



**CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT AGENDA
WEDNESDAY, DECEMBER 3, 2025
250 NORTH 5TH STREET
CITY HALL AUDITORIUM
FOLLOWING THE 5:30 P.M. CITY COUNCIL REGULAR MEETING**

Call to Order

1. Approval of Minutes

- a. Minutes of the December 4, 2024, Regular Meeting

2. Resolutions

- a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2026 City of Grand Junction Dos Rios General Improvement District Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City of Grand Junction Dos Rios General Improvement District

3. Public Hearings

- a. Legislative
 - i. Appropriation Resolution for the 2026 City of Grand Junction Dos Rios General Improvement District Budget and a Resolution Levying Taxes for the Year 2025 in the Grand Junction Dos Rios General Improvement District

4. Other Action Items

- a. The Confluence Center of Colorado, Inc. Requests the City of Grand Junction to Fulfill the Center's PILT Obligation

5. Other Business

6. Adjournment

CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT MINUTES OF THE REGULAR MEETING

December 4, 2024

Call to Order

The Board of Directors of the City of Grand Junction Dos Rios General Improvement District (GID) convened into regular session on the 4th day of December 2024 at 8:44 p.m. Those present were Board Members Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), Dennis Simpson, Anna Stout, Vice Board Randall Reitz, and Board Chair Abram Herman.

Also present were City Manager Mike Bennett, Interim City Manager Andrea Phillips, City Attorney John Shaver, Treasurer Jodi Welch, District Secretary Selestina Sandoval, and Deputy City Clerk Misty Williams.

Board Chair Herman called the meeting to order.

City Attorney Shaver and Treasurer Welch gave an overview of the GID board's purpose and responsibilities.

Public Comments

There were none.

Minutes of the December 7, 2022 Regular Meeting

Director Stout moved, and Director Simpson seconded to approve the minutes of the December 6, 2023 Regular Meeting. Motion carried by unanimous voice vote.

Resolutions

A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2025 City of Grand Junction Dos Rios General Improvement District Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City of Grand Junction Dos Rios General Improvement District

The purpose of this item is to set the City of Grand Junction Dos Rios General Improvement District 2025 meeting schedule.

Director Simpson moved, and Director Kennedy seconded to adopt Resolution No. 01-2024, a resolution designating the location for the posting of the Notice of Meetings, establishing the 2024 City of Grand Junction Dos Rios General Improvement District Meeting Schedule, and establishing the procedure for calling of special meetings for the

City of Grand Junction Dos Rios General Improvement District. Motion carried by voice vote.

Appropriation Resolution for the 2025 City of Grand Junction Dos Rios General Improvement District Budget and a Resolution Levying Taxes for the Year 2024 in the Grand Junction Dos Rios General Improvement District

The purpose of this item is to adopt the 2025 budget for the City of Grand Junction Dos Rios General Improvement District (GID) and set the mill levy for the GID. The GID budgets within three funds include a revenue fund that accounts for tax revenues to pay for debt service, a capital fund that accounts for bond proceeds and expenses for the construction project, and a debt service fund that accounts for debt service payments.

The public hearing was opened at 8:58 p.m.

There were no public comments.

The public hearing was closed at 8:58 p.m.

Director Kennedy moved, and Director Simpson seconded to adopt Resolution No. 02-2024 a resolution to adopt the City of Grand Junction Dos Rios General Improvement District 2025 budget and to adopt Resolution No. 03-2024, a resolution levying taxes for the year 2024 in the City of Grand Junction Dos Rios General Improvement District. Motion carried by roll call vote.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:01 pm.

Selestina Sandoval
District Secretary



Grand Junction City Council

Regular Session

Item #2.a.

Meeting Date: December 3, 2025
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Selestina Sandoval

Information

SUBJECT:

A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2026 City of Grand Junction Dos Rios General Improvement District Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City of Grand Junction Dos Rios General Improvement District

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The purpose of this item is to set City of Grand Junction Dos Rios General Improvement District 2026 meeting schedule.

