

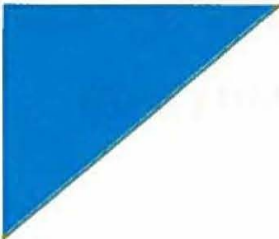
**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, MAY 5, 2014, 5:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

Supplemental Documents

- 1. Economic Development Plan (continued)**
- 2. First Quarter Economic Development Indicators**
- 3. Vision/Capital Planning**
- 4. Other Business**
 - Annual Reorganization of Council**



City Council Workshop

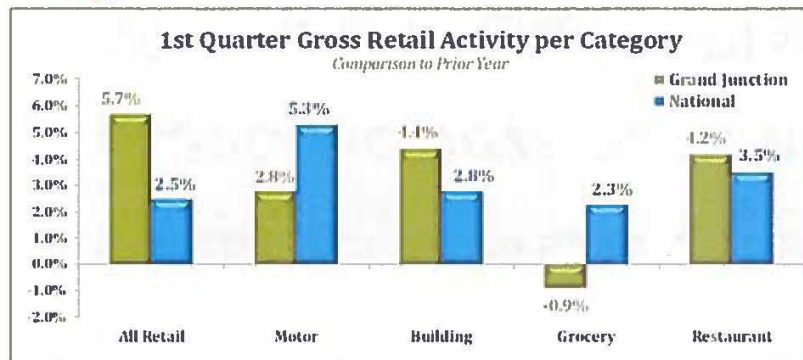
May 5th, 2014

1st Quarter Economic Indicators
Economic Development Plan
Visioning & Capital Planning

Retail & Revenue Report



RETAIL ACTIVITY



Retail and Revenue Report

1st Quarter 2014
Issued: May 5, 2014

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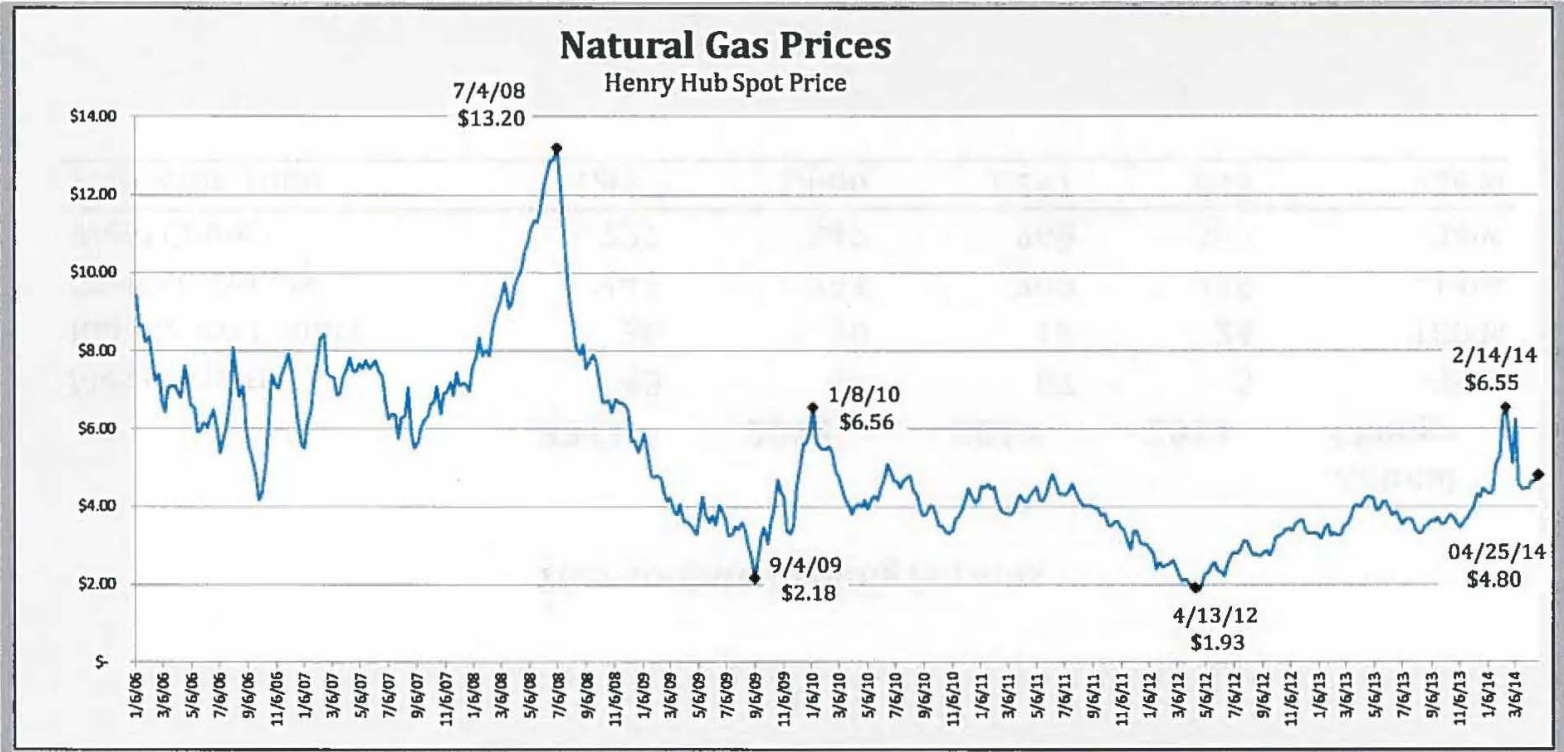
The two charts on this page illustrate the **gross retail activity** in our area compared to national trends. Gross retail sales **include both taxable and non-taxable transactions**. The City of Grand Junction does not tax all transactions. Many items are exempt from sales tax- such as food for home consumption, medicine and gasoline.

