

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4991**

**AN ORDINANCE CONFIRMING THE CITY- LAS COLONIAS DEVELOPMENT CORPORATION MASTER LEASE, FIRST AMENDMENT AND VOTER APPROVAL OF AUTHORITY TO LEASE CERTAIN PROPERTY AT LAS COLONIAS PARK FOR THE PURPOSE OF FACILITATING THE DEVELOPMENT OF THE LAS COLONIAS BUSINESS PARK IN THE CITY OF GRAND JUNCTION, COLORADO**

RECITALS:

In November 2017 with adoption of Resolution 69-17 the City Council authorized and approved actions furthering the development of 15 acres of the Las Colonias property known as the Las Colonias Business Park. The redevelopment was anticipated to occur pursuant to a Master Lease from the City to the Las Colonias Development Corporation (LCDC). The Master Lease was considered and approved by the City Council in accordance with the City Charter.

In November 2019 City voters approved an amendment to the City Charter which allowed the City to lease certain property, including the Las Colonias Business Park, for a term of up to 99 years. The Charter amendment affirmed the City Council's right to lease the property for a term of not to exceed 99-years. Resolution 5-20 amended the Master Lease to provide the same.

The LCDC has subleased three of the developable sites and otherwise facilitated the development of two of those sites within the Las Colonias Business Park by commercial subtenants in accordance with the Master Lease, as amended. Recently an action has been filed against the LCDC by a plaintiff who has raised concerns about its operations, the rights conferred by the underlying Master Lease and the LCDC's relationship with the City.

The City Council, by and with approval of this Ordinance does confirm and ratify the actions heretofore taken and more particularly described in City Resolutions 69-17, Ordinance 4874, and Resolution 05-20 concerning the Master Lease and the First Amendment to Master Lease and Development Agreement for Las Colonias Business and Recreation Park all in furtherance of the LCDC subleasing, managing and developing the property.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Incorporating the foregoing Recitals, the City Council does confirm and ratify the actions heretofore taken and more particularly described in City Resolutions 69-17, Ordinance 4874, and Resolution 05-20 concerning the Master Lease and the First Amendment for Las Colonias Business and Recreation Park all in furtherance of the LCDC subleasing,

managing and developing the property. And furthermore that this Ordinance, together with Resolution 69-17, Ordinance 4874, Resolution 5-20 and the Master Lease and First Amendment attached thereto and/or incorporated by reference are deemed by the City Council to discharge the City Charter and the laws and ordinances of the City of Grand Junction and State of Colorado.

Introduced on first reading this 17<sup>th</sup> day of March 2021 and ordered published in pamphlet form.

Adopted on second reading the 7<sup>th</sup> day of April 2021 and ordered published in pamphlet form.



C.E. "Duke" Wortmann  
President of City Council



ATTEST:



Wanda Winkelmann  
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4991 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17<sup>th</sup> day of March 2021 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 7<sup>th</sup> day of April 2021, at which Ordinance No. 4991 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 9<sup>th</sup> day of April 2021.

  
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Deputy City Clerk

Published: March 19, 2021  
Published: April 09, 2021  
Effective: May 09, 2021

