

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, MAY 24, 2018
Fairfield Inn & Suites, 225 Main Street
7:30 A.M.

PRESENT: Duncan Rowley (Chair), Jodi Coleman-Niernberg (Vice-Chair), Jason Farrington, Dan Meyer, Phyllis Norris, Vance Wagner, Aaron Young

ABSENT: Doug Simons Jr., Tom LaCroix

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

CITY STAFF: John Shaver (City Attorney), Jay Valentine (Deputy Finance Director)

CALL TO ORDER: Duncan called the meeting to order at 7:32 a.m.

APPROVAL OF MINUTES:

Meeting of April 26, 2018

Jodi made a motion to approve the April 26, 2018 minutes; Jason seconded the motion. The motion was approved.

AUTHORITY RESOLUTION

Resolution 2018-04 is to amend the prior Resolution 2017-08 adopted on October 17, 2017, as ratified by Resolution No. 67-17 and adopted on October 26, 2017. The City originally intended to designate the 2017 Bonds as “qualified tax-exempt obligations” but due to certain additional tax-exempt indebtedness previously issued by the City during calendar year 2017, it limited the issuance of the 2017 Bonds to \$9,120,000 instead of \$10,000,000. The purpose of this resolution is to amend the Prior Resolution to authorize and approve the issuance of the 2018 Bonds by the City in the aggregate principal amount of \$10,000,000. The total combined issuance of Bonds in the amount of \$19,120,000 did not change.

Jason made a motion to approve Resolution 2018-04 as presented. Phyllis seconded the motion. Vance abstained. The motion was approved.

FAÇADE GRANT APPLICATIONS AND APPROVALS

Mesa Jewelers, Inc. – 444 Main Street

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by John Kelly, property owner of 444 Main Street. Mr. Kelly is requesting funding to install brick on the front of the building and installation of windows and doors. The total estimated cost of the project request is \$38,361, however, the overall cost of the project is much greater. The request would qualify for a grant of up to \$10,000.

Jason made a motion to approve the Façade Grant request of \$10,000 for Mesa Jewelers Inc. Phyllis seconded the motion. The motion was approved.

Downtown Assisted Living Facility - 104 White Avenue

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by Matt Telinde, property owner of 104 White Avenue. Mr. Telinde is requesting funding for entryway doors, windows, and exterior stucco. The total estimated eligible cost of the project request is \$113,367.56 which would qualify for a grant of up to \$10,000.

Jason explained that even though the building is not on Main Street or Colorado Avenue, the location is the entryway to Downtown and would be a public benefit to have it beautified due to its current condition.

Jason made a motion to approve the Façade Grant request of \$10,000 for the Downtown Assisted Living Facility. Jodi seconded the motion. The motion was approved.

Mesa Theater – 538 Main Street

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by Brett Strong, property owner of 538 Main Street at the last Board meeting. Mr. Strong requested funding to replace all current metal siding with a more modern look, replace windows and repair existing brick. The total estimated cost of the project is \$26,120 which would qualify for a grant of up to \$10,000.

Brandon explained that the Board did not previously approve the request since additional information was requested. Brandon met with Brett to discuss some of the concerns. The pictures were submitted to Brandon early this morning, therefore, the committee did not have a chance to review the updated information. There was still concerns regarding the color of the metal siding being too bright and Brandon suggested that the request be approved based on conditions set-forth that Mr. Strong agree to a less bright color that blends in better. Some Board members also mentioned that the Mesa Theater sign was not aesthetically pleasing, although Mr. Strong is not asking for reimbursement for the sign and the DDA typically does not pay for signage.

Jason made a motion to conditionally approve the Façade Grant request of \$10,000 for Mesa Theater based on final color selection and font. Jodi seconded the motion. The motion was approved.

UPDATES

Las Colonias

Brandon stated that a well-known outdoor company met with the Las Colonias Development Corporation to negotiate terms for a lease at the Las Colonias Business Park. The company has also met with City Council to request some tax relief. More information will be available soon.

Two Rivers

Brandon gave a brief update on the progress of the Two Rivers Convention Center project. Chamberlain Architect and Pinnacle Venue Services staff have been working together to identify areas that need to be renovated and improved. (restroom renovation, increasing functionality of the current ball room, HVAC repair/replacements, roof repairs/replacement). There may be an opportunity for a DOLA grant to help fund the roof repairs and an addition of a new service corridor.

Event Coordinator Position

Brandon stated that the Event Coordinator position will be posted this week.

Duncan congratulated Caitlyn on her new position, Marketing & Communications Specialist.

Creative District

Brandon attended a Colorado Creative Industries Conference in Greeley. The Conference featured a variety of workshops, exhibits, networking, and speakers that will help creative communities expand their knowledge and resources.

There are many grant opportunities available through Colorado Creative Industries. Downtown Grand Junction will be the applicant for the Creative District Certification. The deadline for applying is June 30, 2018.

OTHER BUSINESS

Juniper Ridge will no longer be leasing the R-5 building. Brandon stated that it would be beneficial to have a tenant lease the property to help off-set the cost of utilities and provide the lawn maintenance and weed control. Jeremy Nelson, President of REgeneration, may be interested in leasing the space with the possibility of subleasing to other tenants. There would still be a requirement of an educational based use. There was also discussion regarding the possibility of hiring a property manager. Aaron suggested reaching out to non-profit organizations that may need additional office space.

Caitlyn gave a brief update on the Grand Junction Off-Road and Downtown Music Festival Event. The event was a great success. The Horizon Rotary managed the beer garden and sold 81 kegs of beer compared to 68 kegs from last year.

Duncan suggested scheduling the Board Retreat after the Event Coordinator position has been filled.

Jodi's eight-year term as a Board member will end in June. Applications are available on the City of Grand Junction's website for individuals who would like to apply to serve on the DDA/BID Board.

The bicycle repair stations will be delivered on Friday, May 25, 2018. They will be installed at Factory located at 750 Main Street and by Roasted Espresso and Subs located at 502 Colorado Avenue.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Jodi made a motion to adjourn; Jason seconded the motion. The meeting adjourned at 8:57 a.m.