The graph to the left shows quarterly changes in retail activity of the nation and the city.

The top graph shows the retail activity per sector for both Grand Junction and the Nation.



Energy Industry



Source: Energy Information Administration

Energy Industry

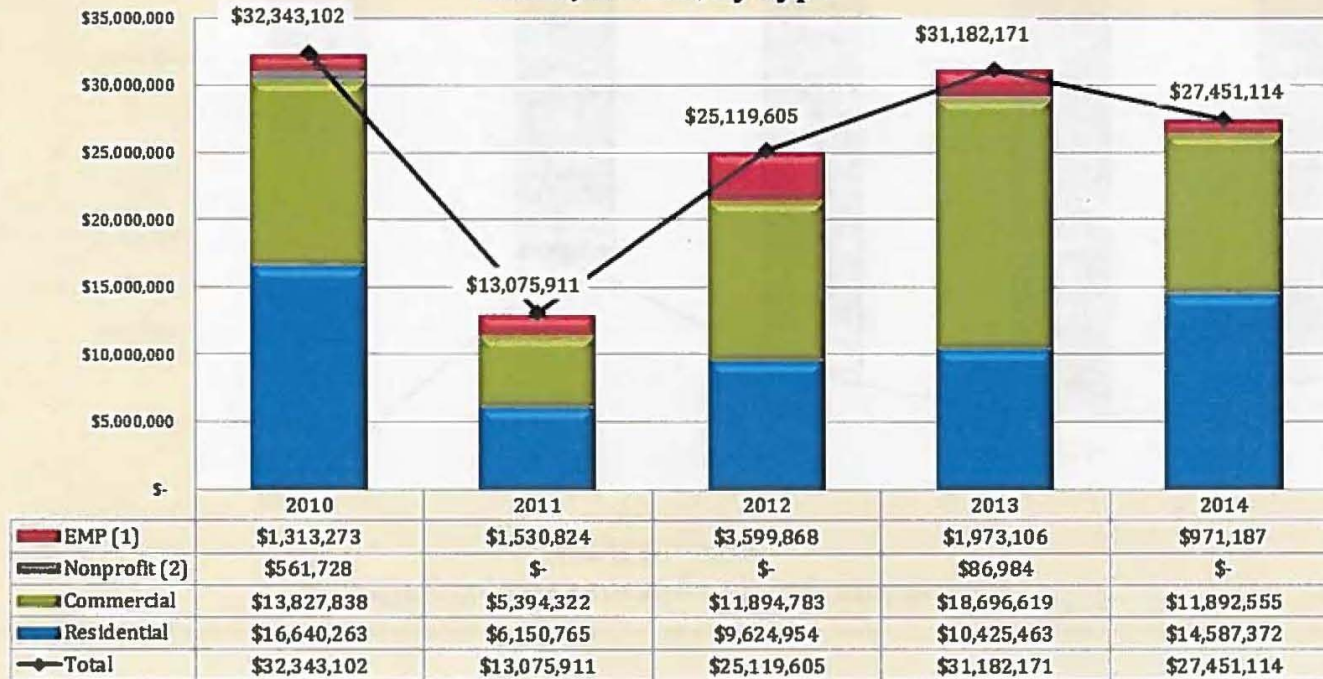
Year-to-Date Drilling Permits

	2011	2012	2013	2014	Annual Change
