



EVANS REDEVELOPMENT AGENCY

AGENDA

Regular Meeting

May 3, 2016

Immediately Following City Council Meeting

Evans Redevelopment Agency meeting packets are prepared several days prior to the meetings. This information is reviewed and studied by the Agency members, eliminating lengthy discussions to gain basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis. An informational packet is available for public inspection on our website at www.cityofevans.org and posted immediately on the bulletin board adjacent to the Council Chambers.

1. CALL TO ORDER

2. ROLL CALL

Chair: John Morris
Vice-Chair: Brian Rudy
Commissioners: Mark Clark
Sherri Finn
Lance Homann
Jay Schaffer
Laura Speer

3. APPROVAL OF AGENDA

4. CONSENT AGENDA

A. Approval of Minutes of February 16, 2016

5. NEW BUSINESS

A. Resolution No. ERA-002-2016 – Adopting the Bylaws for the Evans Redevelopment Agency

6. REPORTS

A. Executive Director
B. ERA Attorney

7. ADJOURNMENT

ERA COMMUNICATION

DATE: May 3, 2016
AGENDA ITEM: 4.A
SUBJECT: Approval of Minutes
PRESENTED BY: Evans City Clerk

AGENDA ITEM DESCRIPTION:

Approval of ERA minutes from February 16, 2016.

FINANCIAL SUMMARY:

N/A

RECOMMENDATION:

N/A

SUGGESTED MOTIONS:

"Mr. Chairman, I move to approve the Consent Agenda as presented."

OR

"Mr. Chairman, I move to approve the minutes as presented."

**EVANS REDEVELOPMENT AGENCY
MINUTES
February 16, 2016**

CALL TO ORDER

ROLL CALL

Present: Chairman Morris, Vice-Chair Schaffer, Commissioners Brown, Clark, Finn, and Homann

Absent: Commissioner Rudy

APPROVAL OF AGENDA

Vice Chair Schaffer made the motion, seconded by Commissioner, to adopt the consent agenda. The motion passed with all voting in favor thereof.

CONSENT AGENDA

A. Approval of Minutes of February 2, 2016

Vice Chair Schaffer made the motion, seconded by Commissioner Rudy, to adopt the consent agenda. The motion passed with all voting in favor thereof.

NEW BUSINESS

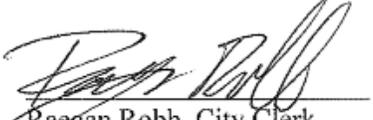
A. Approving an Oil & Gas Lease of the City of Evans' Property with Mineral Resources, Inc.

Scott Krob, City Attorney, updated the ERA members about an amendment to the 2015 oil and gas lease agreement with Mineral Resources beneath 11.6695 acres of property owned by the Redevelopment Agency. He explained that the Agency recently received a proposal asking to lease oil and gas beneath as a signing bonus and 16 percent royalty for a one-time payment of \$35,008.50 with a signing bonus will result in an upfront payment in the amount of \$68,221.

Vice Chair Schaffer made the motion, seconded by Commissioner Finn, to approve the oil and gas lease with Mineral Resources. The motion passed with all voting in favor thereof.

ADJOURNMENT

The meeting adjourned at 8:04 p.m.


Raegan Robb, City Clerk

EVANS REDEVELOPMENT AGENCY COMMUNICATION

DATE: May 3, 2016

AGENDA #: 5.A

SUBJECT: Resolution No. ERA-002-2016, A Resolution Adopting the Bylaws for the Evans Redevelopment Agency

PRESENTED BY: Sheryl Trent, Community and Economic Development Director

PROJECT DESCRIPTION

The City of Evans formed an Urban Renewal Authority (known as the Evans Redevelopment Agency) in 2009 for the purpose of redevelopment. The ERA is a separate entity from the City of Evans and as such maintains separate budgets and policies. The bylaws were established and adopted in October of 2012. At this time, the updating of the bylaws are necessary to establish consistency.

BACKGROUND

The Evans Redevelopment Agency needs bylaws in order to conduct business and direct staff to carry out policy level direction. These bylaws can be amended to meet the needs of the Agency. The only change proposed for these bylaws is to update the Executive Director to be the City Manager or designee (instead of the Community and Economic Development Director). This is consistent with other updates made to City of Evans codes and policies.

FINANCIAL IMPACT

None, these are bylaws for the operation of business.

STAFF RECOMMENDATION

Staff recommends that the ERA approve Resolution No. ERA-001-2016

RECOMMENDED CITY COUNCIL MOTION

"I move to approve Resolution No. ERA-002-2016 as presented."

"I move to deny Resolution No. ERA-002-2016."

"I move to approve Resolution No. ERA-002-2016 with the following changes "

EVANS REDEVELOPMENT AGENCY

RESOLUTION NO. ERA-002-2016

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE EVANS
REDEVELOPMENT AGENCY ADOPTING THE OFFICIAL BYLAWS OF THE AGENCY

WHEREAS, the City of Evans established an urban renewal authority (known as the Evans
Redevelopment Agency) in 2009; and

WHEREAS, the Evans Redevelopment Agency adopted by laws in October, 2012; and

WHEREAS, there is a need to update bylaws for the Evans Redevelopment Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
THE EVANS REDEVELOPMENT AGENCY:

Section 1. The bylaws of the Evans Redevelopment Agency are hereby approved and
the Chair is hereby authorized and directed to execute the Bylaws.

