

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING MINUTES  
THURSDAY, FEBRUARY 22, 2024  
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION  
7:50 AM

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

**Board Members absent:** Steven Boyd, Garrett Portra

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

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

**Guests:** Adam Roy & Grady Lenkin--Headwaters Housing Partners Team, Kyle Mead-Project Manager of Shopworks Architecture (via zoom), Louise Martorano-Executive Director of RedLine Contemporary Art Center (via zoom)

**CALL TO ORDER:** Cole called the meeting to order at 7:48 a.m.

**CONSENT AGENDA**

**Approval of Minutes:**

Meeting of January 25, 2024

***Cole made a motion to approve the minutes of the January 25, 2024, Downtown Development Authority Board meeting. Doug seconded the motion. The motion passed.***

**REGULAR AGENDA**

**DOWNTOWN SIDEWALK CLEANING**

Brandon explained that last year funding for downtown sidewalk cleaning came from both the DDA and City of Grand Junction Parks & Recreation department. However, the Parks department did not allocate funds for this in 2024; therefore, the DDA will cover the entire cost. Curbside Cleaners will provide the service for \$7,600, to be paid from the DDA special projects account.

***Cole moved to approve the expenditure of \$7,600 for sidewalk cleaning. Libby seconded the motion. The motion was approved unanimously.***

**RESTAURANT CONVERSION/EXPANSION GRANT APPLICATION-400 MAIN STREET**

The Grant Committee reviewed a request from Josh & Jodi Niernberg for a Restaurant Conversion/Expansion Grant at 400 Main Street. Their application detailed plans to enhance the existing restaurant by optimizing space flow, increasing seating options, and incorporating a full-service bar. The project is estimated to cost \$389,064, with \$176,663 of that being eligible for the restaurant conversion/expansion grant. The grant request was \$44,165.75 (25% of the eligible project costs).

***Abe made a motion to approve the Restaurant Grant request for 400 Main Street. Maria seconded the motion. The motion was approved unanimously.***

## **TERMINAL PROJECT UPDATE/PRESENTATION**

Brandon stated that the Downtown Development Authority (DDA) secured a \$3.2 million Community Revitalization Grant from OEDIT pending final contract approval. In addition, the City of Grand Junction applied for a \$2.3 million Strong Communities Infrastructure Grant through DOLA on behalf of the DDA.

Adam Roy provided an update of the Terminal Project timeline, highlighting parking as a concern. He mentioned plans to explore a shared parking arrangement with the City of Grand Junction on the adjacent city-owned property to the east.

Kyle Mead presented an overview of the conceptual designs for the proposed building and landscape plan. The project includes a combination of residential units, artist studios, exhibition spaces, ground level commercial spaces for a collaborative culinary food and beverage concept, and public outdoor space.

Louise Martorano, the Executive Director of RedLine Contemporary Art Center presented an overview of the organization, a non-profit contemporary art center located in the River North (RINO) District in Denver. She described their artists and residency program and outlined her role in The Terminal Space to Create project, which involves providing feedback to develop a vibrant art space concept in the new building and participating in the design of the art facility, studio, gallery, and exhibition space.

The presentation concluded with a Q&A session covering various topics such as affordability of the units, environmental considerations, proposed enhancements to the alleyway between 5th and 6th Street on Colorado Avenue, strategies for engaging with the community along Colorado Avenue, a parking strategy, and plans for incorporating food and beverage options. In addition, efforts were made to gather feedback from the community through surveys and outreach events with art partners in the valley regarding the proposed art space.

## **UPDATES**

None

## **OTHER BUSINESS**

None

## **PUBLIC COMMENTS**

None

## **ADJOURN**

***There being no further business, Cole made a motion to adjourn. Maria seconded the motion. The meeting adjourned 8:58 a.m.***