

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, JUNE 14, 2018  
ANB Bank, 131 N 6<sup>th</sup> Street  
8:15 A.M.

**PRESENT:** Duncan Rowley (Chair), Jodi Coleman-Niernberg (Vice-Chair), Jason Farrington, Tom LaCroix, Dan Meyer, Doug Simons Jr., Vance Wagner, Aaron Young

**ABSENT:** Phyllis Norris

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

**CITY STAFF:** John Shaver (City Attorney), Greg Caton (City Manager)

**GUESTS:** Jeffery Fleming (Urban Planner-Colorado Land Advisor), Darin Carei (Manager-Senergy Builders, LLC)

**CALL TO ORDER:** Duncan called the meeting to order at 8:00 a.m.

**APPROVAL OF MINUTES:**

Meeting of May 24, 2018

***Jason made a motion to approve the May 24, 2018 minutes; Aaron seconded the motion. The motion was approved.***

**SENERGY BUILDERS**

Jeffery Fleming gave an update of “The Confluence” Project located at 130 N. 4<sup>th</sup> Street. The project will include retail spaces of smaller shops and restaurants, one and two bedroom condos as well as office space. Senergy Builders, LLC mentioned that will likely seek help in the following areas.

- Streetscape goals (benches, lighting, infrastructure along the frontage to tie into Main Street and Colorado)
- Marketing (partnering with the Downtown’s program and help sell downtown)
- During construction they will need space to store equipment

Darin Carei will serve as the owner and developer of the project. Mr. Carei is a managing partner of Atlasta Solar, Senergy Builders LLC, and is also a Real Estate Investor and Realtor. Darin explained that due to the increase in lumber and construction costs the estimated cost of the project will be \$6.5 million instead of the original estimated cost of \$5 million. The cost includes a basement that was added for storage. Senergy Builders, LLC is projecting to receive the Certificate of Occupancy in 2020.

**PLAN OF DEVELOPMENT**

The Plan of Development discussion was tabled until the next meeting.

## **UPDATES**

### **Las Colonias**

Brandon stated that Trent Prall will be providing a tour of the Las Colonias Business Park tomorrow morning at 7:45 a.m. and encouraged board members to attend.

RockyMounts, a Boulder outdoor company, announced they will be relocating to the Las Colonias Business Park in the fall of 2019.

## **OTHER BUSINESS**

Downtown Colorado, Inc. (DCI) and Colorado Municipal League (CML) will be hosting a Northern Colorado DDA mobile tour on Thursday, August 16, 2018. The tour will include the DDAs in Fort Collins and Windsor and give an opportunity to see what projects they are involved with. The Board is invited to attend. DCI may host a tour in the spring in Grand Junction.

## **PUBLIC COMMENTS**

None

## **ADJOURN**

*There being no further business, Jodi made a motion to adjourn; Jason seconded the motion. The meeting adjourned at 9:01 a.m.*