Section 2. This Resolution becomes effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED, THE 3RD DAY OF MAY, 2016.

ATTEST:

CITY OF EVANS, COLORADO

By: _____
Secretary/Executive Director

By: _____
John Morris, Chair

**BYLAWS OF
THE EVANS REDEVELOPMENT AGENCY**

ARTICLE I.

Name

Section 1. Name. The urban renewal Agency for the City of Evans, created pursuant to Colorado Revised Statutes Part 1 of Title 31, Article 25, shall be known as the Evans Redevelopment Agency (hereinafter "Agency").

ARTICLE II.

Officers

Section 1. Officers. The officers of the Agency shall be the Chair, the Vice Chair, the Secretary/Executive Director, the Treasurer, and the Director.

Section 2. Chair. The Chair of the Agency shall at all times be the Mayor of the City of Evans.

Section 3. Vice Chair. The Vice Chair of the Agency shall at all times be the Mayor pro tem of the Evans City Council.

Section 4. Secretary/Executive Director. The Secretary of the Agency shall at all times serve as the Executive Director of the Agency. The Secretary/Executive Director shall at all times be the ~~Community and Economic Development Director~~ **City Manager** of the City of Evans **or designee**. The Secretary/Executive Director may be either an employee of the City or an individual employed under contract. The Secretary/Executive Director shall:

1. Attest to any resolutions or bylaws adopted by the Agency.
2. Shall execute all deeds, conveyances, deeds of trust, and agreements under seal of the Agency.
3. Shall be the chief executive officer of the Agency and shall exercise supervision over the business of the Agency and of those members of the City Staff as may be assigned to Agency business.
4. Shall perform all duties which may from time to time be assigned to the Executive Director by the Board of Commissioners of the Agency.

Section 5. Clerk. The Clerk of the Agency shall at all times be the City Clerk of the City of Evans. The Clerk shall:

1. Keep correct and complete minutes of the proceedings of the Board of Commissioners and any committees of the Agency.
2. Give all notices required by law.
3. Attest to all contracts, deeds, and other documents of the Agency.
4. Perform such other duties as directed by the Executive Director.

Section 6. Treasurer. The Treasurer of the Agency shall at all times be the Director of Finance of the City of Evans. The Treasurer shall:

1. Have charge and custody of, and be responsible for, all funds and securities of the Agency.
2. Keep or cause to be kept correct and complete books and records of account.
3. Receive and give receipts for moneys due and payable to the Agency from any source whatsoever.
4. Render financial statements upon request of the Board of Directors of the Agency.
5. Sign all contracts of the Agency.
6. Perform all duties incident to the Office of Treasurer and perform such other duties as may be assigned by the Executive Director.

Section 7. General Counsel. The General Counsel of the Agency shall be employed under contract by the Agency Board. The General Counsel shall provide legal advice to the Board of Commissioners of the Agency and shall provide such other legal representation as directed by the Board of Commissioners of the Agency.

ARTICLE III.

Meetings

Section 1. Annual and Regular Meetings. The Annual Meeting of the Board of Commissioners of the Agency shall be held in the month of January. The Board of Commissioners shall hold such other regular meetings at such time or times as the Chairman shall determine.

Section 2. Place of Meetings. The meetings of the Board of Commissioners and any committee of the Board of Commissioners shall be held at the Evans Municipal Center or such other place as the Board of Commissioners shall determine.

Section 3. Notice of Meetings. Notice of meetings shall be given as required in Colorado Open Meetings Law, Revised Statutes § 24-6-401 and 402, which requires posting of

the notice of the time and place of the meeting and posting of an agenda for the meeting at least twenty-four (24) hours prior to the holding of the meeting in the Evans Municipal Center.

Section 4. Quorum and Manner of Acting. A majority of the Board of Commissioners shall constitute a quorum for the transaction of business at the annual or other regular meeting of the Board of Commissioners. The act of a majority of those Commissioners present at the meeting shall be the act of the Board of Commissioners on all matters.

Section 5. Robert's Rules of Order. Meetings of the Board of Commissioners shall be conducted in conformity with Robert's Rules of Order, as revised from time to time.

Adopted this 3rd day of May, 2016.

John Morris, Chair

ATTEST:

Aden Hogan, Secretary/Executive Director

**URBAN RENEWAL BASICS:
PROPERTY ASSEMBLAGE AND FINANCIAL ASSISTANCE**

Malcolm M. Murray
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I. Formation

- A. Petition expressing need for authority signed by 25 registered electors Clerk gives notice of public hearing 10 days prior to hearing
- B. City/Town Council Hearing
 - 1. Council creates the authority by resolution upon the following findings:
 - a. One or more slum or blighted areas in the municipality
 - b. Acquisition, clearance, rehab, conservation, development or redevelopment necessary
 - c. In public interest to create URA
 - 2. Council may authorize mayor to appoint commissioners to separate authority board; or
 - 3. Council may sit as URA commissioners.
 - 4. If resolution is defeated, Council must wait six months before considering formation of an urban renewal authority
- C. Creation
 - 1. Authority created upon filing of certificate with Director of Division of Local Government
 - 2. Boundaries of Authority are coterminous with municipality
 - 3. An urban renewal authority is a separate legal entity from the municipality
- D. Abolition
 - 1. Must be abolished by ordinance
 - 2. Must arrange for payment of indebtedness

