

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY AND GRAND JUNCTION CITY COUNCIL
JOINT WORKSHOP SUMMARY/BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, MARCH 27, 2025
CITY HALL AUDITORIUM, 250 N 5TH STREET
7:30 AM

Downtown Development Authority Board Members present: Libby Olson (Chair), Garrett Portra (Vice-Chair), Steven Boyd, Cole Hanson, Karli Hyland, Faith Rodriguez, Cris Silverberg, Doug Simons, Jr., City Council Representative Abe Herman

Downtown Development Authority staff present: Brandon Stam, Dave Goe, Vonda Bauer

Other: Northland Securities, Inc Financial Advisor Troy Bernberg (representing the Downtown Development Authority)

City Councilmembers present: President Abe Herman, Mayor Pro Tem Randall Reitz, Scott, Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson

City Councilmembers absent: Anna Stout

City of Grand Junction staff present: City Manager Michael Bennett, City Attorney John Shaver, Interim City Finance Director and Treasurer for the DDA Jodi Welch, General Services Director Jay Valentine, Community Development Director Tamra Allen, Engineering and Transportation Director Trent Prall, City Clerk Selestina Sandoval

CALL TO ORDER: Libby called the workshop/meeting to order at 7:35 a.m.

JOINT CITY COUNCIL/DDA BOARD WORKSHOP

TERMINAL PROJECT-230 S 5TH STREET

DDA Executive Director Brandon Stam provided follow-ups on the Terminal project from last year's joint meeting. The original request was related to the OEDIT and DOLA grants, with the City applying on behalf of the DDA while the DDA assumed financial responsibility. That process moved forward, and the grants were awarded.

At the previous meeting, there was discussion about potential future requests from the DDA to the City. At that time, there was not enough project detail to make a formal request, but the intent was to return with a clearer proposal.

Brandon presented a formal request from the DDA to the City Council for City assistance in acquiring the parking lot located on the 500 block of Ute Avenue, east of The Terminal building. He explained that parking has been a challenge for project financing, especially in meeting Hud's more conservative parking requirements. Although the City code allows for flexibility, there is reluctance to move forward without additional dedicated parking. The lot is currently used by CDOT vehicles, with no formal agreement in place according to General Services Director Jay Valentine. The DDA proposed a property swap: exchanging a portion of the DDA owned parking lot on 560 Colorado Avenue in return for the 500 Ute Avenue parking lot. Brandon noted that the proposal could include performance measures to ensure that, if the Terminal Project does not move forward, ownership of the Ute lot would revert to the City.

Brandon addressed the second request related to fee waivers, proposing an “up to” amount, suggesting a maximum of \$1 million in fee waivers. While the final amount may be lower, it would provide the necessary financial flexibility.

Brandon explained that since the last workshop, a key development occurred regarding affordable housing. Previously, 30% of the Terminal project’s units were designated as workforce housing. However, the project has been approved for up to \$11 million in Prop 123 equity funding, allowing all 106 units to be workforce housing at an average of 90% AMI. These units will contribute to the City’s Prop 123 goals. Given this project, the DDA believes this is an appropriate time to formalize the fee waiver request.

City Manager Mike Bennett expressed appreciation for the collaborative work with Brandon and city staff on the project. He stated that the partnership has been productive and recommended that the City Council consider and proceed with the proposal. He noted that the recommendation to proceed with the parking lot swap would be contingent upon The Terminal Project moving forward. If the Terminal Project does not proceed, the swap would not occur. He also stated that the purpose of today’s presentation was to focus on reviewing the concept and to address any questions from the City Council or DDA Board in preparation for future formal steps necessary to bring back to each group for approval.

There was discussion regarding HUD requirements and the implications of any future structured parking, the ownership of the parking lot, there was a suggestion to engage with the museum for potential parking agreements due to the proximity, and an inquiry about the timing and budgeting, suggesting inclusion in the 2026 budget cycle.

Regarding formal action, City Attorney John Shaver indicated that today’s discussion was for direction only. A resolution of intent for the parking lot proposal would be brought forward for both the DDA Board and City Council, likely within 90 days. John recommended that impact fees not be included in the current resolution, as they are a separate budget item. He suggested that the fees be addressed later with specific numbers presented to City Council. While the concept can be discussed in support of the project, a formal decision would require defined amounts.

DDA Board members and some City Council members expressed support, citing the project’s contribution to Proposition 123 goals, affordable housing, downtown revitalization, and economic benefits. The consensus was to move forward with drafting a resolution of intent for both the DDA and City Council. Final resolution language would be developed in the coming weeks.

