GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, JUNE 25, 2026
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION
7:45 AM

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

Board Members absent: Steven Boyd

Downtown Grand Junction staff present: Brandon Stam, Vonda Bauer, Dave Goe, Sarah Dishong (via Zoom)

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

City of Grand Junction staff present: Interim City Attorney Jeremiah Boies

Guests: Founder of Integrity Homes Lawrence Balerio

CALL TO ORDER: Libby called the meeting to order at 7:50 a.m.

CONSENT AGENDA
Approval of Minutes:
Meeting on May 28, 2026
Garrett made a motion to approve the minutes of May 28, 2026, Downtown Development Authority Board meeting. Afton seconded the motion, and it was approved unanimously.

REGULAR AGENDA
EVENT GRANT-RIDE COLLECTIVE
Brandon reported that The Ride Collective submitted a Downtown Event Funding Application requesting $10,000 to support digital marketing, bringing skilled photographers and videographers to capture the event, and to improve marketing content for the 2026 Tour of the Moon event, scheduled for September 11–12. The request follows a reduction in funding from the Grand Junction Sports Commission. Although Connor Ratte was unable to attend, he provided a presentation summarizing the event's strong participation and economic impact, including more than 1,500 riders in 2025 and an estimated economic impact of approximately $878,000.

They are projecting 2,000 riders this year with the start, finish, and event staging located at the Grand Junction Convention Center. The event includes a bike expo, food, live music, and attracts many out-of-town visitors.

Board members expressed support for the funding request, noting that Tour of the Moon is one of the busiest weekends of the year for downtown hotels, is a well-organized event, generates significant economic impact, and brings visitors to the community.

Dustin made a motion to approve the $10k grant request for the Tour of the Moon. Jeremy seconded the motion, and the motion was approved unanimously.

CATALYST GRANT-OCHO NUEVE PROJECT
Brandon reported that Integrity Homes LLC submitted a Downtown Catalyst Grant application requesting $37,000 for an infill housing project at 818 and 822 Colorado Avenue. The current phase includes two primary residential units; each with a detached garage and an accessory dwelling unit (ADU) above the garage. Future phases will add four primary

residences and four long-term rental ADUs, bringing the total development to 12 dwelling units at full buildout. Brandon noted that he and Dustin met with Lawrence at the site to review the project.

Mr. Balerio shared that he is a lifelong Grand Junction resident and is committed to investing in the community. He provided an overview of the proposed infill housing project. He described the project's modern design and noted that foundation work is already underway. The project site, formerly the MA Bell parking lot, presents infrastructure challenges, particularly unresolved questions regarding responsibility for water and sewer line improvements. The City of Grand Junction has not yet clarified who will pay the costs, which may increase the overall project budget.

Brandon recommended approving the grant as a "not to exceed" amount tied to the eligible project items included in the application. He explained that costs may fluctuate, and allowing some flexibility would help accommodate potential cost increases.

Dustin made a motion to approve the Catalyst Grant request for the OchoNueve project in an amount not to exceed $50k, based on the six original application items and two additional utility-related items. Garrett seconded the motion, and the motion passed unanimously.

UPDATES
Brandon provided the following updates:

- Demolition of the former bus station has been delayed due to a required gamma survey and is now expected to occur next week. A formal groundbreaking ceremony is anticipated this fall.
- The new play area on the 400 block is now open and has received positive feedback. A ribbon-cutting ceremony is planned for July. Delivery of the shade sails is still pending.
- Brandon requested board feedback on a potential downtown retail incubator/pop-up shop concept. He has been in discussions with the Business Incubator Center Chief Executive Officer Dalida Sassoon Bollig, who is exploring leasing the former Modern Nomad space to provide affordable opportunities for incubator tenants to test retail operations. Brandon asked whether the Board would consider assisting with building improvement costs or a façade grant, noting that the building needs work. No lease has been signed, and other location options may be available. Board members expressed support for the retail incubator concept. They noted the value of encouraging additional retail activity downtown and that many downtown spaces are too large for a single retailer, and an incubator model could allow tenants to test the market and utilize smaller portions of a building. Overall, the Board's consensus was favorable toward the idea.

BOARD UPDATES
Jeremy stated he had no updates.

Garrett noted that it has been a busy season and that they have added twenty Colorado wines, creating a fun way to engage visitors beyond traditional market tourism.

Libby reported that business was going well.

Afton shared that she has publicly announced her plans to sell her business after approximately 18 months of preparation. She noted that business operations will continue as usual during the transition, which may take some time. The announcement received a positive and supportive response from the community, and she has reassured clients that services and appointments will continue as normal.

Dustin reported that the board approved the $500,000 Catalyst Grant last September, contingent on receiving State Historic Fund support. The first $250,000 grant was awarded in December, and a second grant was awarded last week, bringing total grant funding secured over the past ten months to $1 million. Materials will begin arriving next week, with

roofing work expected to start in mid-July. Several additional grant applications remain pending, with decisions anticipated in the next one to two weeks. He also noted that he appreciated CBS Denver filming a feature tied to Colorado's 150th anniversary.

Ben reported strong economic performance, noting increases in sales tax and lodging tax revenues. He highlighted a 17% reduction in long-term hotel stays, which significantly boosts lodging tax revenue since stays over 30 days no longer qualify as taxable lodging. The City of Grand Junction is outpacing the state and is approximately 5% above last year, projecting about $1M in unanticipated revenue.

Cole had no updates.

Karli reported no significant updates and shared that she has been staying busy and enjoying the summer.

OTHER

Dustin inquired about the status of the Museum of the West following the board's previous approval of up to $40,000 for a feasibility study of the Whitman Building, noting recent reports that they may relocate to Fruita. Brandon clarified that the funding commitment is restricted to improvements to the downtown property. To date, approximately $1,400 of the approved funding has been expended. He added that Shenna Hayden, Executive Director of the Museums of Western Colorado, expects to provide an update by the end of July.

Brandon reported that the Elks Lodge is still evaluating whether to apply for a Façade Grant or pursue State Historic funding.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Garrett made a motion to adjourn. Afton seconded the motion. The meeting adjourned at 8:34 a.m.