3. Ordinance to abolish can be an initiated measure

II. Powers

1. Adopt bylaws, rules and regulations
2. Enter into contracts with public and private entities
3. Work with municipality to plan, zone and rezone
4. Acquire property or interests in property through voluntary sale or condemnation
5. Borrow money (i.e., issue bonds)
6. Own, clear and prepare property for redevelopment
7. Mortgage or encumber property
8. Make and submit plans for development to municipality
9. Provide relocation assistance

III. Real Purposes

- A. Acquire and assemble land for redevelopment
- B. Power of Condemnation
- C. Prepare property for redevelopment
 1. Plan, zone, subdivide
 2. Remediate environmental issues
 3. Demolition and site preparation
- D. Ability to convey property acquired to private parties
- E. Finance the redevelopment
 1. Use sales tax and property tax increments to assist redevelopment
 2. Borrow money through bonds, loans or reimbursement agreements
 3. Not limited by TABOR

IV. Urban Renewal Activities

A. Urban Renewal Plan – must be approved before the urban renewal authority can act

1. City/Town Council approves the urban renewal plan by resolution—not subject to referendum
2. Designates the urban renewal area and defines what powers can be exercised
3. Plan must designate an urban renewal area where conditions of slum or blight exist based on a study of an area

4. Blighted area

a. Existence of at least one, four or five of the following factors:

- (1) Predominance of slum, deteriorated or deteriorating structures
- (2) Predominance of defective or inadequate street layout
- (3) Faulty lot layout
- (4) Unsanitary or unsafe conditions
- (5) Deterioration of site improvement
- (6) Unusual topography
- (7) Defective or unmarketable title
- (8) Conditions which endanger life or property by fire
- (9) Environmental contamination
- (10) Inadequate public improvements or utilities

b. Which:

- (1) Impairs sound growth
- (2) Retards housing
- (3) Constitutes an economic or social liability
- (4) Is a menace to health, safety, morals and welfare

- c. Symptoms and Causes
 - d. One factor: when the owner(s) and tenant(s) of 100% of the property in the urban renewal area do not object to designation
Four factors: when all owner(s) and tenant(s) do not consent and condemnation will not be used
 - e. Five factors: when condemnation is used
5. Slum area– predominance of buildings which are:
- a. Dilapidated, deteriorated, obsolete
 - b. Inadequate provision of ventilation, light, air, sanitation or open space
 - c. Which contributes to unhealthy conditions, juvenile delinquency or crime
 - d. Detrimental to public health, safety, morals or welfare.

B. Approval of the Urban Renewal Plan

- 1. Prior to City/Town Council consideration, Council must:
 - a. Submit plan to planning commission municipality
 - b. Must publish notice of the public hearing at least 30 days prior
 - c. Must take reasonable efforts to provide written notice to all property owners, residents and business owners in the proposed area
 - d. Must hold a public hearing
 - e. Must submit to county commissioners for review with information:
 - (1) Time to complete project
 - (2) Property tax increment and portion of incremental allocated to project
 - (3) Impact on county services
 - (4) Municipality can enter into intergovernmental agreement with county and special districts to rebate a portion of the TIF to reimburse for services

- (5) County can require arbitration regarding the impact of the urban renewal plan on the county
 - 2. City/Town Council approves the urban renewal plan if:
 - a. A feasible relocation plan exists for relocating individuals and businesses
 - (1) Relocation plan must provide for payments for actual and direct moving expenses
 - (2) Relocation plan must provide for payments for goodwill and lost profits of businesses
 - b. Conforms to general or master plan
 - c. Affords maximum opportunity for rehab or redevelopment
 - d. If open land to be developed for residential uses, must find there is a shortage of housing and plan is essential to housing for municipality
 - e. If open land to be developed for nonresidential uses, must find that these uses are necessary and appropriate
 - f. Must draw the boundaries of the district as narrowly as feasible to accomplish the planning and development objectives of the plan.
 - 3. Approval of the urban renewal plan can provide payment of sales and property tax increment within the urban renewal area to the urban renewal authority
 - a. Plan provides allocation of tax increment for sales tax and property tax for 25 years
 - (1) Fixes property tax assessment base at level for year prior to adoption of plan
 - (2) Base subject to adjustment upon reassessment every 2 years
 - (3) Fixes sales base based on collections for 12 months ending in month prior to adoption
 - b. Must provide notice of the adoption of the urban renewal plan to the county assessor
- C. Challenge to adoption

1. File C.R.C.P. 106(a)(4) action within 30 days “for judicial review of the exercise of discretion on the part of the governing body in making the determination of blight.”
2. But governing body has burden of proving that it has not exceeded its jurisdiction or abused its discretion
3. But the governing body’s determination is a “legislative determination and shall not be deemed a quasi-judicial determination.”
4. C.R.C.P. 106(a)(4) is the exclusive remedy for challenging the blight determination

V. Disposal of Property

- A. May sell, lease or transfer subject to covenants, conditions or restrictions
- B. Purchasers or recipients must use property consistent with urban renewal plan
- C. Competitive bidding
 1. Must advertise disposal of property prior to entering into contract
 2. May consider legal and financial capability of applicants
 3. May accept proposal that is in the public interest and best furthers the purposes of the urban renewal plan
 4. Must be sold for “fair value” taking into account covenants and restrictions on the property and the purposes of the urban renewal plan
- D. Fact that property is being acquired for resale to a private party does not negate public purpose of the taking. *Thornton Urban Development Authority v. Upham*, 640 F. Supp. 1071 (D. Colo. 1986).

