

PIKES PEAK LIBRARY DISTRICT BOARD OF TRUSTEES  
 October 19, 2022 5 pm

PENROSE LIBRARY – COLUMBINE ROOM

VIRTUAL MEETING (ZOOM)

Call in: 1-253-215-8782 or 1-312-626-6799 or 1-669-900-6833 or 1-346-248-7799

Meeting ID: 883 8779 8379

Passcode: 730852

REGULAR MEETING OF THE BOARD OF TRUSTEES

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ITEMS TOO LATE FOR THE AGENDA
- IV. CORRESPONDENCE AND PRESENTATIONS
  - A. Correspondence
  - B. Presentations
    - 1. Introduction of new staff and staff promotions
      - a. Justin Goodwin, Chief Information Technology Officer (T. Shainidze Krebs)
      - b. Sara Gallagher, Individual Giving Coordinator (L. James)
- V. PUBLIC COMMENT (*3 Minute Time Limit per Person*)
- VI. BUSINESS ITEMS
  - A. Consent Items
 

*Consent items shall be acted upon as a whole unless a specific item is called for discussion.  
 Any item called for discussion shall be acted upon separately as "New Business".*

    - 1. Minutes of the September 21, 2022 Meeting (p. 3)
  - B. New Business
    - 1. Discussion: URA City Gate 2.0 (Weidner) (Jariah Walker) (p. 8)
    - 2. Discussion: URA Gold Hill Mesa Commercial (Jariah Walker) (p. 90)
    - 3. Presentation: 3-Year Strategic Plan (D. Gonzales, A. Siracusa, T. Shainidze-Krebs) (p. 198)
  - C. Unfinished Business
    - 1. Decision 22-10-2: URA Hancock Commons (p. 200)
    - 2. Decision 22-10-3: Use of Force Policy (M. Brantner) (p. 271)
- VII. REPORTS
  - A. Friends of the Pikes Peak Library District Report (R. Jordan) (p. 273)
  - B. Pikes Peak Library District Foundation Report (L. James) (p. 274)
  - C. Financial Report: January 2022 (R. Green) (p. 275)
  - D. Public Services Report (T. Sayles) (p.295)
  - E. Support Services Reports: Communications Report, Facilities Report, Human Resources Report, Information Technology Report (p. 312)
  - F. Interim Chief Librarian's Report (T. Shainidze Krebs)
  - G. Board Reports
    - 1. Governance Committee Report
    - 2. Internal Affairs Committee Report
    - 3. Public Affairs Committee Report

4. Trustee Update
5. Board President's Report

VIII. ADJOURNMENT

The full packet of materials for this meeting of the Pikes Peak Library District Board of Trustees is available at <https://ppld.org/board-trustees>



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President Dr. Stoll, Vice President Scott Taylor, Secretary/Treasurer Dora Gonzales, Trustee Erin Bents, Trustee Debbie English, Trustee Mina Liebert, Trustee Aaron Salt

Interim Chief Librarian and CEO Teona Shainidze Krebs, Family and Children's Services Director Melody Alvarez, Monument & Palmer Lake Library Manager Jean Carrier, West Region Director Michael Doherty, Senior Library Associate Yvette Dow-Rose, Audio/Visual Analyst Phillip Dumas, Executive Assistant Laura Foster, Chief Financial Officer Randy Green, East Library Manager Gigi Holman, Chief Development Officer & Foundation Executive Director Lance James, Friends of the Pikes Peak Library District Board of Directors President Rita Jordan, Chief Human Resources & Organizational Development Officer Heather Laslie, Equity, Diversity, & Inclusion Director Shirley Martinez, Senior Library Associate Joe Paisley, Cheyenne Mountain Library Manager Tiffany Paisley, Chief Communications Officer Michelle Ray, Interim Chief Public Services Officer and Deputy Chief Librarian Tammy Sayles, Young Adult Services Director Joanna Rendon, Southeast Region Director Abby Simpson, Chief Facilities Management Officer Gary Syling, Internal Communications Specialist Jeremiah Walter, Ruth Holley Manager Tessia Warren, David Neville, Jay O'Sullivan, Jariah Walker, County Commissioner Holly Williams, Board vacancy applicants Terry Anderson, Candi Boyer, Morganstarr Brienza, Kathie Keel, Fadil Lee, Ken Marcheck, Julie Smyth, Bill Turner

### REGULAR MEETING OF THE BOARD OF TRUSTEES

#### CALL TO ORDER

President Dr. Stoll called the September 21, 2022 regular meeting of the Pikes Peak Library District Board of Trustees to order at 5:00 p.m.

#### PLEDGE OF ALLEGIANCE

#### ITEMS TOO LATE FOR THE AGENDA

There were no items too late for the agenda.