BACKGROUND OR DETAILED INFORMATION:

The City's Municipal Code, Sec. 2.04.010, requires the meeting schedule and the procedure for calling special meetings be determined annually by resolution.

In 1991, the Open Meetings Law was amended to include a provision that requires that a "local public body" annually designate the location of the public place for posting notice of meetings and such designation shall occur at the first regular meeting of each calendar year (§24-6-402(2)(c) C.R.S.). In 2019, by way of House Bill 19-1087, local public bodies can transition from physical notices of public meetings in physical locations to posting notices on a website. The local public body shall be deemed to have given full and timely notice of a public meeting if it posts the notice (with specific agenda information) no less than twenty-four hours prior to holding the meeting on a public website. Therefore, the attached resolution indicates that the City of Grand Junction's "Notice of Meetings" shall be considered the website, www.gjcity.org. HB 19-1087 also requires the designation of a physical posting location in the event of a power

outage, disruption in internet service, etc. that prevents the public from accessing the notice online.

This resolution will determine the dates of the regular District meetings for 2026. Additional meetings may be scheduled from time to time, and adequate notice will be posted online prior to the holding of any additional regular meetings. The District also has the authority to change, reschedule, or cancel any of the listed regular meetings with proper notice.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 01-2025, a resolution designating the location for the posting of the Notice of Meetings, establishing the 2026 City of Grand Junction Dos Rios General Improvement District Meeting Schedule, and establishing the procedure for calling of special meetings for the City of Grand Junction Dos Rios General Improvement District.

Attachments

1. Resolution Designating Posting Locations Dos Rios GID

**CITY OF GRAND JUNCTION DOS RIOS
GENERAL IMPROVEMENT DISTRICT**

RESOLUTION NO. 01-2025

**A RESOLUTION DESIGNATING THE LOCATION FOR THE POSTING
OF THE NOTICE OF MEETINGS, ESTABLISHING THE 2026 CITY OF GRAND
JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT MEETING SCHEDULE,
AND ESTABLISHING THE PROCEDURE FOR CALLING OF SPECIAL MEETINGS
FOR THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT
DISTRICT**

Recitals.

The City of Grand Junction Dos Rios General Improvement District ("District") is a "local public body" as defined in C.R.S. §24-6-402 (1)(a).

The District holds meetings to discuss public business.

Colorado Revised Statute §24-6-402 (2)(c) provides that "Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than 24 hours prior to the holding of the meeting. The public place or places for posting of such notice shall be designated annually at the local public body's first regular meeting of each calendar year."

House Bill 19-1087 which became law on April 25, 2019 permits local public bodies to transition from posting physical notices in physical locations to posting notices online. The local public body shall be deemed to have given full and timely notice of a public meeting if it posts the notice (with specific agenda information) no less than twenty-four hours prior to holding the meeting on a public website.

The Grand Junction Municipal Code, §2.04.010, provides that the meeting schedule and the procedure for calling of special meetings of the City Council shall annually be established by resolution.

BE IT RESOLVED BY THE BOARD OF DIRECTORS THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT THAT:

1. The **Notice of Meetings** for the local public body shall be posted on the City of Grand Junction's website www.gjcity.org. If an event (such as a power outage or disruption in internet service) occurs that prevents the public from accessing the **Notice** online, the

glassed-in exterior notice board at 250 North 5th Street, City Hall is designated as the official posting location for the duration of that event.

2. Meetings of the District may be scheduled or cancelled dependent on the number of items coming before the Board of Directors. The Board of Directors will determine that on a case by case basis. Proper notification for any meeting will be provided.

3. Additional special meetings may be called by the Chair of the Board for any purpose and notification of such meeting shall be posted twenty-four hours prior to the meeting. Each and every member of the Board shall be notified of any special meeting at least twenty-four hours in advance.

Read and approved this 3rd day of December, 2025.

Chair of the Board

ATTEST:

District Secretary



Dos Rios GID Board of Directors

Regular Session

Item #3.a.i.

