

ORDINANCE NO. 3815

**AN ORDINANCE CREATING AND ESTABLISHING
THE DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT AND
APPROVING AN OPERATING PLAN AND BUDGET THEREFOR**

Recitals:

On July 20, 2005, the City Council of the City of Grand Junction was presented with petitions from the Downtown Grand Junction Business Improvement District organizing committee requesting formation of a business improvement district.

Upon review of the petitions and signatures thereon, it appears that the petitions meet the requirements of the *Business Improvement District Act*, Part 12 of Article 25 of Title 31, of the Colorado Revised Statutes.

The formation of the district will provide continuing, dedicated resources to promote business activity in the area by improving the economic vitality and overall commercial appeal of the Downtown area.

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

Section 1. Upon consideration of the petitions requesting the formation of the Downtown Grand Junction Business Improvement District, the Council finds:

- (a) That the proposed district was initiated by petitions filed with the City Clerk, that the petitions were duly signed and presented in conformity with the Business Improvement District Act, Part 12 of Article 25 of Title 31 of the Colorado Revised Statutes and that the allegations of the petition are true;
- (b) That the City Council has fixed a place and time for a hearing on the petition;
- (c) That notice of such hearing has been duly published and mailed in accordance with the *Business Improvement District Act*;
- (d) That an operating plan and budget for 2006, has been filed with the City Clerk of the City of Grand Junction;
- (e) That the Downtown Grand Junction Business Improvement District is lawful and necessary, should be created and established and should include the area described and set forth herein.

Section 2. The Downtown Grand Junction Business Improvement District is hereby created and established for the purposes and with the powers set forth in the 2006 operating plan.

Section 3. The District is located within the boundaries of the City of Grand Junction and a general description of the boundaries of its area is: all commercial property within the downtown area bounded by US Highway 340 and Crosby Avenue on the west, 8th Street on the east, Grand Avenue on the north and Ute Avenue on the south. Specifically, the District will include the following parcels:

Parcel No.	Parcel No.	Parcel No.	Parcel No.	Parcel No.
2945-142-37-018	2945-143-15-001	2945-143-20-005	2945-143-28-014	2945-144-08-004
2945-142-38-014	2945-143-15-004	2945-143-20-006	2945-143-28-018	2945-144-08-025
2945-142-38-018	2945-143-15-005	2945-143-20-008	2945-143-28-019	2945-144-17-001

The Downtown Grand Junction Business Improvement District shall consist only of taxable real property located within the service area which is not classified for property tax purposes as either residential or agricultural together with any taxable personal property located on such taxable real property. Any residential or agricultural property located within the boundaries of the service area is not subject to the District's revenue-raising powers until such time as the property changes classification for property tax purposes.

Section 4. The Downtown Grand Junction Business Improvement District shall be governed by the nine-member board of the Downtown Development Authority (DDA) as provided in the *Business Improvement District Act* and the District's operating plan except that the Grand Junction City Council shall govern the District until completion of the November 1, 2005 election at which time the City Council may by ordinance designate the DDA board of directors as the board of directors of the District as provided in 31-25-1209 (c) C.R.S. The terms of office of the board of directors shall be four years, running concurrently with the terms for the DDA board of directors.

Section 5. The 2006 operating plan and budget, as filed with the City Clerk of the City of Grand Junction, is hereby approved.

Section 6. The Downtown Grand Junction Business Improvement District shall expire on January 1, 2016 unless renewed.

Section 7. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Introduced on first reading this 20th day of July, 2005.

Passed and adopted on second reading, after a duly noticed public hearing, this 17th day of August, 2005.

ATTEST:

Stephanie Lee
City Clerk




President of the Council

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 3815 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of August, 2005 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 17th day of August, 2005, at which Ordinance No. 3815 was read, considered, adopted and ordered published in full by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 19th day of August, 2005.



Stephanie L. Twin
City Clerk

Published: August 5, 2005
Published: August 24, 2005
Effective: September 23, 2005

