

Evans Redevelopment Agency

What is Urban Renewal?

The Evans Redevelopment Agency (ERA) was created by the City of Evans in 2009 to assist in the redevelopment of blighted and run-down neighborhoods and districts that were attracting little or no private investment and stimulate the transformation into attractive, thriving areas. We promote projects that supply public benefit, provide quality sustainable places, create jobs, promote public art, offer affordable housing and raise the standard of development in Evans. These projects are achievable through the coordinated partnerships of private and public entities, civic leaders, financial institutions and the use of tax increment financing. The objective of the Evans Redevelopment Agency is to facilitate development of balanced, sustainable environments where people, live work and come together as a community.

Who Serves on the Authority?

The City Council serves as the Redevelopment Agency and is governed by Colorado State Statutes. The Authority is independent of any budgeting entity (such as the City or County). An annual audit is done through an independent auditing firm and an annual audit report is reviewed and approved by Authority members. The audit report is also included as part of the annual report by the City.

Tools

The primary implementation strategy of the Authority is to provide selected developers with the financial assistance necessary to allow the redevelopment project to compete successfully in the market place (gap financing). When EURA partners with a private developer and provides assistance to help finance redevelopment of a blighted property in Evans, the main tool it uses is called tax increment financing or TIF. TIF is a mechanism to capture the net new or incremental property taxes that are created when a vacant or underutilized property is redeveloped and use those revenues to help finance the project.

Projects that generate sales tax revenue may also include the tax increment with the approval of the Evans City Council. A redevelopment agreement between EURA and the developer is negotiated that lays out the specifics for which developer incurred qualified expenses will be eligible for reimbursement as well as the the total amount of increment that will be paid. A 25-year clock is set for each urban renewal project and that period begins with the approval of an urban renewal plan and the recording of the approved plan with Weld County Clerk and Recorder. TIF can be collected and disbursed as reimbursement for allowable expenses for a maximum of 25 years.

Blight? What blight?

Colorado law uses the term "blight" when describing conditions of properties or area that are in need of redevelopment. Each Authority is required to conduct a "blight

study" of the area to determine if any of the conditions of blight exist, and then to develop a plan to address those conditions of blight.

Under Colorado law, the following conditions are characteristic of blighted areas:

1. Slum, deteriorated, or deteriorating structures;
2. Predominance of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Unsanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Unusual topography or inadequate public improvements or utilities;
7. Defective or unusual conditions of title rendering the title nonmarketable;
8. The existence of conditions that endanger life or property by fire or other causes;
9. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
10. Environmental contamination of buildings or property; or
11. The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Plans

The Evans Redevelopment Agency is currently working on a Plan in the Highway 85 area. The boundaries of the plan are the same boundaries established by the Highway 85 Overlay District in 2002 (see map here). The first step in any plan would be to evaluate the area and determine, based on Colorado state statute, what would meet the intent of the code for redevelopment. A full study (known as a blight study) will take place over the next few months, and the City Council must determine that the state statutes have been met with regard to the Plan. At that time the Plan Area is adopted and a specific plan can be designed to redevelop the Area.

Time Line for the Highway 85 Corridor Redevelopment Plan

Adoption by City Council of the Urban Renewal Plan	November 6, 2012
Public Hearing by Planning Commission	October 23, 2012
Formal mailings out to all land/business/residents	September 17, 2012
Information submitted to Weld County Commissioners	September 17, 2012
Public Forum about the Plan	September 13, 2012
Letters to all about Corridor Plan	September 4, 2012
Notice regarding blight study to all owners	August 24, 2012
Blight Study Contracted	August 20, 2012
Economic Impact Study Contracted	August 20, 2012
Contact Made with all taxing agencies	August 20, 2012 (no later than)

Contact

If you have any questions about the Redevelopment Agency or the specific Highway 85 Plan Area, please contact Sheryl Trent at strent@ci.evans.co.us or at (970) 475-1112. Additionally, information is posted on the website at www.cityofevans.org.