

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**October 28, 2019**

**Meeting Convened:** 4:34 p.m. in the City Hall Auditorium

**Meeting Adjourned:** 5:30 p.m.

**City Councilmembers present:** Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phil Pe'a, Anna Stout, Duke Wortmann, and Mayor Rick Taggart.

**Staff present:** City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Romero, Senior Assistant to the City Manager Greg LeBlanc, Visit Grand Junction Director Elizabeth Fogarty, Fire Chief Ken Watkins, Human Resources Director Melisa Geringer, Public Works Trent Prall, Parks & Recreation Director Ken Sherbenou, Deputy Police Chief Mike Nordine, Financial Analyst Katherine Boozell, City Clerk Wanda Winkelmann.

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Mayor Taggart called the meeting to order.

**Agenda Topic 1. Discussion Topics**

a. Comprehensive Plan Update - POSTPONED

Due to weather, the consultant was unable to travel to Grand Junction to deliver the update. This item was postponed to a workshop on Wednesday, October 30 at noon.

b. Budget Presentation: Downtown Development Authority, Grand Junction Downtown Business Improvement District, Horizon Drive Association Business Improvement District

Brandon Stam, Director of the DDA, provided a 2019 activity snapshot. Highlights include:

- Downtown Plan of Development
- Partnership with Kaart to develop 701 and 734 Main
- Launch of Tru Hotel, which added 96 rooms to Downtown
- Three new properties
- Creative District rollout
- Partnership with City on Two Rivers Convention remodel and development of the Riverfront
- Partnerships to develop the DASH, Downtown Speaker Series and modify existing grant programs and identify barriers to Downtown development

The 2020 goals are identified in the Plan of Development, and include a flex space on Colorado Avenue, enhancements of alleyways and breezeways, 2<sup>nd</sup> Street Promenade, Active Artline, development of wayfinding plan, reconfiguration of 4<sup>th</sup> and 5<sup>th</sup> streets to two-way streets, and identifying catalytic infill development projects.

The 2020 fund balance of \$4.3 million was reviewed.

Next, Mr. Stam reviewed the Business Improvement District (BID) Activity Snapshot:

- Rhythm and Brews Concert Series
- Rebranded Farmers Market to Market on Main
- Developed an Art Festival Weekend
- 7<sup>th</sup> Annual FJ Off-road and Music Festival
- Tour of the Moon to provide additional amenities
- Further developed partnerships with Mesa County Library, COPMOBA, the Arts Commission, and CMU

Mr. Stam reviewed the growth for BID revenues, sponsorships, and sales tax revenues.

The goals for the BID include growth in Downtown events, grant opportunities, digital marketing, continued education and awareness for businesses working with partners, wayfinding and placemaking efforts identified in the Plan of Development (POD).

The BID fund balance for 2020 is projected at \$133,338.

Discussion ensued about the difference between the DDA and the BID; TIF revenue; and the County's participation.

Vara Kusal Horizon Drive BID Executive Director discussed the budget for the Horizon Drive BID and reviewed the following:

- Partnership in DASH
- Art on Horizon Drive
- Wayfinding project
- Revenues from sales tax
- Infill projects in Horizon Drive district
- Debt repayment for Phase I roundabouts

Discussion ensued about the use of the crosswalks, projects included in the transportation ballot question, and a good Samaritan picking up garbage on Horizon Drive.

**Agenda Topic 2. Next Workshop Topics**

Mr. Caton reviewed the upcoming topics for November 4:

- a. Budget Reconciling from Previous Workshops. Staff will present several items regarding the budget.
- b. Fire Department Stakeholder Discussion & Survey. This is part of the Fire Department's efforts towards accreditation.
- c. Catholic Outreach Presentation by Sister Karen Bland.

**3. Other Business**

Mayor Taggart noted:

- a. The reviews for the City Manager and City Attorney are upcoming and Council will need to complete the forms by November 8.
- b. A discussion regarding the Redevelopment Boundary, including infill, will occur at a future workshop (possibly November 18).

**Adjournment**

The Workshop adjourned at 5:30 p.m.