GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, JULY 24, 2025
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION
7:50 AM

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

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: City Manager Mike Bennett, City Attorney John Shaver

Guests: Shopworks Architecture: Project Manager Kyle Mead, President Chad Holtzinger; Headwaters Housing Partners LLC: Project Engineer Adam Roy

CALL TO ORDER: Libby called the meeting to order at 7:47 a.m.

CONSENT AGENDA
Approval of Minutes:
Meeting on June 26, 2025
Garrett made a motion to approve the minutes of the June 26, 2025, Downtown Development Authority Board meeting. Steve seconded the motion. The motion passed unanimously.

REGULAR AGENDA
600 WHITE UPDATE
The board reviewed a proposed development at 600 White Avenue, noting a $500,000 funding gap. They agreed to verify the pro forma, consider affordability strategies, and explore options such as TIF funding and parking solutions. Following discussion, the board authorized Brandon and his team to negotiate up to $500,000 (subject to annual appropriation over three years). In addition, the DDA's land ownership will serve as a project contribution.

Libby moved to direct Brandon with the not-to-exceed amount of $500,000 and to obtain a Performa to confirm whether this is the appropriate amount and determine how to proceed. Cole seconded the motion, which was unanimously approved.

TERMINAL PRESENTATION
Brandon provided background on the Terminal project for new board members. The DDA purchased the property, including a vacant lot, in 2021 for $700k to encourage positive development near Whitman Park and improve the Hwy 50 entrance to downtown. Multiple Request for Proposals (RFP) went out and Headwater Housing was selected. The concept originally was a mixed-use commercial concept with residential. Initial proposals evolved into a mixed-use concept with a strong arts component after the project became eligible for Colorado Creative Industries' "Space to Create" program. A feasibility study confirmed the need and defined the creative community, leading to a successful $3.2M CRG grant from OEDIT in 2023, along with additional capital and DOLA grants. The current plan includes ground-floor arts space, complementary food and beverage, and live/work units—prioritizing artists and aiming for higher AMI housing.

Adam Roy (Headwaters Housing Partners) reported that work on the project began in 2021, and over time it has benefitted from multiple funding sources. An initial Community Revitalization Grant (CRG) provided seed funding and set affordability requirements, leading to nearly $18 million in additional funding, including an $11 million award from OEDIT's Proposition 123 Housing program, allowing for a 90% AMI affordability level. The project will also allow for potential artist residency opportunities on the ground floor, with housing targeted toward downtown workers and residents seeking an affordable urban experience. Overall, programmatic funding has been essential to shaping the scope of both the housing and commercial components, including $1.6 million dedicated to infrastructure. Due to varying funding requirements, the project team has expanded.

Brandon noted that Shopworks Architecture began working with the DDA before grant funding was secured. State CRG grant requirements created delays by requiring a separate procurement process, after which they were ultimately selected as the architect.

Chad Holtzinger, President of Shopworks Architecture, shared that the company is based in Denver and specializes in low-income housing and mixed-use projects for nonprofit clients. Chad expressed appreciation for the partnership and enthusiasm for the project.

Kyle Mead, Project Manager with Shopworks Architecture, presented the current design phase for a 6-story mixed-use project intended to serve as a gateway to downtown. The plan includes ground-floor commercial spaces (coffee shop, cocktail lounge, food hall), 107 upper-level residential units, and 24-hour artist studios with a two-year residency program. The design concept was inspired by canyons, railroads, and the local arts culture. The team is expected to complete design development by mid-September with a building permit submission in early January. Artist selection criteria and studio costs are still under development.

OTHER BUSINESS

Grants Update

Brandon explained that the building activation grant included 25% of total project cost up to $50k and then the board increased that amount to $100k but kept the 25% piece. After the new grants committee reviewed the grant, their recommendation was to modify the building activation grant to a one-to-one match up to $100k. The importance of incentivizing property owners to utilize their spaces efficiently was discussed, noting that the current structure disincentivizes applicants. The board also considered the impact of rising construction costs on project feasibility.

Brandon noted that $200k is budgeted for the grants program, but the amount could be increased if there are many applications. Any increase not in the current budget would require board approval through a supplemental appropriation.

Cole moved to approve the change of a one-to-one match up to $100K on the Building Activation Grant. Garrett seconded the motion. The motion was approved.

Splash Pad

Brandon reported ongoing discussions with James from DTJ Design regarding the splashpad. Utility locations require adjustments to the layout, so updated concepts will be presented at a future meeting. For example, installing a fireplace would be costly to connect to existing utilities, making propane a more feasible option. Overall, the design will look somewhat different.

Brandon thanked Doug for his service, noting his two years as board chair, valuable input, and role in fostering a more open approach to projects, as well as supporting new restaurants and developments since joining in 2017. Doug expressed gratitude, reflecting on his growth, the board's positive direction, and appreciation for Brandon and staff. Libby added that Doug will be missed.

PUBLIC COMMENTS
None

ADJOURN
There being no further business, Cole made a motion to adjourn. Steve seconded the motion. The meeting adjourned at 9:04 a.m.