Mesa County	45	17	67	5	-93%
Rio Blanco County	36	30	12	24	100%
Garfield County	445	264	309	265	-14%
Weld County	727	547	768	507	-34%
Statewide Total	1,447	1,060	1,247	943	-24%

Source: Colorado Oil and Gas Conservation Commission

Real Estate and Construction

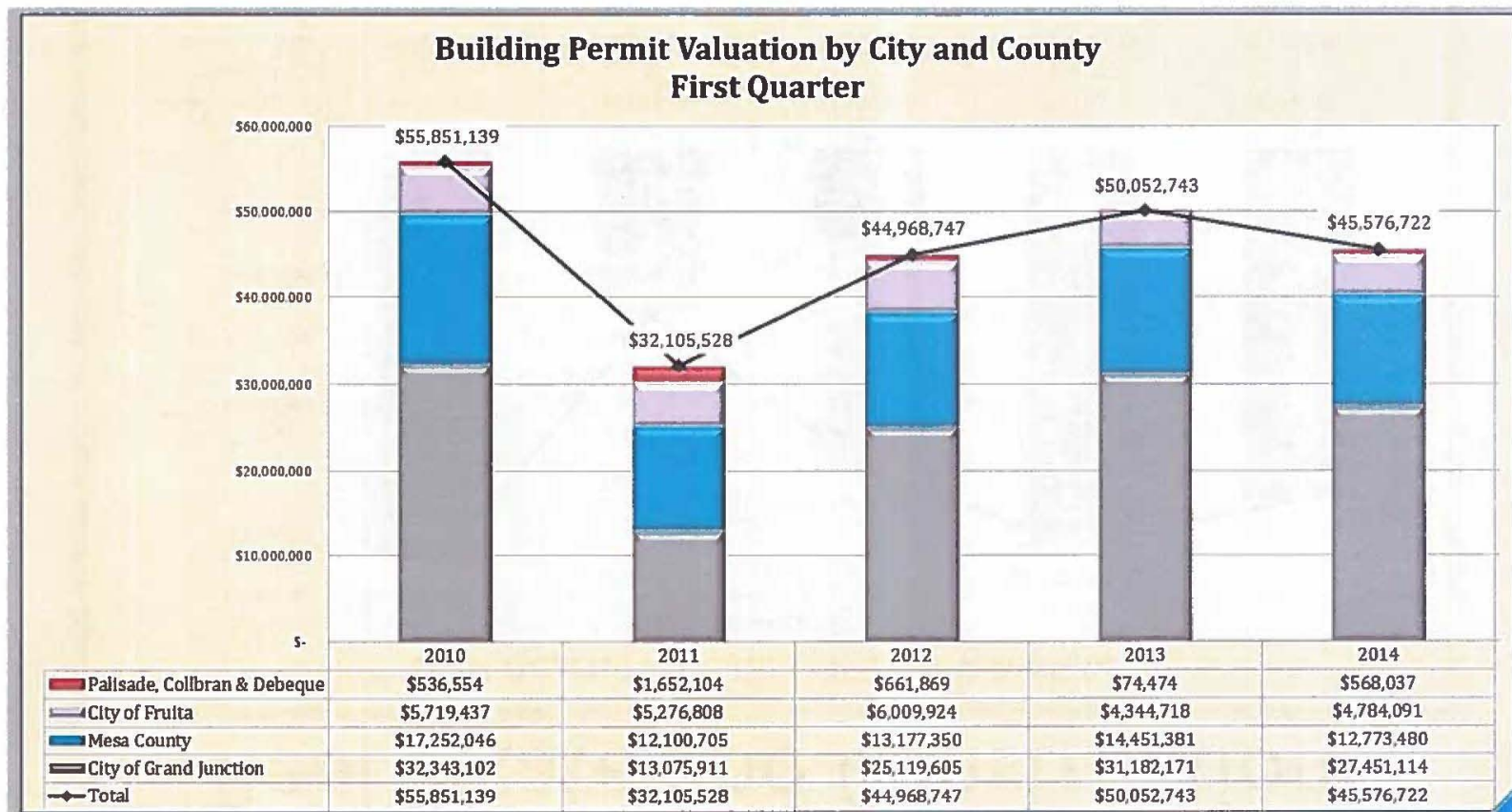
**Total Quarterly Building Permit Valuation
Grand Junction, By Type**



