

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

DDA RESOLUTION 2025-04

A RESOLUTION FINDING THAT DOWNTOWN REDEVELOPMENT PROJECTS SUPPORT AND PROMOTE THE PLAN OF DEVELOPMENT

RECITALS:

The Grand Junction Downtown Development Authority (“DDA”) administers programs and financial tools to encourage redevelopment and activation of underutilized and blighted properties within the Downtown District, supporting economic vitality, attainable housing, and alignment with the adopted Downtown Plan of Development (“Plan of Development”).

By and with the attached individual project resolutions, the DDA has found that the Union Depot renovation, 600 White Avenue townhomes, and 702 Main food truck plaza development initiatives (“Projects”), located within the DDA boundaries, will benefit from redevelopment and investment. These Projects collectively further the DDA’s mission to stimulate downtown reinvestment, deter economic and physical deterioration, and promote a vibrant, mixed-use district.

In accordance with Colorado law, the DDA has established tax increment financing (“TIF”) as a financial mechanism to stimulate redevelopment and may also expend non-TIF revenues in support of its mission. The original Plan of Development, adopted by the Grand Junction City Council in 1981 and subsequently amended by Ordinances 4881 and 4937 and DDA Resolutions 2019-04 and 2020-02, guides such actions.

Consistent with the Plan of Development as revised, and to the extent implemented through these Projects, the DDA finds that certain financial participation has been made or offered to stimulate reinvestment and deter further deterioration, serving a public purpose and promoting the health, safety, prosperity, and general welfare of the inhabitants of the DDA boundary area.

BE IT RESOLVED BY THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY THAT:

1. The foregoing Recitals are incorporated herein and adopted by this reference as findings of the Board.
2. The DDA hereby finds that the Projects described herein and in the attached Resolutions support and promote the Plan of Development and are consistent with its intent and purpose to encourage redevelopment, reinvestment, and the prevention of blight within the DDA boundary.

3. The DDA confirms that the financial participation identified in each Project Resolution has been or will be properly budgeted, appropriated, and disbursed in accordance with applicable law and DDA policy.

4. The actions of the officers, employees, and agents of the DDA consistent with these objectives and the attached Resolutions are hereby ratified, approved, and confirmed.

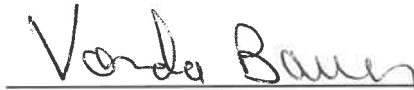
5. This Resolution is promulgated and adopted for the public health, safety, and welfare and shall take effect immediately upon adoption.

Read and approved this 23 day of October, 2025.



Libby Olson, Chair
Grand Junction Downtown Development Authority

ATTEST:



Vonda Bauer, Administrative Specialist
Grand Junction Downtown Development Authority