#### CORRESPONDENCE AND PRESENTATIONS

##### Presentations

##### Summer Adventure

The Summer Adventure report was included in the Board packet. Senior Librarian Christa Funke and Senior Librarian Becca Philipsen recognized the efforts of PPLD staff in making Summer Adventure an enormous success. Enrollment numbers surpassed 2021 registration and were just 3% short of pre-pandemic registrations. Discussions are underway about how to reach communities in the county that do not have a neighborhood library.

##### Land Acknowledgement

Director of Equity, Diversity, and Inclusion Shirley Martinez spoke about how organizations recognize Indigenous peoples who are the original stewards of the lands on which we now live. Public serving institutions (colleges, museums, libraries, among others) are developing these statements that are intended to be followed by conversations and/or actions that recognize and honor Indigenous peoples. The Governance Committee will discuss how PPLD can implement this practice throughout the District, working with the Equity, Diversity, and Inclusion team for guidance.

**PUBLIC COMMENT** (3 Minute Time Limit per Person)

There was no public comment.

**BUSINESS ITEMS**

**Consent Items**

Minutes of the August 17, 2022 Meeting

**Motion:** Scott Taylor made a motion that the Pikes Peak Library District approve the minutes of the August 17, 2022 meeting as presented.

**Second:** Erin Bents seconded the motion.

**Vote:** The motion was approved unanimously.

**Unfinished Business**

There was no unfinished business.

**New Business**

**Discussion:** URA Hancock Commons

Jay O'Sullivan presented this project that will relocate Hancock Expressway at the intersection with Chelton Rd. Apartments, townhomes, and retail spaces are included in the project, along with walking paths and a clubhouse. The detention ponds on the property are designed per the flood area designation.

Urban Renewal Authority Executive Director Jariah Walker explained the Tax Increment Financing (TIF) commitment from PPLD would be approximately \$25,000 a year over 25 years. The increase in population in the area will impact the Sand Creek Library

**Discussion:** URA City Gate 2.0 (Jariah Walker)

The discussion of the URA City Gate 2.0 has been rescheduled for the October 19, 2022, Board of Trustees meeting.

**Decision 22-9-1:** Patron Computer Use policy

**Motion:** Erin Bents made a motion that the Pikes Peak Library District approve the Patron Computer Use policy as presented.

**Second:** Scott Taylor seconded the motion.

**Vote:** The motion was approved unanimously.

**Decision 22-9-2:** Code of Conduct policy

Policies are posted on the PPLD website, posted in libraries, and provided upon request to patrons.

**Motion:** Debbie English made a motion that the Pikes Peak Library District approve the Code of Conduct policy as presented.

**Second:** Dora Gonzales seconded the motion.

**Vote:** The motion was approved unanimously.

**Decision 22-9-3:** Food and Drink policy

The term pull-tab will be removed.

**Motion:** Scott Taylor made a motion that the Pikes Peak Library District approve the Food and Drink policy as presented.

**Second:** Debbie English seconded the motion.

**Vote:** The motion was approved unanimously.

**Decision 22-9-4:** Use of Force policy

Move 'PPLD Security Officers are not authorized to use weapons' statement to procedure and update to 'use or carry'. Decision vote on policy will be on the October meeting agenda.

**Decision 22-9-5:** Personal Belongings policy

**Motion:** Scott Taylor made a motion that the Pikes Peak Library District approve the Personal Belongings policy as presented.

**Second:** Erin Bents seconded the motion.

**Vote:** The motion was approved unanimously.

**Decision 22-9-6:** Benefits Renewal

The Benefits renewal for 2023 was included in the Board packet. Chief Human Resources and Organization Development Officer Heather Laslie announced the successful negotiation of a 9.5% increase in medical cost with no changes to the plan, instead of the originally offered 23% increase. The Benefits Committee, comprised of staff across the district, recommends this renewal option be approved by the Board of Trustees.

**Motion:** Debbie English made a motion that the Pikes Peak Library District approve the Benefits Renewal as presented.

**Second:** Erin Bents seconded the motion.

**Vote:** The motion was approved unanimously.

## REPORTS

### **Friends of the Pikes Peak Library District Report**

The Friends of the Pikes Peak Library District report was included in the Board packet. Friends of the Pikes Peak Library District Board of Directors President Rita Jordan shared that Latina Voices is scheduled for this Saturday beginning at 10:00 a.m. at Library 21c. The Universal Studios tickets will be used as a prize for a future Friends event, and a recognition program for Friends volunteers has been launched.

