

Grand Junction City Council
Minutes of the Special Meeting
August 14, 2026

Call to Order

The City Council of the City of Grand Junction convened into special session on the 14th day of August, at 10:00 a.m. Those present were Councilmembers Robert Ballard (virtual), Cody Kennedy, Jason Nguyen, Ben Van Dyke (virtual), and Council President Laurel Lutz (virtual). Councilmember Anna Stout was absent, and Councilmember Scott Beilfuss joined the meeting at 10:02 a.m. (virtual).

Also present were City Manager Mike Bennett (virtual), Interim City Attorney Jeremiah Boies (virtual), City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

Council President Lutz called the meeting to order.

REGULAR AGENDA

2.a.i. An Ordinance for a Purchase and Sale Agreement for Approximately 3.3 Acres of City-Owned Property to Grand Junction Homes, LLC for Affordable Housing, and Authorizing the City Manager to Sign, Pursuant to Voter Approval (Continued from August 5, 2026/Proposed to be Continued to September 16, 2026)

Grand Junction Homes, LLC (Developer) seeks to purchase approximately 3.3 acres of the 21.78- acre property known as "The Salt Flats" for the development of approximately 48 for-sale housing units. Juniper Grove, a 48-unit affordable housing homeownership project, will serve households with incomes of less than 100% AMI. Completion of this project is anticipated by Winter 2027. This project aligns with the City's housing strategies and Prop 123 goals.

Councilmember Nguyen moved, and Councilmember Kennedy seconded, to continue the public hearing to September 16, 2026. Motion carried by unanimous voice vote 5-0.

Councilmember Beilfuss joined the meeting.

3.a.i. A Resolution Authorizing the City Manager to Execute a Development and Funding Agreement with Grand Junction Homes, LLC for the Development of 48 For Sale Units at 450 28 Rd to Help Eligible Households Achieve Homeownership Within the City Limits of Grand Junction (Proposed to be Continued to September 16, 2026)

This item authorizes the City Manager to execute a Development and Funding Agreement with Grand Junction Homes, LLC related to the conveyance and development of 3.3 acres, a portion of Lot 4, Grand View Common Subdivision, within the City-owned Salt Flats property at 450 28 Road. The project will include approximately 48 deed-restricted, for-sale homes serving households at or below 100% Area Median Income, utilizing a fee-simple homeownership model without an HOA to reduce monthly costs and support long-term affordability. The agreement also allows the City to provide up to approximately \$156,330.00 for the construction of public improvements such as roads and utilities, and an additional \$593,340 for water connection fees and sewer plant investment fees approved in the 2026 annual budget through Ordinance 5286.

Councilmember Kennedy moved, and Councilmember Nguyen seconded, to continue this item to September 16, 2026. Motion carried by a unanimous voice vote 6-0.

4. Adjournment

The meeting adjourned at 10:04 a.m.

Selestina Sandoval, MMC
City Clerk

