GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, MAY 28, 2026
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION
8:00 AM

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

Board Members absent: Steven Boyd

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

CALL TO ORDER: Libby called the meeting to order at 8:15 a.m.

CONSENT AGENDA
Approval of Minutes:
Meeting on April 23, 2026
Garrett made a motion to approve the minutes of April 23, 2026, Downtown Development Authority Board meeting. Dustin seconded the motion, and it was approved unanimously.

REGULAR AGENDA
DOWNTOWN GJ WEBSITE
Brandon and Dave provided background on the Downtown Grand Junction and GJ Creates websites, noting that both were last updated in 2018 on WordPress and now rely on numerous plug-ins to remain functional. They explained that the sites would benefit from redesigned pages, improved communication tools for downtown businesses, consolidated contact lists, and simplified features. Brandon recommended issuing a Request for Proposal (RFP) for a full website overhaul. A subcommittee (including two board members) would review the responses and bring a recommendation back to the board.

Libby recused herself from the discussion because Growl Agency intends to submit a proposal.

After discussion, the board agreed to move forward with an RFP process to modernize the website system and improve overall functionality and communication. Brandon will distribute a draft RFP for board review.

UPDATES
Brandon provided several updates:

- Ribbon-cutting ceremonies for The Terminal and GJ Union Depot are scheduled for July.
- A groundbreaking event for the 400-block play area is tentatively planned for June 24.
- The board is invited to tour the new Enstrom facility on Wednesday, June 3, at 8:00 a.m.
- The Elk's Lodge has reached out again and is ready to move forward with repainting their building and submit a façade grant application. The façade grant program is designed for businesses rather than tax-exempt properties, though the board can make policy exceptions. The building remains significantly blighted, which may factor in the board's consideration.

Dustin stated that he spoke with Exalted Ruler Jeremy Scheetz from the Grand Junction Elks Lodge regarding efforts to place the building on the State Historic Register. This designation would make the property eligible for significantly larger funding opportunities through History Colorado including improvements inside the building. If the building becomes registered, the DDA's match requirement could drop from 50% to 10%. The Lodge is targeting April 1 of next year for submission.

The board discussed providing a façade grant exception for the tax-exempt Grand Junction Elks Lodge to support repainting the building. This action would not affect the Lodge's ability to pursue additional funding through History Colorado.

BOARD UPDATES

Dustin reported that the former GJ Auto Sales building has been demolished, and the site has been cleared. He also shared that CDOT will host a transportation conference on July 14 at the Grand Junction Convention Center. Following a recent meeting with the regional transportation office team, arrangements are being made for them to tour the mobility hub and the Train Depot.

He thanked Garrett for participating in Train Day by operating the wine bar. There were approximately 1,000 people in attendance, and the car show was highlighted as a major success. He also provided an update on the GJ Union Depot project, noting it is awaiting comments and feedback from the City Planning Department and expects to receive planning clearance and permits soon, with roof tile work anticipated to begin soon.

Additionally, Dustin shared that CBS Denver visited last week to feature a historic project in Western Colorado as part of its broader coverage of Colorado's 150th anniversary; an air date has not yet been announced.

Garrett left the meeting at 8:36 a.m.

Ben reported delays at the 7th and Main Street site. He spoke with owner Kelly Milan, who explained that the alley access was not properly vacated and is the only entry point to the property. Interim City Attorney Jeremiah added there are also sewer line issues. These complications are causing delays at the site.

Additionally, Ben discussed the challenges associated with encouraging businesses to extend operating hours. He suggested exploring grant incentives to support businesses staying open later, such as offering a flat-rat incentive or helping offset labor costs, particularly for retail businesses.

Brandon noted that similar approaches have been implemented in other communities and agreed to explore those options further.

NEW BUSINESSES

Two new businesses were noted: Moody's Underground has recently opened, and construction progress on Tiki Bird is moving along well.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Dustin made a motion to adjourn. Afton seconded the motion. The meeting adjourned at 8:42 a.m.