

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JANUARY 25, 2018
750 MAIN STREET
7:30 A.M.

PRESENT: Duncan Rowley (Chair), Jason Farrington, Tom LaCroix, Dan Meyer, Doug Simons Jr., Vance Wagner, Aaron Young

ABSENT: Jodi Coleman-Niernberg, Phyllis Norris

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

CITY STAFF: John Shaver (City Attorney)

GUESTS: Kevin Reimer (President-Western Hospitality LLC), Jeremy Nelson (President-REgeneration Strategies), Chad Harris (Architect), Jamie Shapiro (Downtown Colorado Inc., Rural Assistance Specialist) via phone

CALL TO ORDER: Duncan called the meeting to order at 7:33 a.m.

APPROVAL OF MINUTES:

Meeting of December 14, 2017

Vance made a motion to approve the December 14, 2017 minutes; Jason seconded the motion. The motion was approved.

TRU HOTEL

Kevin Reimer gave an update on the Tru by Hilton Hotel which will be developed on the south side of Colorado Avenue between Second and Third Streets. They hope to break ground by the end of March. Shaw Construction has been hired as the contractor and US Bank will finance the project. The Reimer's requested financial assistance from the DDA to help fund the cost of underground utilities. The estimated cost is \$130,000, however, the final cost is subject to Excel Energy.

Brandon stated that Hunden Strategic Partners completed an updated economic analysis related to upgrades to Two Rivers Convention Center, two new hotels, and the new Junior Ballroom. The economic impact would benefit the DDA and the district as a whole due to increased spending, increased sales tax and property tax TIF.

The Board discussed the economic impacts that the Tru by Hilton Hotel would provide to Downtown as well as how significant the past Downtown hotels were to Downtown Grand Junction.

Tom made a motion to fund up \$150,000 for purposes of underground utilities upon completion of the project. Dan seconded the motion. The motion was approved unanimously.

BOARD RETREAT DISCUSSION

The DDA/BID Board Retreat is scheduled for Wednesday, February 21, 2018 from 9:00 a.m. - 1:00 p.m. The Retreat will be held at SpringHill Suites located at 236 Main Street. Lunch will be provided. Bill Vrettos, Principal of Will Corporation Consultants, will be the facilitator for the Retreat.

Duncan stated that an agenda is being prepared and requested feedback from other Board members. Some of the items that Duncan would like to discuss at the Retreat are:

- Current Organizational Structure
- Review DDA/BID Goals
- Discuss the BID as a sustaining entity and review how the BID was formed
- Board expectations, communication, and attendance

R-5 UPDATE

Jeremy Nelson, President of REgeneration Strategies, gave a presentation of the proposed Lowell Village Townhomes which will be developed on the R-5 property located at 310 N 7th Street. The DDA Board gave direction for Brandon to sign the Purchase and Sale Agreement in July and the Agreement was executed in mid-September.

The four areas discussed were:

DDA Major Subdivision Application (for replat)

The subdivision and replat were necessary to convey title in accordance with the proposed development plan. A new survey was required. The results of the survey revealed there were 4 total lots, therefore, a new lot needed to be created, and there was a sewer easement that wasn't in the previous title work. The City required alley stub under the school to be vacated and access agreements were needed for the current Lowell School tenants. The City approved the Subdivision on Monday, January 22, 2018.

Metro District Service Plan

A Metro District is a bond financing tool for infrastructure to serve new development and maintain the development once complete. A Metro District has annual and auditing reporting requirements. A Service Plan must be approved by City Council. The 3rd draft of the Service Plan was been submitted to City Council on Tuesday. The Planning Commission and City Council hearings will be in February or March. The City Council will need to approve the Service Plan by March 21, 2018. March 29, 2018 is the deadline for filing the "Formation Petition" with District court for the May election.

REgeneration Major Subdivision Application (for development)

The preliminary application will be submitted to the City of Grand Junction by the end of January/early February. The final application will focus on vertical building components (exterior design and floor plans) and will be submitted to the City of Grand Junction by the end of March. Pre-sales for Phase 1 townhomes will be begin after the final application is approved in April or May.

Historic Structure Assessment Grant Application

At the last meeting the DDA Board approved that Brandon submit the grant application for the DDA to apply for a Historic Structure Assessment Grant.

Jamie Shapiro (via phone) stated that he has worked for Downtown Colorado Inc. for three years. Jamie has experience working in GIS mapping, property management and preservation planning for infrastructure improvements. Currently he is working with communities in Colorado on downtown revitalization and his passion is historic preservation.

Jamie gave an overview of the application process. The State Historical Fund grant is a non-competitive grant for assessment of historic structures. The total grant request is \$20,000. If the grant is awarded it will be the first step towards qualifying for other competitive grants for rehabilitation costs. The proposed date for the first draft of the Grant application is February 9th.

Chad Harris (Architect) explained that once the grant is awarded, his team will perform the historic structure assessment and architectural assessment for the building. Big Horn Consulting will perform the electrical and plumbing assessment,

and Lindauer Dunn, Inc. will provide structural engineering services. The team will provide reports and recommendations to bring the building up to code.

RESOLUTION

A Resolution authorizing the Executive Director of the Grand Junction Downtown Development Authority (DDA) to execute closing documents for the sale of the property at 310 N 7th Street in Grand Junction, Colorado was distributed to the Board. Brandon requested permission from the Board to execute the Resolution.

Tom suggested revising the Resolution to add the legal description of the property and include “the sale of the 4 lots” instead of just the property address at 310 N 7th Street.

Jason made a motion for the Board to authorize the Resolution to allow Brandon to execute the closing documents for the sale of the 4 lots with Tom’s changes. Tom seconded the motion.

After the motion was made, Tom had concerns regarding the staging development of the 4 lots. He understood that the townhomes were staged in the development and the property would not be sold all at once. Tom asked if there was a survival document in case REgeneration does not meet benchmarks in the Purchase and Sale Agreement.

Brandon explained that the property has five lots. Lots 1-4 are the quadrants of land for the development of the townhomes and Lot 5 is the Lowell School building. The DDA will retain ownership of the Lowell Building until REgeneration builds four townhomes.

John stated that the DDA Board’s direction in July 2017 was to retain the Lowell Building. He explained the motion that Jason made was for the four lots for the development of 36 townhomes which are the four lots proposed in the subdivision plat, not four individual townhome lots. This is in accordance with what is in the Purchase and Sale Agreement between the DDA and REgeneration that was approved by the DDA Board unanimously in July 2017 with 7 voting in favor and two absent.

After discussion, the Board voted on the above motion. The motion was approved. Tom opposed.

Tom made a motion that the deed is put before the Board with a revision clause that if the development does not meet the requirements set forth in the Purchase and Sale Agreement (PSA) that lots 1-4 would convey back to the DDA in accordance with what is set forth in the PSA. Vance seconded the motion. The motion was approved unanimously.

UPDATES

Brandon distributed a memo from City Manager Greg Caton and Public Works Director Trent Prall regarding an update on Phase I and Phase II development of the Las Colonias Business Park.

Brandon stated that Bryan or Robert Bray will give an update regarding the real estate market for Las Colonias at the next Board meeting.

OTHER BUSINESS

Dan inquired about the Endcap project. Brandon stated that the last update was in December. Brandon will contact Senergy and request an update.

PUBLIC COMMENTS

None

ADJOURN

Duncan made a motion to adjourn; Jason seconded the motion. The meeting adjourned at 9:18 a.m.