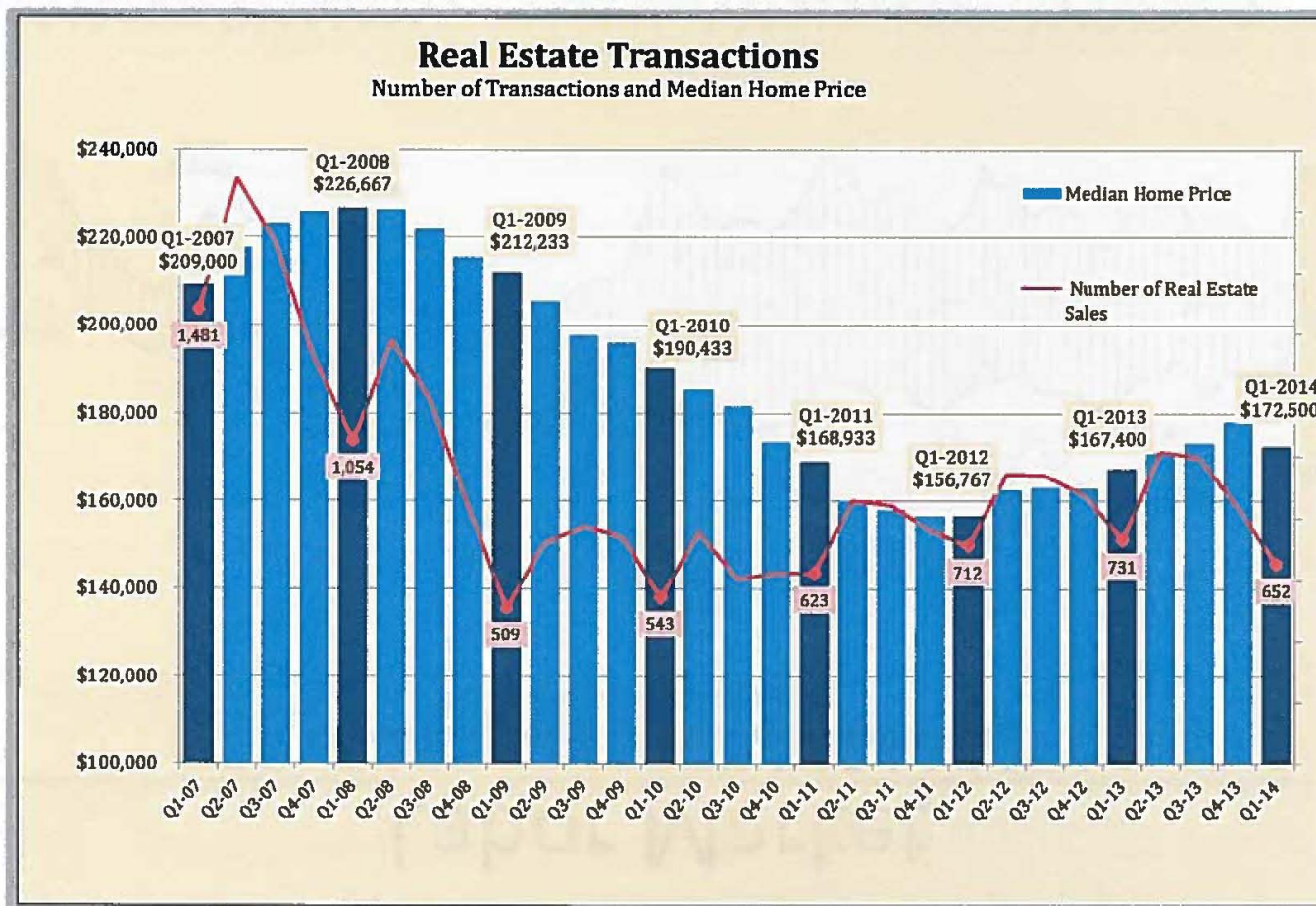
1) EMP permits include electrical, mechanical and plumbing permits. This largest contributor to this category is solar panel installation. Solar panels are exempt from sales tax.