Meeting Date: December 3, 2025

Presented By: Jay Valentine, General Services Director

Department: City Manager's Office

Submitted By: Jay Valentine

Information

SUBJECT:

Appropriation Resolution for the 2026 City of Grand Junction Dos Rios General Improvement District Budget and a Resolution Levying Taxes for the Year 2025 in the Grand Junction Dos Rios General Improvement District

RECOMMENDATION:

Staff recommends adoption of the resolution adopting the 2026 Budget for the City of Grand Junction Dos Rios General Improvement District.

Staff recommends adopting the resolution certifying the 2025 mill levy for the City of Grand Junction Dos Rios General Improvement District.

EXECUTIVE SUMMARY:

The purpose of this item is to adopt the 2026 budget for the City of Grand Junction Dos Rios General Improvement District (GID), and set the mill levy for the GID. The GID budgets within three funds including a Revenue Fund that accounts for tax revenues to pay for debt service, a Capital Fund that accounted for bond proceeds and expenses for the construction project, and a Debt Service Fund that accounts for the debt service payments.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction Dos Rios General Improvement District (GID) was established by Grand Junction City Council in July of 2019. The City Council is the ex officio Board of Directors of the GID (GID Board). The GID is authorized to make improvements to and provide services within the GID boundaries including but not limited to; acquiring, constructing, installing, operating, and maintaining utilities, roadways, trails, sidewalks, parks and open space. In order to fund those improvements and services, the GID is authorized, as approved by voters, to issue debt

and levy taxes.

The GID was authorized by the November 4, 2019, election to impose a mill levy and issue debt. According to the financial plan prepared by DA Davidson, the GID's underwriter, the proposal was for the GID to issue debt in the amount sufficient to fund \$10.7 million in infrastructure improvements, and the debt service interest payments for 2021, 2022, and 2023, as well as the required debt service reserve. The debt was issued in December 2021, with a favorable 4.75 percent interest rate.

The infrastructure improvements funded by the debt proceeds were completed in 2021. The City is under contract for the sale of approximately 23 acres with the initial closing in 2021 and a final closing extended by City Council first to December 1, 2025 and then recently to December 31, 2026 due to delays in development. The private developer's plan of development includes residential dwelling units and commercial properties, but continues to evolve to adapt to changing economic conditions and challenges. Currently the only completed portion includes an initial phase of residential (13 townhomes) and a Starbucks. The original financial plan assumes a certain rate and valuation of residential and commercial development and will be updated as development progresses, is completed, is valued and/or as the development plan is modified.

Based on the lack of anticipated sales tax or property tax TIF, as described below, the City has budgeted \$859,089 in 2026 to contribute the majority of the cost of debt service which is a total of \$940,150 in 2026.

The GID Board has voter authorization to assess up to a 50 mil levy, however based on the current property values on land and improvements, even the maximum 50 mill levy assessment would fall significantly short of the amount required to pay the debt service. Furthermore, previously the GID Board has expressed the desire to maintain a mill levy of 7 to continue to encourage development in the District.

If the GID Board chose to assess the maximum authorized 50 mills, the GID could make partial debt service payments only which would effectively refinance the existing debt.

Revenue Fund Highlights

The Preliminary Certification of Values was received by the Mesa County Assessor on August 25, 2025 indicating an assessed valuation of \$1,256,740 for the GID. Although the voters authorized up to a 50 mill assessment, the preferable plan and direction by the GID Board has been to keep the mill levy assessment at a minimum of 7 mills and therefore that is what is proposed to be certified for the 2025 Levy/2026 Collection year which would generate \$8,797 in property tax revenue. As property taxes and sales taxes are generated within the GID, the increment revenue, "TIF revenue" (actual over base) is pledged by the Downtown Development Authority to be used for a portion of the debt service as well. The financial plan had anticipated tax increment revenue beginning in 2024. However, due to the slower-than-expected development there is limited tax increment revenue expected for 2025 and 2026. Once the 2025 year closes,

the sales tax TIF from Starbucks will be calculated and budgeted as revenue. For the properties still held by the City, the developer is paying an amount in lieu of taxes to the GID which is \$5,184 for 2026. Because there are not yet sufficient revenues to pay for debt service there are no budgeted expenditures for 2026. There were no amendments to the 2024 expense budget. The 2025 revenues are projected to bring the ending fund balance at 12/31/25 to \$27,716, and after 2026 budgeted revenues, the 12/31/26 fund balance is projected at \$42,297.