VI. Tax Increment Financing

- A. Sales and property taxes in excess of the base paid to the urban renewal authority
 1. TIF may be used to pay obligations including bond payments, loans, or other indebtedness in connection with the urban renewal project.
 2. TIF may be used for a period of 25 years from the date of adoption of the urban renewal plan by the City/Town Council
- B. “Tax increment” is the amount of taxes collected above the “base”.

1. For sales taxes, the base is the sales taxes collected in the 12 months preceding the adoption of the urban renewal plan with a TIF financing provision.
 2. For property taxes, the base is the most recently approved certification of value prior to the adoption of the urban renewal plan with a TIF financing provision.
 3. The property tax base can be adjusted, up or down, based on demolition or the countywide reassessment that occurs every two years.
 4. The State Property Tax Administrator issues “guidelines” that dictate how assessors calculate the base and the property tax increment.
- C. Authority may issue bonds in its own name.
1. Bonds of an authority are not obligation of the municipality
 2. Bonds of an authority are tax exempt if used for public purposes
 3. Bonds may be secured by proceeds from sales or property tax increment
 4. Bonds may be secured by a mortgage or other interest in the project

VII. Impact of H.B. 1348

- A. Requires intergovernmental agreements with counties and special districts for payment of incremental property tax
- B. Otherwise, mediation process to determine division of incremental property taxes
- C. Applicability uncertain--subject to additional legislation
- D. TABOR issues—to be resolved by additional legislation

Highway 85 Urban Renewal Area

Fundamentals

Presented to:

Evans Community

13 December 2012

Presented by:



Ricker|Cunningham

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Procedure for Creating Urban Renewal Area

- Determine official survey area boundaries
- Notify property owners within those boundaries that a survey is being conducted
- Verify the presence and location of “blighting” conditions (field survey)
- Prepare conditions survey
- Present survey findings to urban renewal entity (and council for acceptance or wait and present together with the urban renewal plan)

- Define boundaries for urban renewal area (may be the same as survey area boundary or less)
- Together with stakeholders – define future role of planning area in the community (optional)
- Review relevant plans and sub-area plans

Procedure for Creating Urban Renewal Area (cont'd)

- Complete market analysis or forecast of market growth
 - Prepare urban renewal plan
 - Complete financial analysis (tax increment finance – TIF)
 - Complete impact analysis for impacted taxing bodies
 - Notify property owners and tenants within the plan boundaries of the date of a public hearing to consider adoption of the plan
 - Present urban renewal plan to urban renewal entity and council for adoption
-
- Work with owners and developers to determine possibilities for redevelopment
 - Implement plan

Conditions Survey Methodology

Survey Methodology

- Investigate presence of “blight factors” specified by Colorado Urban Renewal Law
- Conduct field visit
- Reviewed existing city, county, state, federal data sources (zoning maps, GIS parcel mapping, aerial photography, EPA databases, FEMA flood hazard maps, etc.)
- Interview public officials, other consultants, and City Staff

Colorado Urban Renewal Statute

11 Qualifying Factors

- a. **Sum, deteriorated or deteriorating structures**
- b. Defective or inadequate street layout
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- d. Unsanitary or unsafe conditions
- e. Deterioration of site or other improvements
- f. Unusual topography or inadequate public improvements or utilities
- g. Defective or unusual conditions of title rendering the title non-marketable
- h. Conditions that endanger life or property by fire or other causes
- i. **Buildings that are unsafe or unhealthy for people to live or work in**
- j. **Environmental contamination of buildings or property**
- k5. **Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial underutilization or vacancy of buildings, sites, or improvements**

How much “blight” is enough?

- If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, ‘blighted area’ also means an area that, in its present condition and use and, by reason of the presence of any **one** of the factors...
- If private property is to be acquired by eminent domain, then “blighted area” means an area that, in its present condition and use and, by reason of the presence of at least **five** of the factors...
- Otherwise, by reason of the presence of any **four** of the factors...
- Normally, a determination of blight is based upon an area “taken as a whole,” and not on a building-by-building, parcel-by-parcel, or block-by-block basis.
- The urban renewal statutes do not require a certain “quantity” of conditions within any one of the blight factors to be found in order for that blight factor to be considered present in the area.

Urban Renewal Plan

- Plan is very general – supported by findings of blight (conditions survey) and impact report
- Elements include description of –
 - area
 - purpose
 - concept map
 - conditions of blight
 - relationship to comprehensive plan
 - objectives
 - implementation approach
 - financing approach
- Supplemented by - overlay plans, zoning, design standards, etc.

How TIF is Spent

Tax Increment Financing (TIF) is a unique mechanism that enables an urban renewal authority or board to use the net new tax revenues generated by projects within a designated urban renewal area to help finance future improvements. TIF is a new source of tax revenue, not an additional tax, that would not be available but for new investment.