2) Non-profit permits include government, schools and other not-for-profit construction projects. Not all not-for-profit construction projects get permits (some state owned property, including CMU, are exempt from permitting).

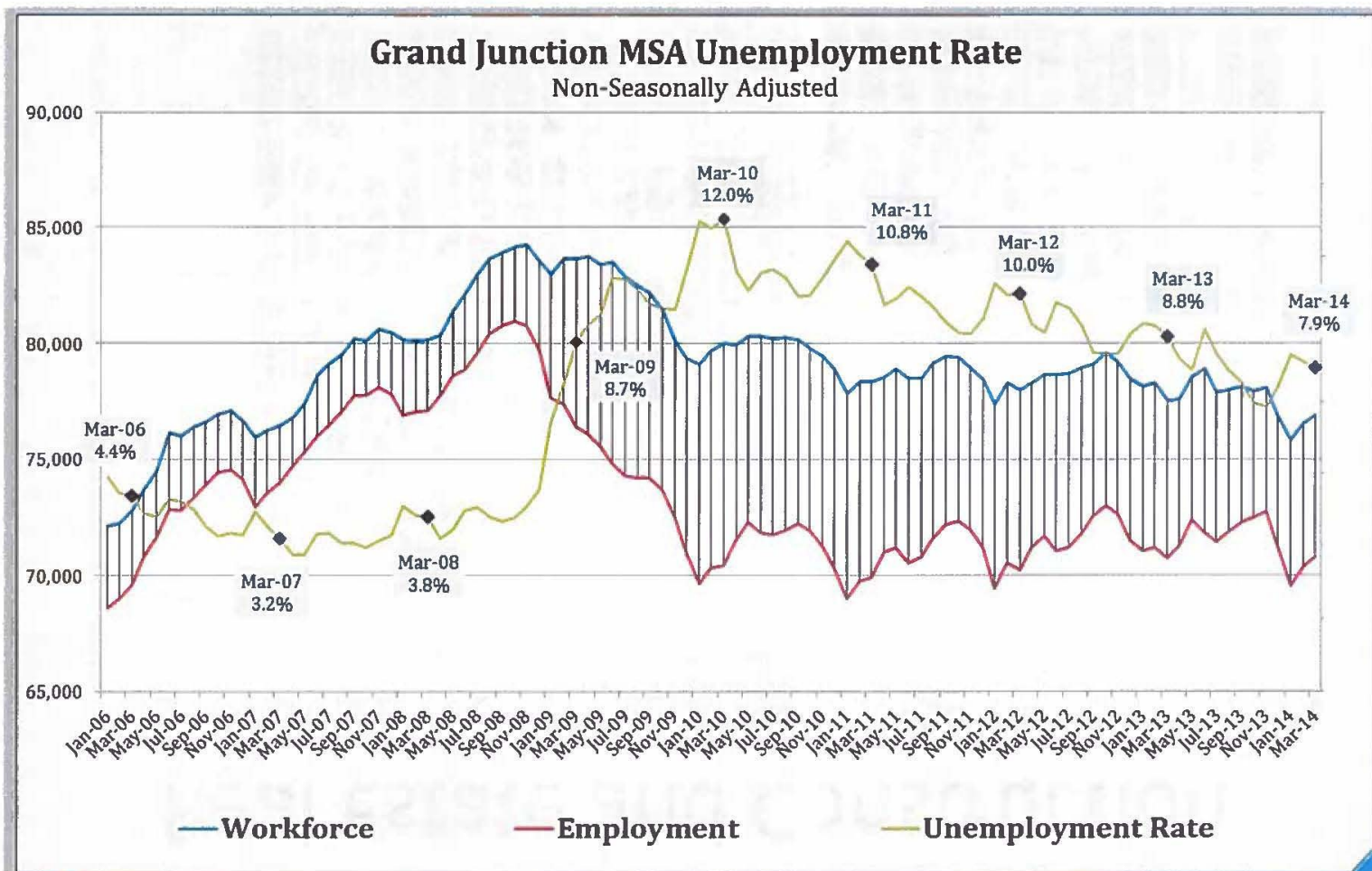
Real Estate and Construction



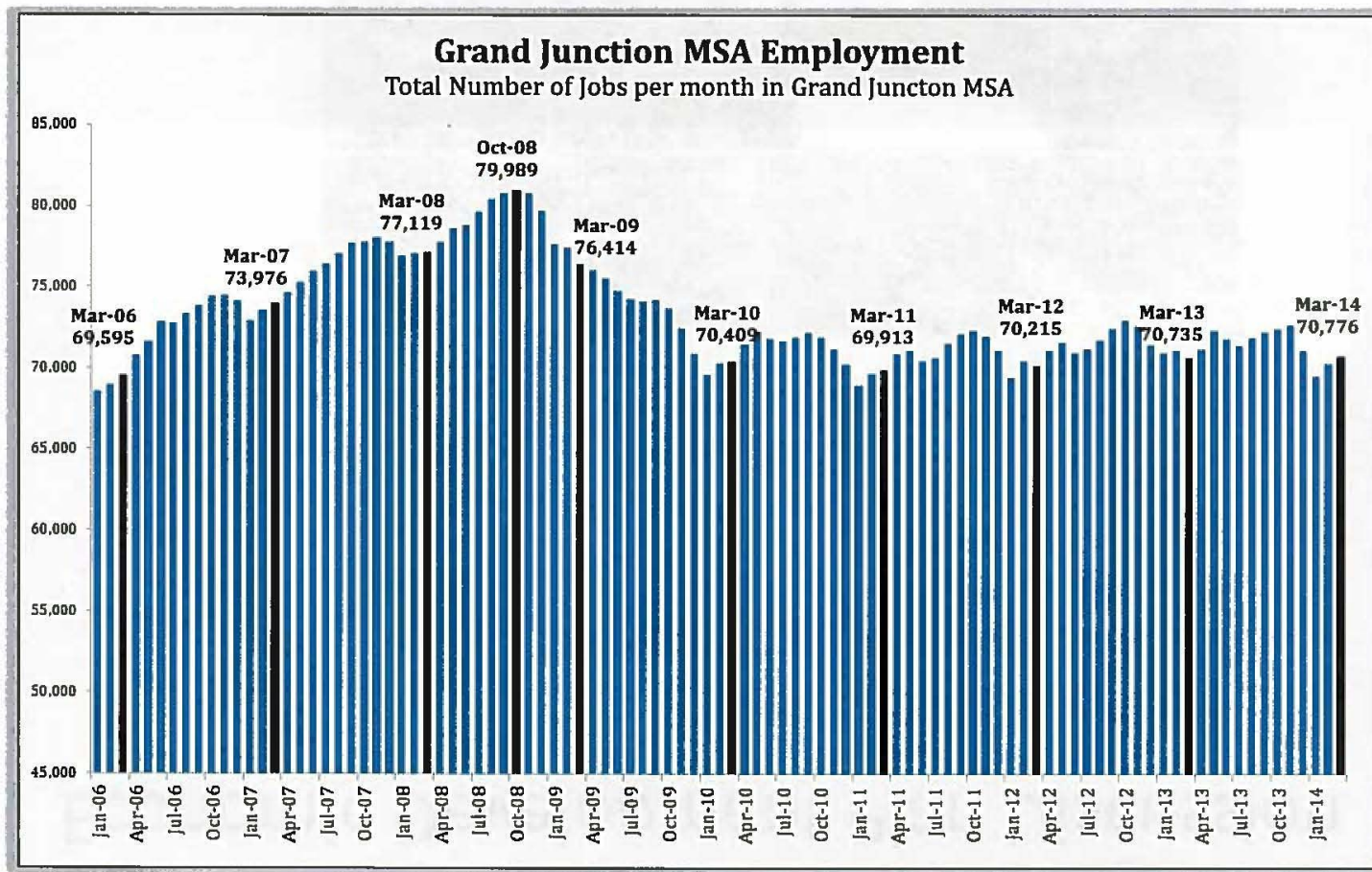
Real Estate and Construction



Labor Market



Labor Market



Economic Development Plan Discussion

CITY OF GRAND JUNCTION ECONOMIC DEVELOPMENT PLAN



Budget Process



Visioning

City Council Policy Issues:

- Business Personal Property Tax
- City Hall Security
- Rainy Day Policy
- 5.2.1 Drainage
- Vacation of Right of Ways

Visioning

City Council Policy Issues:

- Development Policies
 - Fees
 - TCP Funding
 - Tax Incentives-Exemptions
 - Tax Incentives-Revenue Sharing