Capital Fund Highlights

At the end of 2025, the Dos Rios Capital Fund (Capital Fund) will be closed transferring any remaining funds, estimated to be less than \$7,000 to the Debt Service Fund. the 2025 budget was amended to increase the transfer to the Debt Service Fund to \$559,875.

Debt Service Fund Highlights

The debt service payment budgeted for 2026 is \$936,650 plus \$3,500 in debt service fees for a total expenditure budget of \$940,150. This will be primarily funded by the City as discussed above with the Debt Service Fund covering just over \$81,000 of the debt service cost. The amounts contributed by the City for debt service create a debt owed from the GID to the City.

There were no amendments to the 2025 expense budget. The 2025 revenues are projected to bring the ending fund balance at 12/31/25 to \$1,156,596. The projected ending fund balance at 12/31/26 of \$1,118,687 is slightly more than the required debt service reserve of \$1,078,804.

Future Consideration

Because it is typical for the financial models for general improvement districts to be established prior to actual development beginning in order to structure the debt issuance, it is also not unusual to revise the financial model once the development begins. This holds true for the City's GID as well, therefore it is recommended that as the development plan is updated and/or significant new development transpires that the financial model is modified accordingly in order to inform decisions regarding potential refinancing and/or future mill levies. Furthermore, because of the recent DDA TIF extension, discussions with the DDA will need to occur to understand what type of commitment of DDA TIF funds will be made after 2032 which was the expiration of the TIF prior to the recent 20 year extension passed by the State and approved by City Council.

FISCAL IMPACT:

The proposed budget is outlined in the attachments. The primary activities of the GID after development is complete will be collection of property tax revenues, property tax TIF and sales tax TIF revenues to pay debt service.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 02-2025, a resolution to adopt the City of Grand Junction Dos Rios General Improvement District 2026 budget and to (adopt/deny) Resolution No. 03-2025, a resolution levying taxes for the year 2025 in the City of Grand Junction Dos Rios General Improvement District.

Attachments

1. Dos Rios 2025 Amended and 2026 Proposed Budget-Updated
2. 2026 Proposed Grand Junction Dos Rios GID Budget Resolution
3. Grand Junction Dos Rios General Improvement District Levy Resolution
4. Grand Junction Dos Rios General Improvement District Tax Levy Certification

City of Grand Junction Dos Rios General Improvement District
Special Revenue Fund
2026 Proposed Budget
December 3, 2025

	2025 Adopted Budget	2025 Projected	2026 Proposed Budget
Beginning Balance, January 1	\$ 20,864	\$ 16,320	\$ 27,716
Revenues:			
Property Tax-GID Mill Levy	\$ 4,655	\$ 5,624	\$ 8,797
Property Tax-Specific Ownership	-		-
Payment in Lieu of Taxes	8,628	5,184	5,184
Property Tax-Increment	-		-
Sales Tax Increment	-		-
Interest Income	514	588	600
Total Revenues	\$ 13,797	\$ 11,396	\$ 14,581
Total Funds Available	\$ 34,661	\$ 27,716	\$ 42,297
Expenditures:			
Transfer to Debt Service Fund	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Ending Balance, December 31	<u>\$ 34,661</u>	<u>\$ 27,716</u>	<u>\$ 42,297</u>

City of Grand Junction Dos Rios General Improvement District
Capital Fund
2025 Amended and 2026 Proposed Budget
December 3, 2025

	2025 Adopted Budget	2025 Amended Budget	2026 Proposed Budget (1)
Beginning Balance, January 1	\$ 530,460	\$ 541,692	\$ -
Revenues:			
Interest Income	22,952	18,183	-
Total Revenues	\$ 22,952	\$ 18,183	\$ -
Total Funds Available	\$ 553,412	\$ 559,875	\$ -
Expenditures:			
Transfer to Dos Rios Debt Service for Bond Reserve and Debt Service	\$ 553,412	\$ 559,875	-
Total Expenditures	\$ 553,412	\$ 559,875	\$ -
Ending Balance, December 31	\$ -	\$ -	\$ -

(1) Fund is closed out in 2025.

