

DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT  
BOARD MINUTES  
THURSDAY, SEPTEMBER 13, 2018  
131 N 6<sup>TH</sup> STREET  
7:30 A.M.

**PRESENT:** Duncan Rowley (Chair), Doug Simons Jr. (Vice-Chair), Jason Farrington, Tom LaCroix, Dan Meyer, Josh Niernberg, Phyllis Norris, Maria Rainsdon

**ABSENT:** Vance Wagner

**STAFF:** Vonda Bauer, Caitlyn Love, Brandon Stam,

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

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

**APPROVAL OF MINUTES:**

Meeting of August 9, 2018

***Phyllis made a motion to approve the August 9, 2018 minutes; Doug seconded the motion. The motion was approved.***

**CREATIVE DISTRICT ANNOUNCEMENT**

Downtown Grand Junction was recently approved to become a certified Creative District. A \$10,000 grant was also awarded from Colorado Creative Industries. This designation makes Downtown Grand Junction eligible for financial support, marketing assistance, and signage with CDOT. The Creative District Certification will be announced during the Art Festival in October.

**BID COMMITTEE APPOINTMENTS**

Board members Maria and Duncan are currently serving on the Leadership Committee, however, Duncan would like to relinquish his position therefore his position would be available to fill. Josh stated that he might be interested in serving on the committee. The committee consists of Downtown business owners, property owners or their assigned representative, and at least one member of the BID Board of Directors. The committee meets on the first Wednesday of every month from 7:30 a.m. – 8:30 a.m. at the Downtown office.

**BOARD RETREAT RECAP**

Brandon is working with Community Builders to provide a summary of the Board Retreat. The summary will be sent to the board when it is completed.

**OUTDOOR DINING LEASE**

Brandon stated that at the Leadership Committee meeting the committee members discussed modifying the Outdoor Dining Lease Agreements to require additional cleaning to the outdoor patio areas. Other recommendations were to give the DDA authority to withdraw a lease if the requirements are not being met and allow the DDA to hire a contractor to clean the outdoor patio areas and bill the property owners. A draft of the revised Outdoor Dining Lease will be sent to the Board for review.

Two potential businesses, Feisty Pint, Inc. and Board Fox Games, Inc. are interested in applying for an Outdoor Dining Lease. The Board would be required to approve a resolution before approving the Outdoor Dining Leases. The Resolutions will be drafted and available for the Board to review at the next meeting.

Brandon explained that a meeting was held to discuss the issues at Twisted Turtle. It was decided that a short-term extension for their Outdoor Dining Lease Agreement would be allowed until their liquor license hearing is approved and then the property owners would be subject to the new modified version of the Outdoor Dining Lease Agreement.

## **UPDATES**

### Event Recap and Upcoming Events

Caitlyn provided an event recap and upcoming events:

- Farmers Market-The last Farmers Market is tonight. There has been an increase in registrations this year and thirty-three farmers attended throughout the season.
- Tour de Rock- This event was very successful. Thirteen kegs of beer were sold during the event.
- Art Festival- An Art Committee was formed this year to provide input regarding the event. The Art Festival will be held on Saturday, Oct 6<sup>th</sup>. There will be local artists, local vendors, and entertainment. The Mesa County Libraries Comic Con march starts at 5:00 p.m.
- Car show will be held on Saturday, September 22<sup>nd</sup> starting at 9:00 a.m.
- Spooktacular will be held on October 27<sup>th</sup> from 3:00 p.m. to 5:00 p.m.

There was discussion regarding organizing a concert series and to include a beer garden once a month during the Farmers' Market next year. A non-profit would be responsible to operate the beer garden.

### New Business Update

The following businesses have opened since March:

- Balanced Rock Counseling
- Be Sweet Bakery
- Candle Kitchen
- Country Rose Boutique
- Dog Dynasty
- Funky Junk
- High Desert
- Mesa Jewelers
- La Calle 5
- Red Lion Gallery

Businesses that recently closed were:

- Razzmatazz
- My Generation

Uncanny Valley moved to a bigger location at 455 Main Street.

Raw Canvas moved to 521 Main Street.

**OTHER BUSINESS**

Brandon stated that the 2019 BID budget will be presented at the next meeting. The proposed budget will include increasing sponsorship levels and vendor fees to make the amounts more in line with comparable markets. Other items that need to be purchased are new banners, tables, chairs, cones, and signs.

**PUBLIC COMMENTS**

None

***ADJOURN: There being no further business, Tom made a motion to adjourn; Jason seconded the motion. The meeting adjourned at 8:00 a.m.***