

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING MINUTES  
THURSDAY, JUNE 26, 2025  
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION  
7:40 AM

**Board Members present:** Libby Olson (Chair), Garrett Portra (Vice-Chair), Dustin Anzures, Steven Boyd, Cole Hanson, Karli Hyland, Faith Rodriguez-via Zoom, City Council Representative Ben Van Dyke-via Zoom

Afton Neal, an incoming board member, was present at the meeting.

**Board Members absent:** Doug Simons Jr.

**Downtown Grand Junction staff present:** Brandon Stam, Vonda Bauer-via Zoom, Dave Goe, Jed Willis, Sarah Dishong

**Other:** Northland Securities, Inc Financial Advisor Troy Bernberg (representing the DDA)-via Zoom

**City of Grand Junction staff present:** City Attorney John Shaver

**Guests:** Via Zoom-DTJ Design, Inc., Senior Associate + Landscape Architect James Palmer; Shopworks Project Manager Kyle Mead and President Chad Holtzinger

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

**CONSENT AGENDA**

**Approval of Minutes:**

Meeting on May 22, 2025

***Cole made a motion to approve the minutes of the May 22, 2025, Downtown Development Authority Board meeting. Garrett seconded the motion. The motion passed unanimously.***

**REGULAR AGENDA**

**FAÇADE GRANT APPLICATIONS:**

**504 MAIN STREET**

The Grants Committee reviewed a Façade Grant request submitted by Cynthia Duff, property owner of West Winds Gallery, located at 504 Main Street. The request was to add an awning, lighting, and signage. The total estimated cost of improvements was \$17,380; which included approximately \$8,700 for signage; however, in the past signage was not an eligible cost.

The consensus of the board was to exclude signage as it is a business expense versus a façade improvement; therefore, the total estimated eligible costs amount to \$8,680, making the project eligible for a matching grant of \$4,340.

***Karli made a motion to approve the Façade Grant request minus the signage for 504 Main Street. Cole seconded the motion. The motion was approved unanimously.***

**215 COLORADO AVE**

The Grants Committee reviewed a Façade Grant request submitted by Rick Hamm and Zach Pomeroy (The Flying Pig Team, LLC), property owners of 215 Colorado Avenue. Unifirst Mortgage Lending is the current tenant in the building. The improvements include replacing the front door with a commercial store front style door, repairing and painting the existing door frame, and replacing two windows. The total estimated eligible costs amount to \$13,850, making the project eligible for a matching grant of \$6,925.

***Libby moved to approve the façade grant for 215 Colorado Avenue. Steve seconded the motion. The motion was approved unanimously.***

## **702 MAIN-REVISED PROMISSORY NOTE**

The board reviewed a revised promissory note for 702 Main Street to reflect the current owner, Kelly Milan's, proposed project. The property was previously owned by Aaron Young, who had a \$300,000 forgivable loan from the DDA to develop a commercial office building. When Kelly purchased the property, he assumed Aaron's agreement, so the note was updated to align with his new concept - an entertainment complex with food trucks and performance space.

The updated note includes two phases of loan forgiveness: the first for developing an arts and entertainment plaza by spring 2027, and the second for construction/installation of a grease trap and associated permanent infrastructure together with the construction of sewer infrastructure for a public restroom, to City of Grand Junction's standards, including the payment of any and all tap fees by May 2028. Brandon will work with John to finalize the promissory note details.

***Cole made a motion to authorize Libby to sign the revised promissory note. Garrett seconded the motion. The motion was approved unanimously.***

## **SHOPWORKS ARCHITECTURE- TERMINAL CONTRACT**

Brandon provided an overview of the architectural contract process. He reminded the board that the schematic design work for the project had already been completed by Shopworks as part of the original development with Headwaters Housing Partners. Although Shopworks began work in good faith without payment for seven months, the project had to go back out for Request for Proposal (RFP) after receiving the Community Revitalization Grant in fall 2023 due to grant requirements.

Seven firms responded to the RFP, and three were interviewed. Brandon, Doug, and Cole participated on the review committee. While all applicants were strong, Shopworks was selected due to their familiarity with the project. The current item before the board is to formalize the contract directly between DDA and Shopworks, rather than through Headwaters Housing Partners, so that grant funds can be utilized, and the project can move toward site plan submittal. The scope of work remains largely the same, with some additions related to the HUD 5014 loan and federal requirements for sustainability and ADA compliance.

Kyle Mead (Shopworks Project Manager) added that the current focus is on the ground floor layout and exterior design, with plans to submit to the City soon and present an update to the board in July.

***Cole made a motion to approve the architectural contract for the terminal building with Shopworks. Garrett seconded the motion. The motion was approved unanimously.***

## **OTHER BUSINESS**

### Board Retreat

Brandon proposed holding the annual board retreat on the same day as the August board meeting, potentially on August 28. He suggested a 4-hour session, from 9:00 AM to 1:00 PM with lunch included. The retreat will be held in the Growl Conference room.

The agenda will include an overview of DDA statutes, a presentation from Troy Bernberg on TIF and DDA financial structures, and a review of the Downtown Plan with a focus on priority areas. Brandon will follow up with a calendar invite and a finalized agenda.

#### Colorado Ave Benches

Brandon reported that business owners, the City Parks Department, and the leadership committee all favor removing several fixed benches on Colorado Avenue, which have become areas for loitering and clutter rather than supporting nearby businesses. Board members voiced their support for the removal. Brandon will coordinate with Randy Coleman to have the benches taken out and explore placing bike racks or other amenities in the vacated spots. He noted that Parks has already removed about 30 damaged benches downtown and does not plan to reinstall them.

#### **PUBLIC COMMENTS**

None

#### **ADJOURN**

***There being no further business, Garrett made a motion to adjourn. Cole seconded the motion. The meeting adjourned at 9:06 a.m.***