GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, FEBRUARY 26, 2026
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, Pragya Luitel

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

City of Grand Junction staff present: Assistant City Attorney Jeremiah Boies, General Services Manager Kyle Coltrinari

Guests: Owner of MLR Design and Development Kelly Millian, Mesa County Libraries Executive Director Michelle Boisvenue-Fox

CALL TO ORDER: Libby called the meeting to order at 8:03 a.m.

CONSENT AGENDA
Approval of Minutes:
Meeting on January 22, 2026
Steve made a motion to approve the minutes of the January 22, 2026, Downtown Development Authority Board meeting. Cole seconded the motion, and it was approved unanimously.

REGULAR AGENDA
DDA RESOLUTION 2026-02 TIF POLICY ADOPTION (A Resolution adopting the Grand Junction Downtown Development Authority Tax Increment Investment Policy)

Brandon stated that, based on the feedback received, no additional changes were needed to the policy at this time, and edits or modifications can be made in the future if necessary.

Libby made a motion to approve DDA Resolution 2026-02 for the Tax Increment Investment Policy. Dustin seconded the motion, and it was approved unanimously.

DDA RESOLUTION 2026-03 TERMINAL DEVELOPMENT AGREEMENT (A Resolution approving and authorizing of the Terminal Master Development Agreement)

Brandon explained that this update is a follow-up to the Terminal Master Development Agreement previously provided to the board. He highlighted Section E, noting that the board had asked the real estate committee to return with additional detail on the identified $3 million "Project Gap". Section E outlines how the DDA is expected to address that gap through two mechanisms:

- Acquisition of the property at 619 Colorado Avenue for $400,000.
- A direct financial contribution of $2.6 million to the Owner, funded through a loan to the DDA from ANB Bank

Brandon noted that the loan agreement with ANB Bank will be presented to the Board for review and final approval.

Libby made a motion to approve the DDA Resolution 2026-03 approving and authorizing the execution of the Terminal Master Development Plan Agreement. Garrett seconded the motion, and it was approved unanimously.

DDA RESOLUTION 2026-04 2026 BUDGET AMENDMENT (A Resolution approving a 2026 Budget Amendment)
Brandon reported that the resolution concerns a 2026 budget amendment. He explained that supplemental appropriation is required when changes are made to the adopted annual budget, which requires re-approval. The amendment will follow a two-step process, going first to the Board and then to City Council.

The proposed amendment includes:

- A fourth payment of $700,000 to Conjunction Junction (Richmark) for the Junction Project
- $250,000 in funding the Train Depot Project
- Purchase of the property at 619 Colorado Avenue for $400,000 to support parking needs for the Terminal Project
- Inclusion of remaining Terminal grant funds:
    - Colorado Creative Industries Community Revitalization Grant (CFG) balance of $2,198,875.30
    - Strong Communities Grant funding of $1,625,000
    - Total $3,823,875.30

Libby made a motion to approve DDA Resolution 2026-04 for a 2026 Budget Amendment. Garrett seconded the motion, and it was approved unanimously.

702 MAIN UPDATE
Kelly Millian, owner of MLR Design and Development, presented renderings for the 702 Main Project. The venue, named M Street Social, will feature a stage with LED lighting, seating areas, custom concrete benches and trash receptacles around the perimeter, covered gazebos, turf play space, a pet relief area, and company-owned stationary food trailers. The venue will operate seven days a week with gated access.

Mr. Millian also reviewed operational plans, including security, management, restrooms, grease interceptors, and staffing. Construction is anticipated to begin next month with an estimated 90-day timeline. The total project is approaching $3 million dollars.

MESA COUNTY LIBRARY DEVELOPMENT UPDATE
Mesa County Libraries Executive Director Michelle Boisvenue-Fox presented plans for a lot purchased two years ago to support Central Library expansion. The library is landlocked, and growing program attendance has exceeded parking capacity, creating neighborhood parking impacts.