- Finance the issuance of bonds
- Reimburse developers for a portion of their project costs
- Acquire property
- Make improvements -- public benefit, support redevelopment effort

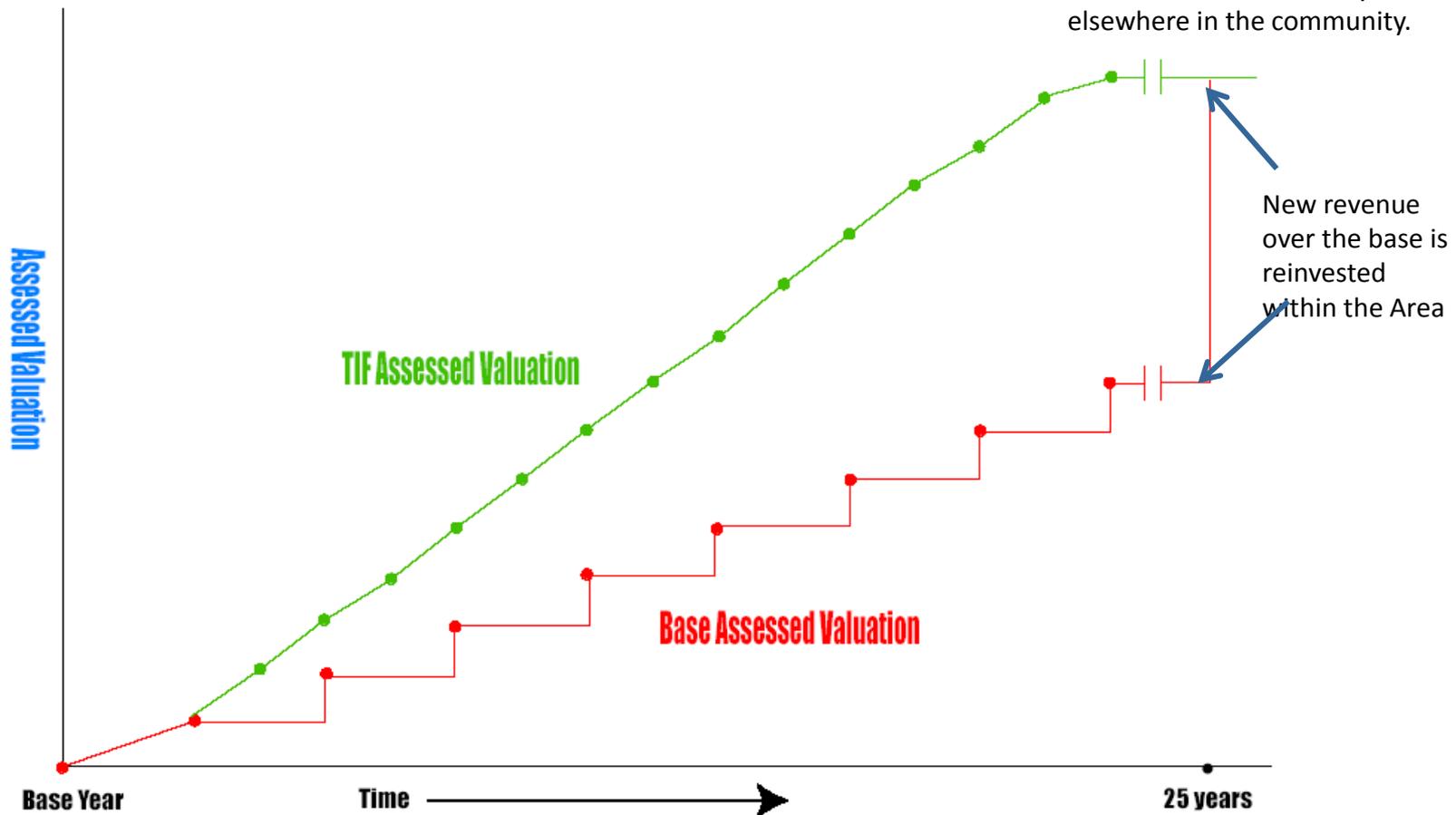
... correct problems and finance improvements ...

How TIF is Calculated

Note: If the base value declines, the Authority may not collect any increment until it returns to its original base.

TIF CHART

City Council will decide if some or all of the sales tax collected in the Area is reinvested in the Area or retained by the City for use elsewhere in the community.



How are property owners impacted?

What will the urban renewal plan do for the property owner?

- Allow more flexibility in what you can do with your property in the form of mixed-use opportunities (e.g., residential)
- Allow your taxes to be spent on improvements in your immediate “neighborhood”
- Address land use and transportation planning issues
- Identify capital improvements needed to accommodate future investment
- Potentially provide property redevelopment / expansion financial assistance

What won't the urban renewal plan do to the property owner?