### **Pikes Peak Library District Foundation Report**

The Pikes Peak Library District Foundation report was included in the Board packet. Chief Development Officer & Foundation Executive Director Lance James highlighted receiving the third consecutive Buell Foundation Award for LENA Start, and that the ARPA Funds check has been received.

### **Financial Report: August 2022**

The Financial Report for August 2022 was provided prior to this meeting. Chief Financial Officer Randy Green stated that e-rate funding is expected soon and that expenditures are up due to the increased budget. The insurance payment for the roof will be reflected in the October report. Mr. Green clarified that any project funding not spent will be included in a resolution to move the funding forward until completion.

### **Public Services Report**

The Public Services Report was included in the Board packet. Interim Public Services Director and Deputy Chief Librarian Tammy Sayles thanked Christa Funke of Family and Children's Services and Becca Philipsen of Young Adult Services for the Summer Adventure presentation. Kudos were shared for Southeast Regional Director Abby Simpson and her team for their partnership with the community in the renovation of Panorama Park.

## **Support Services Reports: Communications Report, Facilities Report, Human Resources Report, Information Technology Report**

The Support Services Reports were included in the Board packet.

### **Interim Chief Librarian's Report**

Interim Chief Librarian and CEO Teona Shainidze Krebs announced that Justin Goodwin has been hired as the new Chief Information Technology Officer and will be introduced at the October Board meeting. Ms. Shainidze Krebs recently met with Terry Anderson of the Springs Rescue Mission, and meetings with county school district superintendents are scheduled. Kudos were given to everyone within PPLD for the success of the PowerPass program.

A Request for reconsideration was included in the packet. Three to five librarians review the book without knowing the reason for the challenge, the review data is compiled, and the Interim Chief Librarian informs the patron of the decision made in response to the request. PPLD is not seeing an increase in challenges and no books have been banned. Several hours are held on Ms. Shainidze Krebs calendar weekly for patron meetings as requested.

## **Board Reports**

### **Governance Committee Report**

Governance Committee Chair Dora Gonzales shared that the committee met on September 6, 2022. Trustees will participate in a panel discussion at PPLDCon on Monday, October 3, 2022. The agenda for the October 7 retreat is being finalized, and discussions regarding implementing a Land Acknowledgement will continue at committee meetings. Ms. Gonzales stated that opportunities for Board member training are frequently available at library conferences; options will be made available to PPLD Trustees.

### **Internal Affairs Committee Report**

Internal Affairs Committee Chair Debbie English shared that the committee met on September 6 and 13, 2022 to review the policies approved earlier in this meeting, to discuss and provide feedback to the presenters of the Hancock Commons and City Gate 2.0 URA presentations, and to review the 2023 benefits plan.

A decision was made that the Board President and Vice President will coordinate a response to any Contact Us messages sent to the Board of Trustees. The Secretary/Treasurer will collaborate on a response, as will any trustee specifically mentioned in the message.

The Committee also discussed staff research on how other Colorado library districts offer a children's library card program. It was decided that PPLD will not pursue a similar program at this time.

### **Public Affairs Committee Report**

Public Affairs Committee Chair Mina Liebert shared that the committee met on September 6, 2022 for a discussion of the decision made at the August 10, 2022 special meeting to reverse the decision of the intent to pursue participating in the 2022 general election. Options to consider in the future were also discussed.

### **Trustee Update**

Secretary/Treasurer Dora Gonzales thanked Adult Services Director Janina Goodwin and Interim Public Services Officer and Deputy Chief Librarian Tammy Sayles for supporting the showing of a film on Women's rights on October 1 at Sand Creek Library.

### **Board President's Report**

President Dr. Ned Stoll congratulated the District for the distribution of 85,000 Power Passes to students in several El Paso County school districts. President Stoll expressed his appreciation for the Bookmobile's

participation in the Mt. Carmel Service Center event in early September that attracted six hundred families.  
Mobile

Library Manager Lisa Ward and Interim Public Services Officer and Deputy Chief Tammy Sayles were specifically thanked for making the participation possible. President Dr. Stoll welcomed applicants for the Board vacancy to attend the reception immediately following this meeting.

The full packet of materials for this meeting of the Pikes Peak Library District Board of Trustees is available at <https://ppld.org/board-trustees>

Januray 10, 2022

Via Email and Certified Mail, Return Receipt Requested

Pikes Peak Library District  
12 North Cascade Avenue  
Colorado Springs, CO 80903  
Attention: John Spears, CEO

Re: Notice of Proposed City Gate 2.0 Urban Renewal Plan and Proposed Tax Sharing Agreement

Dear John:

The Board of Commissioners of the Colorado Springs Urban Renewal Authority (“CSURA”) is considering a proposed urban renewal area within the original City Gate URA in Colorado Springs for the redevelopment of the site into apartments and commercial retail. As you know, recent changes to the Colorado Urban Renewal Law require the CSURA to notify the taxing entities whose incremental property taxes would be allocated pursuant to any urban renewal plan before any such plan may be approved by the City Council. The area within the proposed Museum & Park Urban Renewal Plan (the “Plan”) is located within the jurisdiction of the library district (“PPLD”) and would allocate property tax increment generated by the project of taxing entities including PPLD. This letter constitutes notice of the proposed Plan pursuant to CSURA’s obligations under C.R.S. § 31-25-107(9.5)(a).