- 29 Road & I-70 Interchange
- Ute & Pitkin Realignment

Visioning

Department Reporting:

- Administration
 - Emergency Management
 - Greater Downtown
- Parks & Recreation
 - Urban Trails
 - Parks Development Plan
- Public Works and Utilities
 - Pavement Condition Index Results

Visioning

Department Reporting:

- Fire Department
 - Airport Station
 - Increase Service Opportunities
- Police Department
 - Colorado Mesa University Long Term Policing Plan
 - Communication Center
 - Staffing & Substations

Capital Planning

- Funding
- Department Identified Project Priorities (handout)

Capital Resources and Uses

	<u>2015</u>	<u>2016</u>	<u>2017</u>
.75% Tax Revenue (assume 3% per yr growth)	\$ 11.74	\$ 12.09	\$ 12.46
Federal Highway Administration via CDOT	1.19		
Horizon Drive BID	0.13		
RAMP Grant Horizon Drive	4.00		
DOLA Fire Station #4	2.00		
Sale of Station #4	0.60		
Total Resources	\$ 19.66	\$ 12.09	\$ 12.46
Current Parkway Debt Payment	\$ (3.85)	\$ (3.86)	\$ (3.85)
Public Safety Lease Payments (net)	(1.91)	(1.92)	(1.92)
TABOR Transfer	(1.50)	(1.50)	(1.50)
TIF Transfer To DDA	(0.13)	(0.13)	(0.14)
Fire Station #4 Relocation	(2.60)		
North Avenue Streetscape	(0.63)		
Horizon Drive Interchange 2015 Commitment	(4.65)		
Total Uses	\$ (15.27)	\$ (7.41)	\$ (7.40)
Resources Available for Projects*	\$ 4.38	\$ 4.68	\$ 5.05

*Before Transfers From and To Other Funds

Capital Planning

Policy Questions

- 2-3 Year Short Term Plan
 - All Years Balanced?
 - Impacts that would require re-balancing
 - New Project
 - Shift in Priorities
 - TCP Required Project
- Long Term Plan
 - 5, 7 , 10 Years?