GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, SEPTEMBER 11, 2025
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION
8:00 AM

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

Board Members absent: Libby Olson (Chair)

Downtown Grand Junction staff present: Brandon Stam, Vonda Bauer, Dave Goe, Sarah Dishong

Other: Northland Securities, Inc Financial Advisor Troy Bernberg (representing the DDA)-via zoom

City of Grand Junction staff present: City Attorney John Shaver

Guests: Michael Nuttall-Vice Chair of Friends of GJ Union Depot

CALL TO ORDER: Garrett called the meeting to order at 7:58 a.m.

CONSENT AGENDA
Approval of Minutes:
Meeting on July 24, 2025
Steve made a motion to approve the minutes of the July 24, 2025, Downtown Development Authority Board meeting. Karli seconded the motion. The motion passed unanimously.

Board Retreat Summary August 28, 2025
Steve made a motion to approve the summary of the August 28, 2025, Downtown Development Authority Board Retreat meeting. Karli seconded the motion, and it was approved unanimously.

REGULAR AGENDA
FAÇADE GRANT – 300 MAIN STREET
Brandon noted that a Façade Grant request for 300 Main Street, first approved in 2023 but never started, was resubmitted with updated information. The Façade Grant Committee reviewed the new request from Arnie Butler on behalf of the 300 Main Condominium Association to repair grout and stucco and repaint the exterior. The total estimated cost of the project is $30,000 and qualifies for a $10,000 matching grant.

Cole made a motion to approve the Façade Grant request at 300 Main Street for up to $10,000. Dustin seconded the motion, and it was approved unanimously.

BOARD UPDATES
Dustin - Reported that their second annual charity golf tournament will be held this Saturday at Redlands Mesa with 118 players registered this year. He also noted the Art on the Train Event on Friday, October 3rd.

Karli - Shared that September is a strong month for hotels, with numbers slightly higher than last year.

Faith - Announced that Unity in Community will partner with Downtown at the September 18th Market on Main, offering space for nonprofits to showcase their work.

Steve - Noted that sales are up this year and September is performing well. He added that CMU football players are visiting his home for dinner tonight.

Garrett - Reported that September is busy with festivals and the Downtown store is doing well. Harvesting began yesterday, and he was recently hired as a CMU instructor. He also mentioned the possibility of a co-branded CMU product line.

Cole - Said that while September is not their busiest month, business has been steady. The valley-wide river cleanup is scheduled for Saturday, and as a member of the Outdoor Recreation Coalition board, he noted plans for an Industry Summit this fall.

Ben – He previously spoke with Brandon about the old Whitman School building and the Museum of Western Colorado's plans for the property. He expressed interest in supporting revitalization efforts to help tie in that corridor.

Afton - Reported that Q4 is her busiest season in the bridal industry. She has a sample sale scheduled for the first week of October to clear older inventory and prepare for new arrivals.

Brandon shared that the Museum of Western Colorado is considering consolidating their properties, with Downtown potentially serving as a central campus. A feasibility study may be needed, and he has provided Colorado Creative Industries contacts to Shenna Hayden who is the Executive Director of the Museums of Western Colorado to explore scope and costs.

CATALYST PROGRAM-GJ UNION DEPOT

Garrett disclosed that he leases property from Dustin for his winery, separate from the property for the Catalyst Program funding request. City Attorney John Shaver clarified that the property is owned by an LLC in which Dustin is a member, with Garrett's corporation leasing from that LLC. He noted this creates an indirect, rather than direct, conflict of interest but one that warrants disclosure for transparency. The board agreed that an oral disclosure was sufficient, and no objections were raised.

Brandon explained that a Catalyst Program application was submitted by Dustin Anzures (Co-owner of Revolution Investments, LLC dba State 38 Restoration) at 119 Pitkin Ave, requesting $500,000 for the GJ Union Depot's restoration. The funding request is tied to two upcoming State Historic Fund grants, which have a $250,000 match threshold each. The first grant application is due October 1st, with a second application planned for next year. He noted that the DDA would serve as the grant applicant since the match funds come from the DDA and have assisted with similar grants in the past.

It was noted that regarding disclosure and conflicts, Dustin has submitted a letter of recusal from participation in the DDA Board deliberations of the pending application and will not participate in any votes. He will only provide information related to the Catalyst Program funding request on behalf of the legal entity involved.

Dustin stated that he is here on behalf of the development team that has been working for the past 10 years on revitalizing GJ Union Depot. He introduced his friend and colleague Michael Nuttall who is the vice chair of the Friends of GJ Union Depot, which is a Colorado non-profit organization that has been supporting the project for the last two years.

Dustin presented the project's history and redevelopment vision, including plans for a full-service restaurant, cocktail lounge, retail shop, public social lounge, and Amtrak passenger facilities. Also presented were the financials, economic impact study, development team & partners, and community support partners. He explained that the lease with Amtrak consists of three 20-year terms. Amtrak is not contributing financially to the project; however, they provided a letter of

support for the restoration of the historic passenger depot. Amtrak is being viewed as a partner rather than a tenant in this effort. The State of Utah has allocated $300 million to expand its rail system, with plans for three additional trains daily terminating in Grand Junction.

Michael Nuttall, Vice Chair of the Friends of GJ Union Depot, provided an overview of the nonprofit's efforts in supporting the project and securing funding through partnerships and sponsorship programs.

Dustin recused himself and left the room at 9:07 a.m. for the board to discuss the Catalyst Program request.

Board members raised concerns about the high funding percentage for the Catalyst Program project, but its potential positive impact on the community was noted. Support for revitalizing a blighted building was expressed and highlighting its potential to enhance tourism and improve first impressions of Grand Junction. The intention is to create a vibrant space that attracts both locals and tourists. The board discussed the complexities of economic development funding, including the challenges of obtaining fee waivers for commercial projects.

Brandon explained that the funding would be divided into two $250,000 allocations to align with the two State Historic Grant applications, which are due on October 1, 2025, and April 1, 2026.

Cole made a motion to approve the $500,000 Catalyst Program request and authorize the DDA to serve as the agent for the State Historical Grant applications. Faith seconded the motion, and it was approved unanimously.

Cole moved to authorize the Real Estate Committee, along with Brandon and John, to prepare a formal resolution outlining the details of the Catalyst Grant in anticipation of its inclusion in the 2026 budget. Faith seconded the motion, and it was approved unanimously.

OTHER BUSINESS

Brandon noted that some updated information was received regarding 600 White Avenue, but the Real Estate Committee did not have an opportunity to discuss the information. Also, the updated rendering for the old splash pad area was not yet available but is anticipated by the end of the week and will be shared with the board once received.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Cole made a motion to adjourn. Steve seconded the motion. The meeting adjourned at 9:34 a.m.