

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, JULY 23, 2026
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION
8:15 AM

Board Members present: Libby Olson (Chair), Jeremy Arthur, Steven Boyd, Karli Hyland (via Zoom), Afton Neal, City Council Representative Ben Van Dyke

Board Members absent: Garrett Portra (Vice-Chair), Cole Hanson

Downtown Grand Junction staff present: Brandon Stam, Vonda Bauer, 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: Interim City Attorney Jeremiah Boies

Guests: Brooks Cowles, Founder & Principal of 9th Path Advisors, and Jay Taylor of 9th Path Realty

CALL TO ORDER: Libby called the meeting to order at 8:23 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting on June 25, 2026

Jeremy made a motion to approve the minutes of June 25, 2026, Downtown Development Authority Board meeting. Afton seconded the motion, and it was approved unanimously.

Brandon reported that the Colorado Historical Society determined Dustin's service on the DDA Board creates a conflict of interest while the Historical Fund grant for the GJ Union Depot remains active, as the DDA has pledged the required matching funds. Consequently, Dustin's Board seat is now vacant.

REGGULAR AGENDA

500 S 7th Street Presentation/Update

Board Discussion – 630 and 500 South 7th Street

Brooks Cowles, Founder/Principal of 9th Path Advisors, provided an overview of the company's background and local projects, including 40 townhomes, 27 duplex homes currently under development, and two additional projects planned. He discussed the company's vision for connecting the riverfront to downtown and provided an update on the 630 and 500 South 7th Street properties, which were purchased approximately five years ago. The former Enstrom's facility has since relocated, creating an opportunity for redevelopment.

The 5.25-acre property has been subdivided into two approximately 2.6-acre parcels. The 630 S. 7th Street parcel, formerly the StarTek building, includes an existing 50,000-square-foot building. The 500 S. 7th Street parcel has been approved for 149 affordable housing units at 87% AMI. The total project build-out is estimated at approximately \$45 million. The developers are participating in the City's affordable housing program and pursuing Proposition 123 funding.

Brooks outlined several potential redevelopment options, including adaptive reuse of the existing building for a climbing gym or brewery, redevelopment for a grocery store such as Trader Joe's or Whole Foods, or development of a civic

public market. The developers have invested approximately \$5 million in the property and are exploring potential DDA funding and partnership opportunities.

Board members discussed potential uses for the site, including a hotel, grocery store, and public market with a food hub. The developers were encouraged to consider applying for the DDA Catalyst Grant, which could provide up to \$500,000 in funding. Brooks stated that they will return to the DDA with a specific funding request outlining the proposed use of funds and partnership opportunity.

Brooks also stated that he would be back in the area on August 3 and would coordinate a property tour for the Board.

BOARD UPDATES

- **Steve** reported that his restaurant will be providing meals for CMU's football team on August 7.
- **Ben** shared that he attended the grand opening and ribbon-cutting for **The ARtery**, as well as the ribbon-cutting for the new playground area on the 400 block. He noted that both events were well attended by the community.
- **Dustin** provided an update on the GJ Union Depot project, noting that the pre-application for OEDIT's Community Revitalization Tax Credits was accepted. The full application was then submitted, and the project was awarded \$624,000 in Community Revitalization Tax Credits.

OTHER

None

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Steve made a motion to adjourn. Ben seconded the motion. The meeting adjourned at 9:14 a.m.