- Prevent you from continuing your current business or land use
- Raise property tax mill levy sales tax rate
- Force you to improve your property (especially at a higher standard than outside the area)
- Diminish the value of your property
- Prevent you from selling your property

Urban Renewal Overview

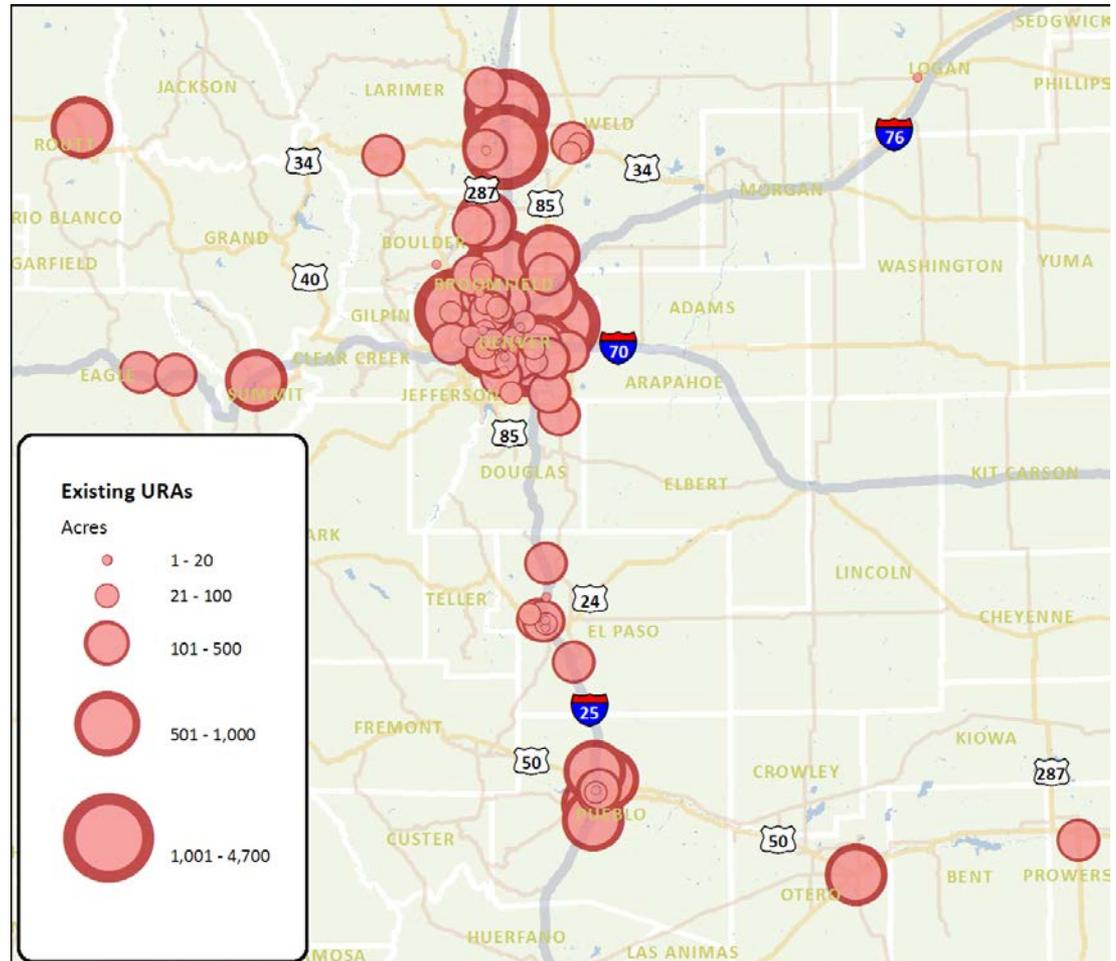
Municipalities with Urban Renewal Authorities	40 (52)
Total No. of Active Urban Renewal Areas	121
Total Acres in Urban Renewal Areas	40,448
Total 2009 Incremental Assessed Value (all URAs)	\$1.4 billion
Total TIF Revenue (all URAs)	\$113.5 million
Total 2009 Sales Tax TIF Revenue (all URAs)	\$63.1 million
Existing URAs Established in 1990s	32
Existing URAs Established in 1990s (acres)	4,448
Existing URAs Established in 2000s	85
Existing URAs Established in 2000s (acres)	35,536

