

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JUNE 22, 2017
750 MAIN STREET
7:30 A.M.

PRESENT: Kirk Granum (Chair), Duncan Rowley (Vice-Chair), Shane Allerheiligen, Jodi Coleman-Niernberg, Jason Farrington, Tom LaCroix, Dan Meyer, Phyllis Norris, Vance Wagner

DDA/BID STAFF: Vonda Bauer, Allison Blevins, Brandon Stam

CITY STAFF: John Shaver (City Attorney), Tamra Allen (City of GJ Community Development Director)

GUESTS: REgeneration Development Strategies

CALL TO ORDER: Kirk called the meeting to order at 7:30 a.m.

APPROVAL OF MINUTES:

Meeting of May 25, 2017

Jodi made a motion to approve the minutes of the May 25th 2017 meeting; Shane seconded the motion. Jason, Phyllis, and Vance abstained. The minutes were approved.

Meeting of June 8, 2017

Vance made a motion to approve the minutes of the June 8th 2017 meeting; Phyllis seconded the motion. Shane, Jodi, Tom, and Dan abstained. The minutes were approved.

Kirk welcomed and introduced new DDA/BID Board member Doug Simons Jr. Doug will be replacing Shane Allerheiligen, whose term will expire June 30, 2017. Doug stated that he was born and raised in Grand Junction, however, he lived in Denver for 10 years and graduated from Denver University. He moved back to Grand Junction 6 years ago and is working for the family business. Doug is a 4th generation co-owner and Vice President of Manufacturing for Enstrom Candies. Brandon thanked Shane for his service on the DDA/BID Board. Duncan's term expired, however, he re-applied and was re-elected to serve on the DDA/BID Board for another term.

APPROVAL OF MAINTENANCE AGREEMENT FOR PARKLET

One applicant submitted a proposal for the parklet project. The sub-committee (Brandon, Allison, Jodi) will review the information Thursday, June 29th, at 10:00 a.m.

The revised Maintenance Agreement for the parklet between the Downtown Development Authority and Meal Estate was distributed for review.

Jason made a motion to approve the revised Maintenance Agreement for the parklet. Duncan seconded the motion. Jodi abstained. The motion was approved.

PLAN OF DEVELOPMENT UPDATE

Brandon spoke with the DDA Directors from Longmont, Greeley, and Colorado Springs regarding their Plan of Development (POD) and also with PUMA (Progressive Urban Management Associates), who previously helped with the formation of the Grand Junction Downtown Business Improvement District.

The other DDA's recommendation regarding the POD was to use a consultant to help guide the process which is typically a 6 to 8 month process and would cost approximately \$50-\$75K.

Brandon explained the process consists of the following:

- A market assessment that documents existing economic conditions and identifies trends and opportunities over the next ten+ years.
- A robust community outreach to include a variety of formats including one-on-one small group and larger open house forums.
- An assessment of public realm needs and priorities, touching on mobility, connectivity and other ways to connect people, bikes, transit and cars to destinations.
- Assessment of the real estate delivery system (zoning, land use, regulatory) to ensure that marketable development types can be accommodated.
- Facilitated leadership with the DDA Board, usually including a workshop at both the beginning and end of the planning process.
- An implementation business plan that includes general operating parameter and guidelines.

The Board discussed many studies (Greater Downtown Plan, North Star Report, Hunden Strategic Partners Report) that have already been completed that may help serve as guiding documents as well as the Planning Commission participating in the process. More details will be available soon.

UPDATES

Tamra Allen is the new Community Development Director for the City of Grand Junction and has been working with the City for approximately a month. Tamra indicated that City staff has been involved in the R-5 and White Hall projects and that they are aligned with the City's housing goals.

The tree dedication ceremony for Marty Chazen will be held at Spring Valley II Park on Thursday, June 29th, at 9:00 a.m.

The ribbon cutting for Las Colonias Amphitheater will be held on July 6th at 6:00 p.m.

New officers will be elected at the next board meeting. A list of sub-committees will be emailed to the Board.

ADJOURN

The regular meeting adjourned at 8:10 a.m.

EXECUTIVE SESSION

Kirk moved to go into Executive Session at 8:12 a.m. to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under Colorado Revised Statutes Section 24-6-402(4)(a) of the open meetings law and will not return to the open meeting.

Members present were Kirk Granum (Chair), Duncan Rowley (Vice-Chair), Shane Allerheiligen, Jodi Coleman-Niernberg, Jason Farrington, Tom LaCroix, Dan Meyer, Phyllis Norris, Vance Wagner, Doug Simons Jr., Brandon Stam (DDA Director), John Shaver (City Attorney), REgeneration team

Kirk Granum, Tom LaCroix, Shane Allerheiligen, and Dan Meyer left the Executive Session meeting early.

The Executive Session adjourned at 9:42 a.m.