 million dollar Community Revitalization grant; however, the final contract has not been completed. The plan is to bring the contract to the Board for final approval in February.

The DDA was invited to apply for the Colorado Department of Local Affairs (DOLA) Strong Communities Infrastructure Grant for \$2.3 million dollars. Eligible entities include municipalities, cities, and counties; therefore, the City of Grand Junction will be submitting the application for the grant. The application deadline is Friday, February 2, 2024. If awarded, the grant would provide funding for infrastructure costs related to the Terminal Project as well as alleyway and street improvements between 5th and 6th Streets on Colorado Avenue.

Adam Roy (Headwaters Housing Partners LLC Project Engineer) provided an update of the schedule for the Terminal Project. A more thorough project update and design presentation will be provided in February. They have been working effectively with the consultant team to minimize up front costs until the final funding for the grant has been approved. The next phases will be to submit the site plan in April, submit construction drawings in September 2024, and begin construction in March 2025.

OTHER BUSINESS

None

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Cole made a motion to adjourn. Doug seconded the motion. The meeting adjourned at 9:12 a.m.