Urban Renewal Planning Areas

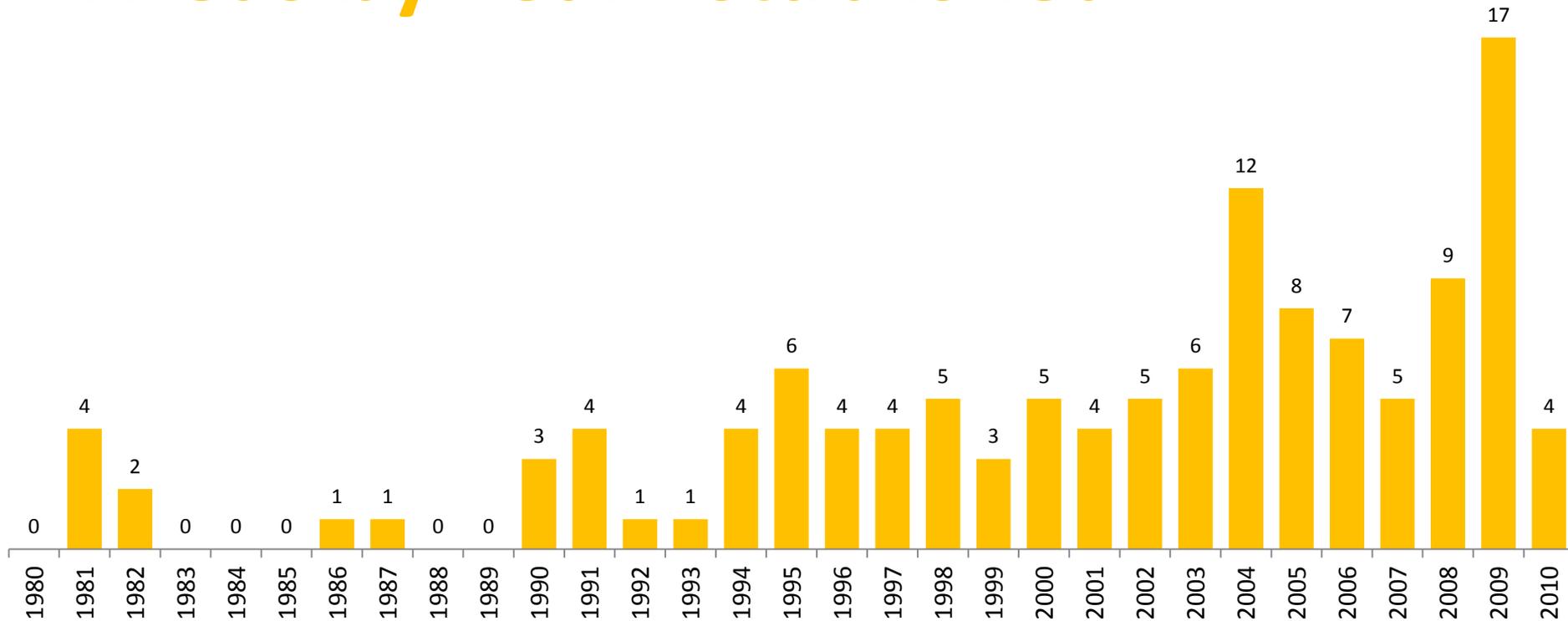
As of early 2010, there were 121 active urban renewal areas in the state

Urban renewal authorities in 40 municipalities

Ranging in size from 1 acre to 4,700 acres (both in Denver)



Areas by Year Established



- Initial period of urban renewal activity in early 1980's
- Ramping up again throughout 90's and 2000's
- Spikes in 2004 and 2009 primarily due to legislative threats to urban renewal statute

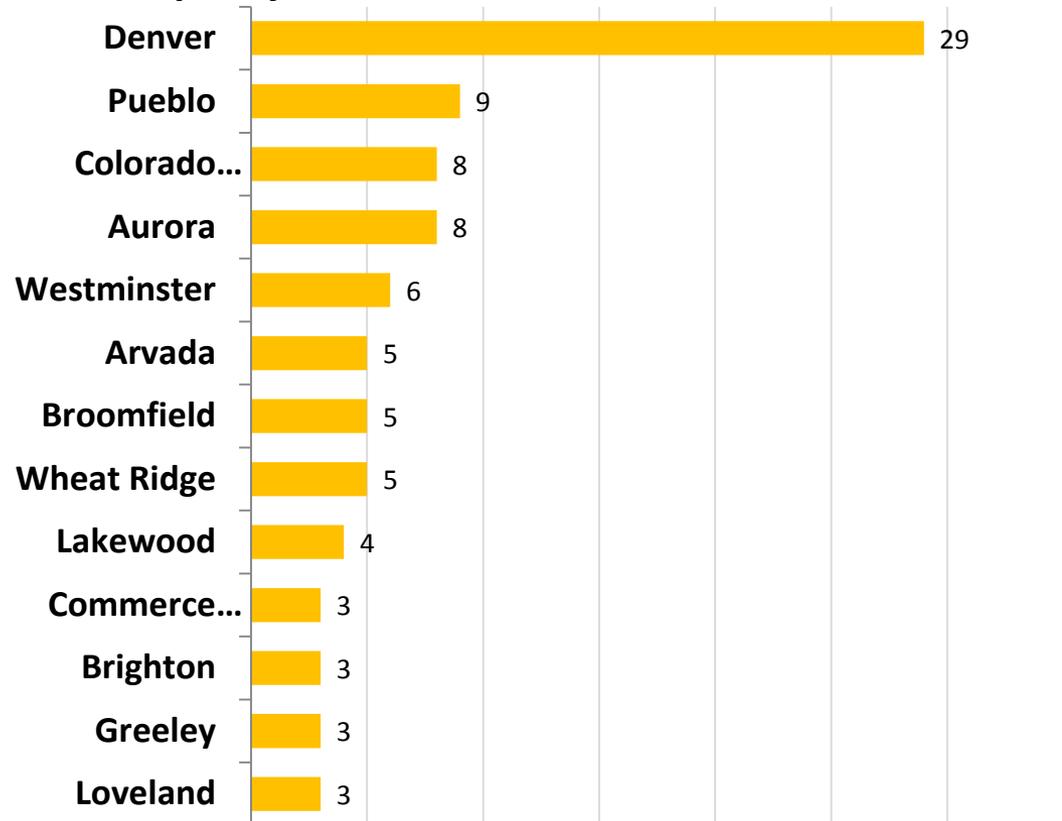
Areas by Municipality (2010)

With higher population and older urban infrastructure, it's not surprising that Denver, Pueblo and Colorado Springs lead the state in active urban renewal areas

Remainder of list generally coincides with population

Grand Junction is an exception, with older building stock, substantial population, but no urban renewal area (rather DDA)

Active Urban Renewal Areas by Municipality



Statewide Impacts

Based on data from reporting urban renewal areas in 2010 for 2009, the following economic impacts were estimated . . .

