

## CITY OF GRAND JUNCTION, COLORADO

### RESOLUTION NO. 14-25

#### **A RESOLUTION EXPRESSING CITY COUNCIL'S SUPPORT FOR THE TERMINAL PROJECT AND THAT IT SUPPORTS AND PROMOTES THE DOWNTOWN PLAN OF DEVELOPMENT**

##### RECITALS:

The Terminal project (Project) is a mixed-use development in the heart of Downtown Grand Junction. When constructed the Project will include 106 apartments serving the Grand Junction workforce with a blended average of rent at 90% of the area median income (AMI). The Project will also provide over 13,000 square feet of retail space, including approximately 7,000 square feet for the *Space to Create* arts facility which will be funded in part by Colorado Creative Industries. Additionally, the Terminal will provide a groundbreaking culinary arts program designed to activate the retail and pedestrian experience of Colorado Avenue. The Project will revitalize a neglected area of Downtown with vibrant, mixed-use activity and energy.

The Colorado Office of Economic Development and International Trade (OEDIT) awarded the Project a Community Revitalization grant (CGR). The CGR will fund the pre-development phase of the Project including market analysis, due diligence and feasibility, as well as the development of site and building plans, and securing necessary permits to begin construction. The CGR will also help fund initial construction costs such as the demolition and excavation of the existing building and initial site work such as building foundations and utilities.

The Colorado Division of Local Government (DOLA) awarded Project funding through a Strong Communities grant (SCG). The SCG funds will be utilized after the CGR OEDIT funds and will be for eligible onsite and offsite infrastructure including water and sewer lines upgrades, stormwater infrastructure, electrical upgrades and burying of overhead lines and buildout of a utility yard.

The Downtown Development Authority (DDA) Board and City Council met in 2024 regarding the City's role in helping secure the CGR and SCG grants. Those grants have now been secured and the DDA has been working with City and State staff regarding utilization and disbursement of the funds. At the joint meeting in 2024 there was discussion regarding potential future DDA request for City support of the Project, and a recognition that for the Project to be viable the DDA would likely make future requests once the Project was further along in the predevelopment phase.

Since the 2024 discussion between the City Council and the DDA Board, the Project has received Prop 123 Equity funding up to \$11m and has been invited to apply for the newly created Community Revitalization Tax Credit. The additional funding opportunities means that all 106 units will now be workforce housing (80-140% AMI) and will be eligible towards the City's annual Prop 123 housing commitments.

On March 27, 2025, the DDA Board and the City Council met again to discuss the Project and to discuss possible further assistance from the City as was discussed in 2024. On March 27<sup>th</sup> the DDA Board and the City Council discussed, and the City Council favorably considered the DDA's requests that: 1) the City contribute the parking lot on the 500 block of Ute to the Project via a land swap with the DDA for a portion of the DDA owned parking lot on 560 Colorado Avenue; and, 2) the City, help with associated public infrastructure costs and/or waive or pay on behalf of the Project as determined by the City Council, development fees for the Project up to \$1M in order to help secure additional attainable housing units for the City and Downtown.

The City Council's favorable consideration of the DDA's requests will require further action; however, by and with this Resolution the City Council finds that the Terminal Project which is located within the boundaries of the DDA is a blighted property and will benefit from redevelopment and that City support of the Project will be necessary to complete the Project. The Project as proposed to the City Council reasonably appears to be in accord with the mission and purpose of the DDA as established by Colorado law and the DDA Plan of Development ("Plan of Development") as adopted and amended by Ordinances 4881, 4937 and DDA Resolutions 2019-04 and 2020-02.

Consistent with the Plan of Development as revised, and to the extent the same is implemented by the construction of the Project, certain City financial support will need to be made or offered, and further support may be made or offered, to support the Project and to stimulate reinvestment and/or to deter further economic and physical deterioration in Downtown Grand Junction.

With this Resolution the City Council finds that the Project supports and promotes the Plan of Development and that City and/or DDA funding made or to be made has been or will be accounted for in budgeted appropriations, and the Project serves a public purpose, promotes the health, safety, prosperity, security, and general welfare of the inhabitants of the City, and will halt or prevent the deterioration of property values or structures within the DDA redevelopment boundary area/the City as provided by law.


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

1. The foregoing Recitals are incorporated and adopted and in accordance with and pursuant to this Resolution, the City Council of the City of Grand Junction hereby expresses its support for the Project and the certain financial support that has been made or offered to stimulate reinvestment and/or to deter further economic and physical deterioration as consistent with and advancing the Plan of Development, grant applications and awards, and the Project plan as the same will be finally developed.
2. In accordance with and pursuant to this Resolution, the City Council of the City of Grand Junction, Colorado, confirms all actions consistent with this Resolution,


the Plan of Development as revised and with the approval of this Resolution the actions of the officers, employees, and agents of the City pursuant to C.R.S 31-25-801-822 and the Plan of Development.

3. The City Council finds and declares that this Resolution is promulgated and adopted for the public health, safety, and welfare of the City.

PASSED, ADOPTED AND APPROVED this 16<sup>th</sup> day of April 2025.

  
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Abram Herman  
President of the City Council

ATTEST:

  
Selestina Sandoval  
City Clerk