GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, MARCH 26, 2026
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION
7:45 AM

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

Board Members absent: Dustin Anzures

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, Engineering and Transportation Director Trent Prall

Guests: CDOT Engineers Rob Beck and Dale Patterson, Mesa County Transit Planner Andrew Gingerich

CALL TO ORDER: Garrett called the meeting to order at 7:42 a.m.

CONSENT AGENDA
Approval of Minutes:
Meeting on February 26, 2026
Steve made a motion to approve the minutes of February 26, 2026, Downtown Development Authority Board meeting. Afton seconded the motion, and it was approved unanimously.

REGULAR AGENDA
EVENT GRANT DISCUSSION
Brandon provided an update on the revised Event Grant application, explaining that it had been simplified based on prior board feedback. Logistical questions were removed since those details are already addressed through the permitting process. The updated application now focuses on event description, alignment with Downtown goals, budget and funding sources, the specific funding request, anticipated economic impact, and the applicant's capacity for data collection and reporting. A post-event report will also be required, including attendance, economic impact, marketing reach, and return on investment. Events would be eligible anywhere within the DDA District.

The Board discussed whether to establish a funding range or leave the amount open. Some members felt the previously suggested $2,000-$10,000 range was too high for smaller non-profits and suggested $1,000 as a more appropriate minimum. Others preferred leaving the amount unspecified to encourage applicants to request only what they need. Libby recommended developing internal parameters rather than publishing a range for funding decisions, and the Board agreed with this approach.

The Board agreed moving forward with the Event Grant program as revised. Brandon will finalize the application and begin preparing marketing materials.

Cole made a motion to approve implementing the Event Grant program with the changes as outlined by Libby. Faith seconded the motion, and the motion was approved unanimously.

MOBILITY HUB UPDATE

CDOT Engineer Rob Beck explained that the grant application, developed four to five years ago and combined with other regional projects to improve competitiveness, was successful and awarded for funding of the Mobility Hub along with other projects. He noted that the project has faced delays due to the recent federal review processes, creating some uncertainty; however, CDOT remains committed to moving the project forward and may pursue alternative funding if necessary.

He stated that the City's objective was to establish a permanent Downtown bus operations site rather than continuing to rely on temporary locations such as the airport. A countywide study identified three viable Downtown sites, supporting integration with other mobility options.

Rob indicated that the project is in the design phase, with 80–90% plans expected by May and construction projected to start in October. Conceptual plans include a designated Bustang area in the alley, GVT bus service on the adjacent triangular parcel, and enhanced connections into Downtown. The vision emphasizes creating an active, welcoming gateway with potential amenities such as public art. Final design decisions are being led jointly by the City and County.

Mesa County Transit Planner Andy Gingerich provided additional background on how the Mobility Hub concept evolved. During the COVID period, Greyhound lost access to its previous terminal space, which made the Downtown facility available. Greyhound approached GVT seeking a temporary location, and although the facility was not designed for that use, a short-term arrangement was made. Greyhound eventually became a full-service stop at the Downtown site, coordinating operations with Bustang. This created early momentum around consolidating multiple transit services in one place.

Andy noted that discussions about integrating services had begun even before CDOT launched its statewide mobility hub initiative. Grand Junction is a key location because it serves as the terminus for several Bustang routes and a transfer point between lines. He added that corridor improvements along I-70B and redevelopment activity near the old train station also contributed to the broader context for the grant and the project's direction.

BOARD UPDATES

Ben reported that early sales tax data for the year shows strong performance citywide. Year-to-date sales are up approximately 4.3% compared to the same period last year. While he was unable to access the January Downtown-specific figures, he noted that Downtown sales were up in January and up approximately 1.76% in February, reflecting a solid start to the year.

Karli reported that hotel activity has begun to increase earlier than usual this year, noting that favorable weather is helping boost occupancy in what is typically a slower period.

Faith shared that COPMOBA will hold its first Stoke Night at QuikrStuff from 5–8 p.m., where they will announce the upcoming rebuild of the Lunch Loops bike park. She noted this is a major project in partnership with the City of Grand Junction and will transition the space into a mountain-bike-focused skills park rather than a BMX jump park.

Steve mentioned that a potential collaborative event is in the works, with details still being finalized.

Garrett reported that the Downtown location has performed well so far this year, and warmer weather has increased activity at the winery, with more visitors enjoying the outdoor space.

Cole reported that despite the lack of winter conditions, business has remained strong, with early-season sales shifting into March. He anticipates a potential slowdown later in the year. He also shared information from a recent water meeting with Senator Bennett, where major concerns were raised about declining water levels on the Western Slope. Additionally, he announced that the annual river cleanup is scheduled for Saturday, April 18, covering sections from

Palisade to Loma. The event usually brings out more than 100 volunteers and removes around 6,000 pounds of trash each spring.

Afton reported that her store will hold a sample sale event from April 8–11 and noted that her wedding business remains very busy.

Libby shared that business continues to be good.

UPDATES

Brandon reported on the Terminal project, noting that the developers will use CDOT's contractor to complete a portion of the site work, particularly the waterline work, to avoid having to remove and replace newly installed sidewalks in the coming months. This coordination was the primary outstanding issue and has now been resolved. Xcel Energy is prepared to proceed; payment has been issued, and the City has remitted its portion of the fees. The Request for Proposal (RFP) for Phase Zero closed yesterday with four submissions, two of which were considered strong. The project remains on track to begin demolition in May.

Brandon noted that the GJEP Summit is scheduled for the morning of April 23, which coincides with the Board's regular meeting. He asked whether the Board wished to consider moving the meeting up a week or keeping the current date. The consensus was to keep the Board meeting as scheduled.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Cole made a motion to adjourn. Karli seconded the motion. The meeting adjourned at 8:38 a.m.