New Development Market Value	\$5.0 to \$5.5 Billion
New Development Construction Value	\$2.5 to \$3.0 Billion
Estimated Construction Employment	65,000 to 70,000
Estimated Permanent Employment	90,000 to 95,000

County Dollars

County	2009 Total County Property Tax Revenue	2009 Total Property Tax TIF Revenue	2009 Total Property Tax TIF AV	2009 County Property Tax Rate (mill levy)	2009 Estimated Property Tax TIF Deferred By County	Deferred TIF % Of Total County Property Tax Revenues
Prowers	\$3,402,468	0	\$0	0.027170	\$0	0%
Summit	\$24,418,895	0	\$0	0.012602	\$0	0%
Otero	\$2,689,657	\$61,610	\$947,846	0.021948	\$20,803	1%
Weld	\$96,972,420	\$75,771	\$996,987	0.016804	\$16,753	0%
Douglas	\$96,488,003	\$125,340	\$1,474,588	0.019774	\$29,159	0%
El Paso	\$51,402,781	\$799,620	\$12,301,846	0.007531	\$92,645	0%
Boulder	\$138,148,783	\$844,011	\$10,550,138	0.023667	\$249,690	0%
Logan	\$8,188,265	\$1,205,099	\$13,098,902	0.030098	\$394,251	5%
Routt	\$16,527,716	\$1,320,761	\$26,415,220	0.011330	\$299,284	2%
Pueblo	\$41,538,356	\$1,404,230	\$15,602,556	0.031118	\$485,520	1%
Arapahoe	\$124,062,713	\$2,909,872	\$33,446,805	0.015672	\$524,178	0%
Eagle	\$30,719,133	\$3,651,651	\$73,033,020	0.008499	\$620,708	2%
Broomfield	\$18,976,845	\$6,347,886	\$76,480,554	0.017511	\$1,339,251	7%
Larimer	\$95,663,385	\$14,139,245	\$157,102,722	0.022435	\$3,524,600	4%
Adams	\$124,857,308	\$14,618,520	\$146,185,200	0.026824	\$3,921,272	3%
Jefferson	\$180,296,958	\$18,095,767	\$220,680,085	0.024346	\$5,372,677	3%
Denver	\$304,008,370	\$47,911,343	\$715,094,672	0.025308	\$18,097,616	6%
Total (all counties with URAs)	\$1,358,362,056	\$113,510,726	\$1,503,411,141	--	\$34,988,408	3%
Total (all counties with 2009 TIF revenues)	\$1,330,540,693	\$113,510,726	\$1,503,411,141	--	\$34,988,408	3%

School Dollars

County	School District	2009 Total District Revenues	2009 Total Property Tax TIF Revenue	2009 Total Property Tax TIF AV	2009 District Property Tax Rate (mill levy)	2009 Estimated Property Tax TIF Deferred By District	Deferred TIF % Of Total District Revenues
Prowers	Lamar	\$15,556,772	0	\$0	0.024967	\$0	0%
Summit	Summit	\$45,888,275	0	\$0	0.020936	\$0	0%
Otero	East Otero	\$19,000,589	\$61,610	\$947,846	0.035236	\$33,398	0%
Weld	Greeley	\$165,850,247	\$75,771	\$996,987	0.036633	\$36,523	0%
Douglas	Douglas	\$569,061,008	\$125,340	\$1,474,588	0.046681	\$68,835	0%
El Paso	Colorado Springs	\$296,218,450	\$799,620	\$12,301,846	0.042183	\$518,929	0%
Boulder	Boulder, St. Vrain	\$422,238,003	\$844,011	\$10,550,138	0.043000	\$453,656	0%
Logan	Valley	\$23,604,171	\$1,205,099	\$13,098,902	0.040571	\$531,436	2%
Routt	Steamboat	\$32,219,170	\$1,320,761	\$26,415,220	0.011555	\$305,228	1%
Pueblo	Pueblo	\$164,867,496	\$1,404,230	\$15,602,556	0.036629	\$571,506	0%
Arapahoe	Aurora	\$485,500,854	\$2,909,872	\$33,446,805	0.053455	\$1,787,899	0%
Eagle	Eagle	\$77,955,858	\$3,651,651	\$73,033,020	0.019402	\$1,416,987	2%
Broomfield	Adams 12, Jeffco	\$631,872,759	\$6,347,886	\$76,480,554	0.045000	\$3,441,625	1%
Larimer	Poudre, St. Vrain	\$197,250,685	\$14,139,245	\$157,102,722	0.047000	\$7,383,828	4%
Adams	Adams, Brighton, Westminster	\$178,776,775	\$14,618,520	\$146,185,200	0.050000	\$7,309,260	4%
Jefferson	Jefferson	\$858,424,170	\$18,095,767	\$220,680,085	0.048145	\$10,624,643	1%
Denver	Denver	\$1,021,545,444	\$47,911,343	\$715,094,672	0.039262	\$28,076,047	3%
Total (all districts)	--	\$5,205,830,727	\$113,510,726	\$1,503,411,141	--	\$62,559,798	1%

Next Steps

- Complete:
 - conditions survey
 - urban renewal plan
 - financial analysis (tax increment finance – TIF)
 - impact analysis for impacted taxing bodies
- Present survey findings to urban renewal entity and council for acceptance and the urban renewal plan for adoption