

ORDINANCE NO. 4305

AN ORDINANCE OF THE CITY COUNCIL OF GRAND JUNCTION, COLORADO APPROVING EXPANDING THE BOUNDARIES FOR THE GRAND JUNCTION, COLORADO DOWNTOWN DEVELOPMENT AUTHORITY TO INCLUDE PROPERTY AT 217 WHITE AVENUE OWNED BY THE GRAND VALLEY CATHOLIC OUTREACH

The Grand Junction, Colorado, Downtown Development Authority (the Authority) has adopted a Plan of Development for the boundaries of the Authority and the plan and boundaries were initially approved by the Grand Junction, Colorado, City Council (the Council) on December 16, 1981.

Since that time, several individuals, pursuant to Section 31-25-822, 12A C.R.S., as amended, and Article X of the Authority's Plan of Development have petitioned for inclusion within the boundaries of the Authority, and the boundaries of the Authority have been expanded by the Council by Ordinances No. 2045, 2116, 2382, 2400, 2425, 2470, 2820 and 2830;

The Board of Directors of the Authority has reviewed and approved a current petition from the Grand Valley Catholic Outreach requesting inclusion into the Authority's boundaries for its newly consolidated properties at St. Benedict Place and requests Council approval to expand the Authority's boundaries to include these properties.

The procedures for inclusion into the Downtown Tax Increment Financing (TIF) area require additional steps; however, this legal ownership entity is a nonprofit organization. It has not paid tax revenue into the TIF district on its current parcels, nor will it pay into the TIF for this newly-created parcel, due to this status.

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 Authority within the meaning of C.R.S. 1973, Section 31-25-802(1.5), as amended.
2. The Council hereby finds and determines that the approval of the expansion of boundaries for the Downtown Development Authority Plan of Development as shown on the attached Exhibit 1, will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants of the city 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.
3. The expansion of the Authority's boundaries, as shown in the attached Exhibit 1, are hereby approved by the Council and incorporated into the Plan of Development as

previously amended, and the Authority is authorized to undertake development projects as described in the Plan.

4. The City Council is requested to ask the County Assessor to certify the valuation for assessment of the new property included as of the date of the last certification, and the City Finance Director is requested to certify the sales tax receipts for the properties for the twelve (12) months prior to the inclusion of such property.

5. 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 this 3rd day of November, 2008.

PASSED and ADOPTED this 17th day of November, 2008.

/s/: Gregg Palmer
President of the Council

Attest:

/s/: Stephanie Tuin
City Clerk

EXHIBIT 1

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.

Former Parcel Numbers:

2945-143-11-955 and
2945-143-11-019

Now Consolidated Into Parcel Number

2945-143-11-954

Legal Description

Lots 5 Thru 11 Incl Blk 98, Grand Junction, Sec 18 1S 1W – 0.51AC



April 23, 2009

Mesa County
ATTN: Mapping Department
544 Rood Avenue
PO Box 20,000
Grand Junction, CO 81501

Dear Mapping Department:

Please find enclosed a copy of City Ordinance No. 4305, recorded 12/4/2008, which amends the boundaries of the Grand Junction Downtown Development Authority to include parcel number 2945-143-11-954.

The legal description listed in the ordinance apparently and inadvertently left off lot numbers 12 and 13, which has caused some confusion. However, as your office confirmed for me yesterday, these two lots are part of this parcel number and should be included in the DDA as part of this boundary adjustment.

Please ensure that your mapping systems reflect this change and do not hesitate to contact me if you have any questions or need additional information.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Heidi Hoffman Ham".

Heidi Hoffman Ham
DDA Executive Director

Cc: Stephanie Tuin, City Clerk, City of Grand Junction
Nancy Lancaster, Grand Valley Catholic Outreach



April 23, 2009

City of Grand Junction
ATTN: Mapping Department
250 N. 5th Street
Grand Junction, CO 81501

Dear Mapping Department:

Please find enclosed a copy of City Ordinance No. 4305, recorded 12/4/2008, which amends the boundaries of the Grand Junction Downtown Development Authority to include parcel number 2945-143-11-954. This property is located at 217 White Avenue.

Please ensure that your mapping systems reflect this change and do not hesitate to contact me if you have any questions or need additional information.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "H. Hoffman Ham".

Heidi Hoffman Ham
DDA Executive Director

Cc: Stephanie Tuin, City Clerk, City of Grand Junction
Nancy Lancaster, Grand Valley Catholic Outreach