

GRAND JUNCTION CITY COUNCIL
Minutes of the Special Meeting
September 23, 2024

Call to Order:

The Special Meeting of the City Council was convened at 5:03 p.m. in-person at City Hall, 250 N. 5th Street and live-streamed via GoTo Webinar.

Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz, and Council President Abram Herman were in attendance.

Also present were City Attorney John Shaver, Interim City Manager Andrea Phillips, Deputy City Clerk Krystle Koehler, and Deputy City Clerk Misty Williams.

Council President Pro Tem Reitz led the Pledge of Allegiance, followed by a moment of silence.

REGULAR AGENDA

1. Resolutions

- a. A Resolution Authorizing the Interim City Manager to Execute a Contingent Contract for the Purchase of Real Property Located at 450 28 Road, Grand Junction, Colorado for the Future Development of Affordable and Attainable Housing Units

Ashley Chambers, Community Development Housing Manager and Tamra Allen, Community Development Director provided a presentation detailing the contingent contract that has been prepared to purchase property from EN-SIM QOF, LLC (Enstrom's). The contract outlines the proposed terms and conditions for the City's purchase of approximately 21.45-acre property at 450 28 Road, now known as Lot 4 of the Grand View Commons Subdivision. The property is currently zoned R-24 and is not intended to be purchased for "governmental purposes" but is intended for the future lease or sale for the development of no less than 324 affordable housing units. The purchase price is \$3.2 million. The City has been selected to receive a grant from the Colorado Housing and Finance Authority (CHFA) to assist in the purchase of this property in the amount of \$2.2 million; however, the grant funds have not been paid to the City and are subject to the finalization of a grant agreement. Receipt of those funds is one of the contingencies in the property purchase contract. The purchase of the property utilizing CHFA funding commits the City to facilitate the development of the property with no less than 324 units, of which 70 percent would serve 60 percent AMI. The City is currently awaiting the final grant agreement documentation from CHFA/OEDIT, and a contract closing date will need to be set after the execution of the grant agreement.

Interim Finance Director Jodi Welch provided additional information on the financial aspects of this contract and the grant funding.

The purchase of this property will address 13 strategies that were adopted in October 2021, to provide both affordable and attainable housing options. Affordable housing for the City has been defined as rental housing for households making less than 60 percent or for-sale units for households earning

less than 100 percent AMI. Attainable housing is defined by the City as rental housing for households making between 60 percent AMI and 80 percent AMI and for-sale units for households earning between 60 percent and 120 percent AMI. As part of the strategies, the City adopted Strategy 6 which would "Allocate city-owned land and/or strategically acquire vacant or underutilized properties for affordable and mixed-income housing." This strategy was intended to assist in meeting the shortage of affordable/attainable housing and to promote more opportunities for housing choices that meet the needs of people of all ages, abilities and incomes.

The project includes the acquisition of approximately 21.45 acres for future development by the City of Grand Junction and other non-profit and for-profit affordable/attainable housing providers. The project is located at 450 28 Road in the central part of the city along 28 Road between 1-70 Business Loop Rd and North Avenue, which is a mixed-use central area of the city. The site is near major employers along the North Ave corridor including Walmart, restaurants, medical facilities, Colorado Mesa University, and the sports complex. The property is zoned R-24 that requires a minimum density of 16 dwelling units per acre and has no density maximum. The zoning requires that no less than 324 units be constructed on the property and the City is targeting between 324 and 550 mixed-income affordable and attainable units be developed on the property. The City anticipates future subdivision of the property as well as the construction of multiple housing types, including rental and homeownership, through the collaboration of multiple non-profit and housing developers through the City proposal process.

The City anticipates building the site over multiple phases over the next 10 years. The majority of the site would be used to provide affordable units, while up to 30 percent may be used for attainable and market-rate housing, which will help fill additional gaps in the local market.

The property purchase contract was available for review.

The public comment opened at 6:06 pm.

No comments were heard.

The public comment closed at 6:06 pm.

Councilmembers had a brief discussion regarding the contract.

Councilmember Kennedy moved to adopt Resolution No. 67-24 (removing paragraph 1.E, and any specificity to construction of 28 1/4 Road improvements south of the new Grand Avenue), a resolution amending Resolution 23-24 regarding the letter of intent for the possible acquisition of real property located near 450 28 Road from EN-SIM QOF, LLC, seconded by Council President Pro Tem Reitz. Motion carried 5-2 by split roll call with Councilmembers Simpson and Stout voting no.

Councilmember Kennedy moved to adopt Resolution No. 62-24, a resolution ratifying the Interim City Manager's actions in entering into a contract to purchase real property located at or near 450 28 Road, Grand Junction, Colorado, and authorizing the Interim City Manager to execute all documents necessary to complete the transaction, seconded by Councilmember Nguyen. Motion carried a unanimous 7-0 by roll call vote.

2. Adjournment

The Special Meeting adjourned at 6:16 p.m.



Misty Williams

Deputy City Clerk