City of Grand Junction Dos Rios General Improvement District
Debt Service Fund
2026 Proposed Budget
December 3, 2025

	2025 Proposed Budget	2025 Projected	2026 Proposed Budget
Beginning Balance, January 1	\$ 1,156,545	\$ 1,172,425	\$ 1,156,596
Revenues:			
Transfer of Bond Proceeds	\$ -		\$ -
Transfer from Capital Fund	553,412	559,875	-
Contributions	84,000	84,000	859,089
Interest	16,822	49,046	43,152
Total Revenues	\$ 654,234	\$ 692,921	\$ 902,241
Total Funds Available	\$ 1,810,779	\$ 1,865,346	\$ 2,058,837
Expenditures:			
Principal	90,000	90,000	325,000
Interest	615,250	615,250	611,650
Debt Service Fees	3,500	3,500	3,500
Contract Services			
Total Expenditures	\$ 708,750	\$ 708,750	\$ 940,150
Ending Balance, December 31*	\$ 1,102,029	\$ 1,156,596	\$ 1,118,687

* Debt Service Reserve is \$1,078,804

**CITY OF GRAND JUNCTION DOS RIOS
GENERAL IMPROVEMENT DISTRICT**

RESOLUTION NO. 2025-__

RESOLUTION TO ADOPT 2026 BUDGET

WHEREAS, the Board of Directors (“Board”) of City of Grand Junction Dos Rios General Improvement District (“District”) has appointed a budget committee to prepare and submit a proposed 2026 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 3, 2025, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“TABOR”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of City of Grand Junction Dos Rios General Improvement District:

1. That estimated expenditures for each fund are as follows:

	<u>2026 Proposed</u>
Special Revenue Fund:	\$ -
Capital Fund:	-
Debt Service Fund:	<u>940,150</u>
	<u>\$ 940,150</u>

2. That estimated revenues are as follows:

	<u>2026 Proposed</u>
<u>Special Revenue Fund:</u>	
From general property taxes	\$ 8,797
From sources other than general property tax	5,784
From fund transfers	-
Total	<u>\$ 14,581</u>
 <u>Capital Fund:</u>	
Interest Revenue	-
Total	<u>\$ -</u>
 <u>Debt Service Fund:</u>	
Revenue bond proceeds	\$ -
From fund transfers	859,089
Interest Income	43,152
Total	<u>\$ 902,241</u>

3. That the budget, as submitted and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of City of Grand Junction Dos Rios General Improvement District for the 2026 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the City of Grand Junction Dos Rios General Improvement District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City of Grand Junction Dos Rios General Improvement District that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

	<u>2026 Proposed</u>
Special Revenue Fund:	\$ -
Capital Fund:	-
Debt Service Fund:	<u>940,150</u>
	<u>\$ 940,150</u>

Adopted this 4th day of December 3, 2025.

CITY OF GRAND JUNCTION DOS RIOS
GENERAL IMPROVEMENT DISTRICT

By: _____
Cody Kennedy, Chair of the Board of
Directors

Attest:

Selestina Sandoval, District Secretary

RESOLUTION NO. _____

**A RESOLUTION LEVYING TAXES FOR THE YEAR 2025 IN THE
CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS THE CITY OF GRAND
JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT:**

That there shall be and hereby is levied upon all taxable property within the limits of the **City of Grand Junction Dos Rios General Improvement District**, for the year 2025 according to the assessed valuation of said property, a tax of seven **(7.000)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction Dos Rios General Improvement District (GID) for the purpose of paying the expenses of the GID for the fiscal year ending December 31, 2026.

ADOPTED AND APPROVED THIS 3rd day of December 2025.