DOS RIOS DEVELOPMENT

City Manager Mike Bennet presented a request related to 2023 legislation SB-175, which authorized a 20-year extension of Tax Increment Financing (TIF) with no sunset provision. While the City Council previously approved extending TIF through 2052, this specific request is to apply that extension to the existing General Improvement District (GID) debt for the Dos Rios project, originally set to end in 2032. He clarified that no new debt is being proposed, just continued use of TIF revenues to meet current obligations. Mike explained that the project has progressed slower than anticipated due to economic factors, and the developer is pursuing outside funding. General Services Director Jay Valentine noted that under the original financing plan the sales tax revenues from the Dos Rios development generated after 2032 would amount to approximately \$10.5 million. Brandon added that the DDA would want to include performance metrics to ensure the DDA shares in potential gains if the project exceeds expectations.

During discussion, the DDA Board and City Council reviewed project timelines and future development expectations. Board members generally supported the 20-year extension, citing potential for substantial TIF

revenue upon completion and the importance of attaching clear conditions. Financial Advisor Troy Bernberg also expressed strong support for the proposal, emphasizing benefits from the DDA's perspective. Brandon concluded that the DDA Board supports staff bringing back more details, and the group agreed. Brandon mentioned that he and Mike discussed shifting joint meetings from being solely focused on action items to holding an annual workshop instead, allowing for broader discussions beyond specific decisions.

City Councilmembers were excused at 8:20 a.m.

REGULAR AGENDA

ACTION ITEM: SUPPLEMENTAL APPROPRIATION FOR TERMINAL PROJECT GRANTS

Brandon explained that the DDA Board needs to approve a supplemental appropriation for the Terminal Project grants, as those funds were not included in the original budget for 2025. The grants include \$1.6 million from the DOLA Strong Communities Grant and \$3.2 million from the OEDIT Community Revitalization Grant. This approval is to authorize the use of those funds for the project and will go to City Council for final approval.

Doug made a motion to approve the supplemental appropriation for the Terminal Project grants. Steve seconded the motion. The motion was approved unanimously.

UPDATES

None

OTHER BUSINESS

4th & Colorado Parking Lot Improvements for Events

DDA Board member Doug Simons Jr. raised the issue of the 4th & Colorado parking lot, where old parking meters were removed, creating obstacles referred to as "trippers". He suggested a partnership with the city to remove them, allowing the space to be used for events. Converting the space would simplify event hosting without shutting down Main Street. He noted that while the city owns the lot, the DDA might be willing to contribute funding.

Engineering and Transportation Director Trent Prall added that about 4–5 years ago, the DDA proposed enhancing the east side of the lot for a flexible event space, with plans to eventually make it permanent. However, the high cost prevented the project from moving forward. He agreed to revisit the issue of the "trippers."

Brandon noted that the board had previously discussed removable bollards on Main Street to reduce traffic control expenses and provide more flexibility for event closures.

City Manager Mike Bennett expressed interest in exploring the idea and suggested starting with minimal changes, such as removing the "trippers" to facilitate events.

2nd Street Promenade

DDA Board member Cris Silverberg inquired about the plans for the 2nd Street Promenade. Trent stated that reconstruction is planned for 2026.

Downtown Parklets

Doug inquired about the long-term plans for the downtown parklets. Brandon explained that the twelve parklets were purchased during the COVID-19 pandemics, but over half have since been removed. The remaining parklets are in front of Ramblebine, 626 on Rood, and Taco Party. Ramblebine and 626 on Rood parklets were funded through a combination of City, DDA, and grant funding, while Taco Party's was originally DDA funded but later rebuilt using private funds. A few parklets are also being temporarily used by the Resource Center. Currently, there are no plans to add more.

Brandon acknowledged that while some businesses would like to retain their parklets, there are ongoing concerns around fairness and visual consistency. All parklets are managed through Outdoor Dining Leases (ODLs), renewed annually at \$2 per square foot, with maintenance being the responsibility of each business.

DDA Board members expressed mixed views, citing that some parklets appear temporary and out of place, though they acknowledged the positive impact on local business. They discussed the potential of improving or formalizing the remaining parklets and suggested exploring permanent outdoor spaces as part of the future Main Street revitalization efforts.

City Attorney John Shaver noted that all parklets are still considered temporary under current building codes. As they shift toward permanence, safety, code compliance, and aesthetic standards must be addressed.

Brandon concluded by stating that the key question is how the DDA wants to proceed with the remaining parklets. While they help reduce city maintenance, further consideration and discussion are needed regarding their long-term future and potential repurposing.

702 Main Street

DDA Board Chair Libby Olson inquired about plans for the property located at 702 Main Street. Brandon responded that the project will be brought to the board in April or May. Kelly Milan, purchased the property from Aaron Young, ASWY, LLC and assumed Aaron's original agreement with the DDA, which included a forgivable loan based on loosely defined terms. Mr. Milan is now seeking to clarify and align the agreement with his own development goals by establishing more specific and relevant benchmarks. He has begun working with city planning on aspects such as using the space for entertainment and addressing setback requirements for proposed structures.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Doug made a motion to adjourn. Garrett seconded the motion. The meeting adjourned at 8:34 a.m.