

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5126

**AN ORDINANCE EXPANDING THE BOUNDARY OF THE GRAND JUNCTION,
COLORADO DOWNTOWN DEVELOPMENT AUTHORITY TO INCLUDE THE
PROPERTY LOCATED AT AND KNOWN AS 905 STRUTHERS AVENUE**

The Grand Junction, Colorado, Downtown Development Authority (“the Authority” or “DDA”) has adopted a Plan of Development (“Plan”) for the boundaries of the Authority. The Plan and boundaries were initially approved by the Grand Junction, Colorado, City Council (“the Council”) on in 1981 and subsequently updated and amended in 2019 and 2020 (“Plan.”)

Pursuant to Section 31-25-822, C.R.S. and the Authority’s Plan, the Owner of the property has petitioned for inclusion into the Authority’s boundary.

The Board of the Authority reviewed the proposed inclusion and has determined that the boundary of the DDA should be expanded. With the expansion the Tax Increment Financing (“TIF”) district will be coterminous with the Authority boundary.

The owner of 905 Struthers Avenue (“the Property” or “Property”)has proposed inclusion into the DDA and the Authority Board has considered the matter and requests the Council’s approval to expand the Authority’s boundary to include the Property, a description of which is included by reference in this ordinance and to expand the Authority to receive a portion or increment of *ad valorem* and sales taxes collected within the Plan area in accordance with State law, the Plan and other applicable law, rules or regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, that

1. The Council finds the existence of blight within the boundary of the Authority, within the meaning of C.R.S. 31-25-802(1.5).
2. The Council hereby finds and determines that the approval of the expansion of the boundary for the Authority and the Plan, as shown on the attached Exhibit A, will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants of the City and of its central business district; will halt or prevent the deterioration of property values or structures; will halt or prevent the growth of blighted area; will assist the City and the Authority in the development and redevelopment of the district and in the overall planning to restore or provide for the continuance of the economic health; and will be of specific benefit to the property to be included within the amended boundary of the Authority and the TIF district.
3. The expansion of the Authority’s boundary, as shown on the attached Exhibit A describing the Property is hereby approved by the Council and incorporated into the Plan for TIF, both sales tax and *ad valorem* tax, purposes. The Authority is hereby

authorized to undertake development projects as described in the Plan and to act consistently with the Plan including, but not necessarily limited to, receiving, and expending for development and redevelopment efforts a portion or increment of *ad valorem* and sales taxes generated in the area in accordance with C.R.S. 31-25-801 *et seq.* and other applicable law.


4. The City Council hereby request that the County Assessor certify the valuation for the assessment of the Property included by this Ordinance within the Authority's boundaries and the TIF district as of the date of the last certification. The City Finance Director is hereby directed to certify the sales tax receipts for the Property included in and described by the attached Exhibit A for the twelve (12) months prior to the inclusion.

5. Adoption of this Ordinance and amendment to, or expansion of the boundary of the Authority and the TIF District, does not, shall not and will not provide for or allow or authorize receipt or expenditure of tax increments without requisite statutory and Plan compliance.

6. If any provision of the Ordinance is judicially adjudged invalid or unenforceable, such judgment shall not affect the remaining provisions hereof, it being the intention of the City Council that the provisions hereof are severable.

INTRODUCED on first reading the 18th day of January 2023 and ordered published in pamphlet form.

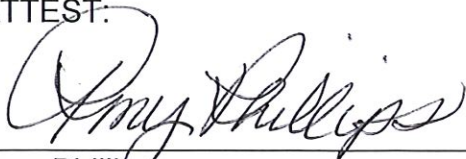
PASSED and ADOPTED on second reading the 1st day of February 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the City Council



ATTEST:

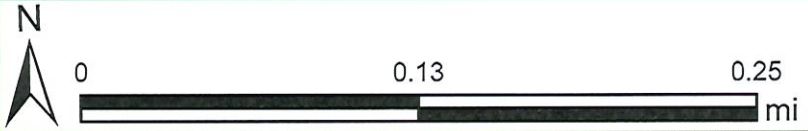


Amy Phillips
City Clerk

Exhibit A

LOT 2 JEFFRYES SIMPLE SUBDIVISION CITY OF GRAND JUNCTION SEC 23 1S
1W UM
905 Struthers Avenue, Grand Junction Colorado

Exhibit A 905 Struthers-DDA Boundary



Printed: 1/17/2023
1 inch equals 376 feet
Scale: 1:4,514

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5126 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of January 2023 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 1st day of February 2023, at which Ordinance No. 5126 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 3rd day of February 2023.



Deputy City Clerk

Published: January 20, 2023
Published: February 03, 2023
Effective: March 05, 2023