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO

COUNTY OF MESA

CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the limits of the **City of Grand Junction Dos Rios General Improvement District** for the year 2025, as determined and fixed by the City of Grand Junction Dos Rios General District Board of Directors by Resolution duly passed on the 3rd day of December, 2025, is seven **(7.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the municipal government, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this 3rd day of December 2025.

City Clerk, City of Grand Junction

C: County Assessor



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: December 3, 2025
Presented By: Mike Bennett, City Manager
Department: City Manager's Office
Submitted By: Kimberly Bullen

Information

SUBJECT:

The Confluence Center of Colorado, Inc. Requests the City of Grand Junction to Fulfill the Center's PILT Obligation

RECOMMENDATION:

Staff does not recommend approval, as the request would require annual consideration by the City for payments on behalf of the Confluence Center.

EXECUTIVE SUMMARY:

The Confluence Center of Colorado, Inc. requests the City of Grand Junction to fulfill the Center's PILT obligation.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction Dos Rios General Improvement District (GID) was created as a property tax district formed in 2019 for the purpose of funding improvements within the district through the issuance of debt. The City specifically created the PILT covenant to guard against having the tax base decreased by tax-exempt entities building in Dos Rios by not paying taxes. Upon creating the Dos Rios GID, the debt expenses for public improvements to enable lots to develop are pledged by future tax revenues. The City Manager provided a response to the Confluence Center representatives in an email dated November 2, 2025 explaining the importance of all future revenues being dedicated to making the debt payments under the PILT Agreement and referenced an earlier discussion between both agencies' legal representatives on what taxes would be expected, even from nonprofits locating in the GID.

FISCAL IMPACT:

Below is an estimate for illustrative purposes.

For a commercial property with an actual value of \$2,700,000, and using the County assessment rate of 27%, the assessed value is \$729,000. The City of Grand Junction levies 8 mills, while the Dos Rios mill levy may range between 7 and 50 mills.

This results in a potential combined levy between 15 and 58 mills, generating an estimated annual property tax/PILT obligation between \$10,935 and \$42,282. The final amount will depend on the mill levy adopted each year within the Dos Rios District and the assessed value determined by the County Assessor. .

SUGGESTED MOTION:

I move to adopt or deny the request by the Confluence Center of Colorado, Inc. to have the City fulfill the Center's PILT obligation.

Attachments

1. Tax_waiver_CC_2025_09_03_final (003)

CONFLUENCE

CENTER

City of Grand Junction -GID Board
250 N. 5th Street
Grand Junction, CO 81501

Re: Request for Waiver of Property Taxes and Exclusion from Payment in Lieu of Taxes – Confluence Center of Colorado, Inc.

Dear Members of the GID Board:

On behalf of the Confluence Center of Colorado, Inc., we respectfully request a waiver of property taxes and an exclusion from payment in lieu of taxes for the facility and property in the Confluence Village subdivision owned or to be owned by our organization. As a federally-recognized 501(c)(3) tax exempt charitable organization, the Confluence Center exists solely to serve the community through education, workforce development, childcare, environmental programming, and nonprofit collaboration.

The Confluence Center will provide a hub for vital community services and programming in Grand Junction and the greater Western Colorado region. Our facility will host educational workshops, public forums, childcare and preschool programs, nonprofit training, river and environmental stewardship activities, and community events that directly benefit local residents, families, and partner organizations. These services advance the public good, directly aligning with the City's goals of community health, sustainability, and quality of life.

We recognize the importance of the City's tax base and are committed to being a strong civic partner. A waiver of taxation and exclusion of the Confluence Center property from payment in lieu of taxation as authorized by Section 12 of the **Declaration of Covenants Concerning Payment in Lieu of Taxes** would ensure that the Confluence Center's limited nonprofit resources are directed toward maximizing community benefit. This reinforces the appropriateness of supporting tax relief for the Confluence Center's operations.

We would welcome the opportunity to meet with you to discuss the Confluence Center's impact and how this request aligns with the City's commitment to fostering community-serving organizations. Thank you for your consideration and for your continued support of Grand Junction's nonprofit and community partners.

Sincerely,



Rusty Lloyd, Board President
Confluence Center of Colorado, Inc.