Due to downtown mixed-use zoning requirements, a building must be included in the project. The planned expansion consists of a 2,500 sq. ft. “Friends of the Library” facility, a 900 sq. ft. storage building, and additional parking. A recent community survey with 1,200 responses showed 80% support for relocating the “Friends of the Library” used book and donation site to this property. The current location near Grand Junction High School needs replacement, and the proposed site would offer improved convenience and visibility along Grand Avenue.

Michelle reported that initial cost analysis has begun for development of the recently consolidated property. Preliminary construction estimates from FCI Constructors Inc. total approximately $2.8 million for a “Friends of the Library” building and library storage facility, not including design, furnishings, or related expenses.

Next steps include forming project subcommittees, selecting an architect and contractor, and pursuing a budget adjustment later this year. Design work is expected to begin soon, with a potential groundbreaking later this year and

project completion anticipated next year. A formal funding request to the Downtown Development Authority is expected.

BOARD UPDATES/DISCUSSION ITEMS:

Board Updates

Dustin reported that the Historic Preservation Board will be meeting with City Council in March or April to discuss Grand Junction becoming a Certified Local Government (CLG). He noted that it was determined that the City already meets the requirements for the CLG designation. The status would provide access to additional state-level grants and resources specifically related to historic preservation, including early-stage funding for planning, design, and research. The Historic Preservation Board will be advocating for City Council to adopt a resolution supporting CLG Certification.

Event Grants

Brandon presented a draft Downtown Event Application and DDA funding Request form, emphasizing the need for a more structured process for third-party events seeking financial support. With events such as Rides & Vibes now independently produced, a formal application would establish consistent funding parameters and guide future requests.

Board members supported creating a standardized application process, including setting an annual funding allocation, requiring applicants to submit event budgets, and incorporating post-event data reporting. Members discussed a potential funding range of $1,000-$10,000 and expressed interest in adding a matching-fund requirement.

Brandon will prepare options outlining potential criteria for Board's review.

Retail Parking Incentive

Brandon reported that the City of Grand Junction conducted two recent outreach meetings on downtown parking and received substantial feedback, including concerns related to employee parking for retail businesses. In response, the City of Grand Junction has added 30 additional 10-hour spaces in the Colorado Avenue lot behind the Rockslide (between 4th and 5th Streets).

Brandon asked the Board to consider whether the DDA would be interested in contributing funding to help subsidize these 30 spaces for retail employees. The estimated DDA cost would be approximately $6,000 annually. Brandon indicated he would work with Kyle to develop program specifics, with the City continuing to manage the parking system. Brandon noted that future opportunities may exist for shared parking arrangements in private parking lots.

Kyle reported that the City is prioritizing permit-only parking spaces designated specifically for downtown employees. The 30 identified spaces would operate as permit-only from 8:00 a.m. to 4:00 p.m., with permit holders allowed to use other designated lots as well. He noted that the DDA could determine eligibility criteria and decide whether any areas should be subsidized.

The Board discussed ongoing concerns regarding downtown employee parking. Members noted that challenges stem more from access and awareness than from cost. While sufficient parking exists, available spaces are not always located where employees prefer to park.

Board members emphasized the need for improved education and communication, as many employees and business owners are unaware of existing permit-only locations, the ability to register two license plates per permit, and underutilized locations such as the first floor of the parking garage. It was also noted that permits purchased mid-month were expiring at month-end rather than providing a full 30-day period.

The Board discussed the distinction between subsidizing parking for employees versus owner-operators, given that many downtown businesses are owner-run. Members also asked about the feasibility of a system allowing employees to

enter a DDA-funded discount code at parking meters, with the subsidy drawing down until allocated funds are exhausted, at which point the Board could determine whether to provide additional funding.

Following discussion, the Board expressed general support for improving employee parking but agreed that education should be the priority, ensuring businesses and employees understand current options before considering new programs or financial subsidies.

PUBLIC COMMENTS
None

ADJOURN
There being no further business, Cole made a motion to adjourn. Garrett seconded the motion. The meeting adjourned at 9:39 a.m.