

RESOLUTION NO. 62-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A LETTER OF INTENT FOR VERTIKAL TO PURCHASE LOTS TBD-2 (~0.82 ACRES), TBD-4 (~1.51 ACRES), AND TBD-5 (~1.09 ACRES) WITHIN THE CITY-OWNED SALT FLATS PROPERTY, LOCATED WEST OF 28-1/4 ROAD, NORTH OF GRAND AVENUE, AND SOUTH OF GUNNISON AVENUE, FOR AFFORDABLE, ATTAINABLE & MIXED-INCOME FOR-SALE HOUSING DEVELOPMENT

Recitals:

In January 2025, the City of Grand Junction acquired the 21.78-acre Salt Flats property to support future affordable and attainable housing development.

Following a competitive Request for Proposals, Vertikal—an experienced affordable, workforce, and market-rate for-sale housing developer—was selected as one of the developers for the site and as the developer for one phase of the project.

Vertikal, with support from the City, will progress through the subdivision process to create transferable lots.

Vertikal utilizes an integrated design–construction–development model emphasizing quality, cost control, and meaningful sponsor equity, and has a track record delivering townhomes, small-lot single-family, and mixed-use infill projects across Colorado.

At the Salt Flats, Vertikal proposes approximately forty-three (43) for-sale homes—townhomes and detached single-family homes (some with ADUs)—to be delivered via modular/off-site construction to reduce costs and accelerate delivery. Neighborhood materials describe the program as deed-restricted affordable/workforce homeownership with completions targeted by Winter 2027. Vertikal intends to provide approximately twenty-one (21) homes to households earning less than 100% AMI, with remaining homes a blend of attainable/workforce and market-rate units to support a mixed-income neighborhood.

A Letter of Intent (LOI) between the City and Vertikal will establish site control necessary for due diligence and funding applications and will outline principal terms for a future Purchase and Sale Agreement (PSA), including the conveyance of Lots TBD-2 (~0.82 acres), TBD-4 (~1.51 acres), and TBD-5 (~1.09 acres), totaling approximately 3.42 acres, for development of approximately forty-three (43) mixed-income, affordable and attainable homes.

The City's Salt Flats initiative is supported by state and local investments, including a \$2.2 million Proposition 123 Land Banking grant (paired with a \$1.0 million City match) for acquisition and a \$2.0 million More Housing Now grant from DOLA (with an \$800,000 City match) for infrastructure. Selected partners across the site are expected to deliver

between 324 and 475 mixed-income units, with at least 70% meeting City and State affordability definitions.

This action is consistent with the City's 2024 Updated Housing Strategy—particularly Strategy 3 (Leverage City-Owned Land and/or Strategic Acquisition for Affordable and Mixed-Income Housing)—and advances a public-private partnership to reduce development barriers and expand homeownership opportunities near major employers, services, and transit along the 28 Road corridor.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. The City Manager is authorized to sign a Letter of Intent (LOI) with Vertikal for the negotiated conveyance of Lots TBD-2 (~0.82 acres), TBD-4 (~1.51 acres), and TBD-5 (~1.09 acres) within the Salt Flats for the development of approximately forty-three (43) mixed-income, for-sale homes, subject to approval as to form by the City Attorney.
2. The LOI shall outline principal business terms for a subsequent Purchase and Sale Agreement (PSA), including parcel boundaries and acreages; purchase price and appraisal alignment; due diligence, entitlement, and closing timelines; infrastructure and off-site obligations; and affordability requirements..
3. Execution of the LOI shall not obligate the City to convey property until a definitive PSA is negotiated and returned to City Council for consideration and approval.
4. City staff is authorized to take actions necessary to implement this Resolution, including preparation of legal descriptions and exhibits and coordination with the Salt Flats master infrastructure schedule.

PASSED AND ADOPTED this 17th day of September, 2025.



Cody Kennedy
President of the City Council



Selestina Sandoval
City Clerk

