

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

DDA RESOLUTION 2025-02

**A RESOLUTION APPROVING CATALYST PROGRAM FUNDING FOR THE GRAND JUNCTION
UNION DEPOT RESTORATION PROJECT**

RECITALS:

The Grand Junction Downtown Development Authority (DDA) administers the Catalyst Program to stimulate investment, economic development, and the revitalization of key properties within the Downtown District.

The DDA received a Catalyst Program funding request from Revolution Investments, LLC dba State 38 Restoration, represented by Dustin Anzures, for the restoration and redevelopment of the Grand Junction Union Depot located at 119 Pitkin Avenue. The proposed project includes the historic restoration of the Union Depot and redevelopment into a multi-use destination featuring a full-service restaurant, cocktail lounge, retail shop, public social lounge, and Amtrak passenger facilities, contributing to tourism, community activation, and downtown vitality.

The funding request seeks \$500,000 in Catalyst Program support from the DDA, to be divided into two equal allocations of \$250,000 each in alignment with two pending State Historical Fund grant applications, one due October 1, 2025, and a second due April 1, 2026 (Grant).

The DDA will serve as the grant applicant and fiscal agent for the State Historical Fund grants, consistent with past practices where DDA matching funds were used to leverage historic preservation resources, and the same will be annually budgeted, appropriated and expended as required by the Grant and applicable law.

Dustin Anzures is a member of LLC that applied for the Catalyst Program grant; he is also a member of the DDA Board. Before any discussion of the Catalyst Program and/or the Grant, he disclosed orally and in writing his interest in the LLC/the project and the apparent conflict of interest. His written disclosure is attached, and the minutes of the meeting note the disclosure pursuant to the DDA conflict-of-interest policy and as advised by the City Attorney. Mr. Anzures was not present and did not participate in the Board's deliberations and voting related to the Catalyst Program application/Grant.

After due deliberation at a noticed public meeting, and in consideration of and the Board having found that the Union Depot restoration project will provide significant public benefits including but not limited to historic preservation, community revitalization, and enhancement of Grand Junction's image as a regional destination, all

of which are supportive of the DDA's mission and purpose, the DDA Board voted unanimously to approve the Catalyst Program request in the amount of \$500,000 and to authorize the DDA to act as the applicant for the State Historical Fund Grant(s).

BE IT RESOLVED BY THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY THAT:

1. In consideration of the Recitals which are included by this reference as if fully set forth the Board hereby finds and declares that this Resolution is promulgated and adopted for the public health, safety and welfare and the actions authorized to wit approval of Catalyst Program funding in the total amount of Five Hundred Thousand Dollars (\$500,000) for the Grand Junction Union Depot Restoration Project, to be disbursed in two phases of \$250,000 each contingent upon award and execution of the corresponding State Historical Fund grants bears a rational relation to the lawful objectives sought to be obtained.
2. The DDA shall serve as the official applicant and fiscal agent for the State Historical Fund grant applications and shall coordinate directly with Revolution Investments, LLC and the Friends of GJ Union Depot on grant administration and project compliance.
3. Funding will be incorporated into the 2026 DDA Budget and shall be subject to the execution of appropriate agreements and verification of grant awards and the same will be annually budgeted, appropriated and expended as required by the Grant and applicable law.
4. All actions heretofore taken by the officers, employees and agents of the City relating to the matters described or referred to herein and which actions are consistent with the provisions hereof are hereby ratified, approved, and confirmed and this resolution shall take effect immediately upon adoption.


Read and approved this 23 day of October 2025.



Libby Olson, Chair

Grand Junction Downtown Development Authority

ATTEST:



Vonda Bauer, Administrative Specialist

Grand Junction Downtown Development Authority