

**ORDINANCE NO. 4610**

**AN ORDINANCE EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION,  
COLORADO DOWNTOWN DEVELOPMENT AUTHORITY**

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 December 16, 1981.

Pursuant to Section 31-25-822, C.R.S. and Article X of the Authority's Plan, the City has petitioned for inclusion of certain of its properties within the Authority's boundaries. Some of the properties are split by the current Authority boundary and some have never been included with the DDA. In large measure the inclusion affected by this ordinance will serve to “clean up” the boundary and make mapping of the Authority boundary clearer.

The Board of the Authority reviewed the proposed inclusions 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 Board of the Authority requests the Council's approval to expand the Authority's boundaries to include all properties included by reference in this ordinance and to expand the Authority to receive a portion or increment of ad valorem and sales taxes collected with 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 Section 31-25-802(1.5), C.R.S.
2. The Council hereby finds and determines that the approval of the expansion of boundaries 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 areas; 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 boundaries of the Authority and the TIF district.
3. The expansion of the Authority's boundaries, as shown on the attached Exhibit A, is hereby approved by the Council and incorporated into the Plan for TIF 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 Section 31-25-801, C.R.S.

4. The Council hereby requests that the County Assessor certify the valuation for the assessment of the new property included by this Ordinance within the Authority's boundaries and the TIF district as of the date of the last certification. The City Financial Operations Manager is hereby directed to certify the sales tax receipts for the properties 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 this 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.

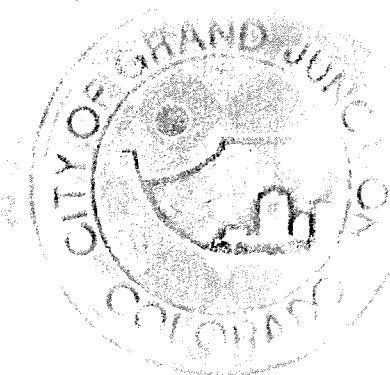
**INTRODUCED** on first reading the 6<sup>th</sup> day of November, 2013 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the 20<sup>th</sup> day of November, 2013 and ordered published in pamphlet form.

  
President of the Council

ATTEST:

  
City Clerk



## EXHIBIT A

Expanding the boundaries of the Grand Junction Downtown Development Authority  
The boundaries of the Authority shall be expanded to include the following properties into  
the Plan of Development area within which tax increment financing is used:

Parcel Number	Address	Owner
2945-143-32-942	544 PITKIN AVE	CITY OF GRAND JUNCTION
2945-143-32-949	509 UTE AVE	CITY OF GRAND JUNCTION
2945-143-32-943	336 S 5TH ST	CITY OF GRAND JUNCTION
2945-143-32-946		CITY OF GRAND JUNCTION
2945-143-32-947	524 PITKIN AVE	CITY OF GRAND JUNCTION
2945-143-32-944	306 S 5TH ST	CITY OF GRAND JUNCTION
2945-143-32-948	553 UTE AVE	CITY OF GRAND JUNCTION
2945-143-32-941		CITY OF GRAND JUNCTION
2945-144-59-941	717 UTE AVE	CITY OF GRAND JUNCTION
2945-144-59-942	727 UTE AVE	CITY OF GRAND JUNCTION
2945-231-17-940	836 STRUTHERS AVE	CITY OF GRAND JUNCTION
2945-231-17-941	919 KIMBALL AVE	CITY OF GRAND JUNCTION
2945-231-17-948	912 STRUTHERS AVE	CITY OF GRAND JUNCTION
2945-231-23-948	1220 S 7TH ST	CITY OF GRAND JUNCTION
2945-231-17-942	758 STRUTHERS AVE	CITY OF GRAND JUNCTION
2945-231-17-945	860 STRUTHERS AVE	CITY OF GRAND JUNCTION
2945-231-17-947	818 STRUTHERS AVE	CITY OF GRAND JUNCTION
2945-233-00-946		CITY OF GRAND JUNCTION
2945-233-00-948	641 STRUTHERS AVE	CITY OF GRAND JUNCTION
2945-234-00-930	709 STRUTHERS AVE	CITY OF GRAND JUNCTION
2945-234-11-941	725 STRUTHERS AVE	CITY OF GRAND JUNCTION
2945-234-00-942	821 STRUTHERS AVE	CITY OF GRAND JUNCTION
2945-234-00-952	755 STRUTHERS AVE	CITY OF GRAND JUNCTION