

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, FEBRUARY 14, 2019  
ANB Bank, 131 N 6<sup>th</sup> Street  
8:15 A.M.

**PRESENT:** Duncan Rowley (Chair), Jason Farrington, Dan Meyer, Josh Niernberg, Phyllis Norris, Maria Rainsdon, Vance Wagner

**ABSENT:** Doug Simons Jr., Tom LaCroix

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

**CITY STAFF:** John Shaver (City Attorney), Greg Caton (City Manager), Jodi Romero (Finance Director)

**GUESTS:** Robin Brown (Executive Director-Grand Junction Economic Partnership), Aaron Young (CEO-Kaart), Brian Bray (Commercial Broker-Bray Real Estate), Sarah Glidden (Administrative Assistant-Bray Real Estate)

**CALL TO ORDER:** Duncan called the meeting to order at 8:17 a.m.

**APPROVAL OF MINUTES:**

Meeting of January 24, 2019

***Phyllis made a motion to approve the minutes of the January 24<sup>th</sup>, 2019 meeting. Maria seconded the motion. The motion was approved unanimously.***

**GJEP UPDATE**

Robin Brown, Executive Director of GJEP, gave an update of the Las Colonias Business Park project. Bonsai Design, an outdoor recreation business, is the anchor tenant in the Business Park. They are scheduled to break ground April 1<sup>st</sup>. RockyMounts, an outdoor retail company based out of Boulder, is in the planning process and is scheduled to break ground on their building in approximately 60 days. GJEP is working with two other potential tenants. Both companies intend to overbuild and then consider leasing office space to other businesses. GJEP is also working with interested tenants for restaurants, bars, and other types of industries that are not developers, therefore, a concept for a master plan will be created. The LCDC would be the developer and then tenants would lease from the LCDC. The Sugar Beet Factory is under contract and will be a mixed use development of commercial and retail. A letter of intent has also been submitted for the Grand Junction Steel building. Robin also displayed a map of the properties that are for sale within the Opportunity Zone. Robin stated that the Opportunity Zone will be a benefit because of the improving economy.

Greg Caton stated that the original project will be completed in June with the exception of the River Recreation area which is scheduled to be complete in the fall of 2019.

**EXECUTIVE SESSION:**

*Duncan made a motion to go into Execution Session to discuss matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to C.R.S. Sections 24-6-402 (4)(e) and 24-6-402 (4)(a) of Colorado's open meeting law relative to a possible purchase of real property, the location of which will remain confidential as disclosure would compromise the purpose for which the Executive Session is authorized as allowed by and pursuant to C.R.S. Section 24-6-402 (4) of Colorado's open meetings law and we will not be returning to open session. Jason seconded the motion. The motion was approved.*

The Board convened into Executive Session at 8:39 a.m. Board members present were Duncan Rowley, Jason Farrington, Dan Meyer, Josh Niernberg, Phyllis Norris, Maria Rainsdon, and Vance Wagner. Doug Simons Jr. and Tom LaCroix were absent. Others present were Brandon Stam (Downtown GJ Director), John Shaver (City Attorney), Greg Caton (City Manager) Jodi Romero (City Finance Director), Aaron Young (CEO-Kaart), Brian Bray (Commercial Broker-Bray Real Estate), Sarah Glidden (Administrative Assistant-Bray Real Estate)

**ADJOURN**

There being no further business, the Executive Session adjourned at 9:30 a.m. The Board did not return to open session.