Enclosed herewith please find (i) a copy of the Tax Forecast and County Impact Report for City Gate 2.0 Urban Renewal Area in Colorado Springs, Colorado prepared by EPS Consulting, (ii) the proposed Tax Increment Revenue Agreement between the CSURA and PPLD and (iii) a copy of the proposed Plan. I’m happy to meet with you or any staff to discuss the proposed agreement and allocation of incremental tax revenue generated within the Plan area between the CSURA and PPLD. CSURA believes the implementation of the Plan would eliminate blight within the Plan area and be a significant benefit to the County and the Colorado Springs community. Please let me know your availability to meet in the near future to discuss the Plan and the proposed agreement.  
Sincerely,

Jariah Walker  
Executive Director, Colorado Springs Urban Renewal Authority

Enclosures



## **Impact Report**

# El Paso County Impact Report

## City Gate 2.0 Urban Renewal Area

**Prepared for:**

Colorado Springs Urban Renewal Authority

**Prepared by:**

Economic & Planning Systems, Inc.

EPS #213039

November 14, 2021

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# 1. Introduction

Economic & Planning Systems (EPS) has evaluated the proposed Weidner Development to be constructed around Switchback Stadium, which is known as City Gate 2.0. This report includes a summary of the expected fiscal impacts of the site included in the City Gate 2.0 Urban Renewal Plan (Plan) in El Paso County (the County). The El Paso County Impact Report for City Gate 2.0 Urban Renewal Area (report) was prepared by EPS ) for the Colorado Springs Urban Renewal Authority ("CSURA" or "Authority").

The report includes a summary of forecasted property tax revenues as well as El Paso County fiscal and service impacts associated with development in accordance with the Urban Renewal Plan. It specifically responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

## C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (3.5) "Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:
- I. The estimated duration of time to complete the urban renewal project;
  - II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
  - III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
  - IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
  - V. Any other estimated impacts of the urban renewal project on county services or revenues."

# Urban Renewal Plan Description

The City Gate 2.0 Urban Renewal Area ("URA" or "Plan Area") is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of three blocks in downtown Colorado Springs, generally south of Cimarron Street and west of Sahwatch Street. As shown below in **Figure 1**, the plan area wraps around the recently constructed Switchback Stadium, which is located at the corner of Cimarron and Sahwatch Streets.

**Figure 1. City Gate 2.0 URA Boundary**



## 2. Development Program

The proposed project for the Plan Area is primarily residential development with a small portion of retail to be constructed at the first level of each building. As shown in the site plan illustrated in **Figure 2** below, each block will be developed with a single, wrap multi-family structure. While there are differences among the three blocks, which will be constructed as three phases, each building has approximately 400 units, 12,000 square feet of retail floor area, 700 structured parking spaces. Approximately half of the parking will be dedicated to the residents, with the balance provided for public use. Note that the developer will charge for use of the parking (both to residents and to public users).

The project includes a number of public improvements, totaling \$55.6M. The 869 public parking spaces are expected to cost \$32.9M. Pedestrian plazas and public spaces will total \$3M. There are street improvements, utilities upgrades, and demolition costs that total \$9.6M. Finally, the developer will spend approximately \$10M on façade enhancements and public art for the project. These improvements are expected to help activate downtown, recognizing that nearly 900 parking spaces for public use will help increase visitation to the stadium and other civic amenities downtown.

The current plan calls for this development program and set of public improvements. Actual units and square footage may see minor changes over the course of buildout.

**Figure 2. City Gate Site Plan**



## 3. County Fiscal Impact

In order to estimate the anticipated impact of the development of the parcels included in the Plan area boundary on the County, EPS evaluated expected property tax revenues, infrastructure costs, and impacts on cost of service for the County.

### Property Taxes

CSURA is expected to keep 100 percent of the property tax revenues generated by the Plan increment, which includes any property tax that is generated by new development on the parcels included in the Plan Area. These revenues are necessary to allow the project to move forward and will be used to fund eligible improvements.

#### Assumptions

To estimate potential property tax revenues of City Gate 2.0, EPS has estimated market values for the multi-family units at \$312,000 per unit with the retail valued at \$370 per square foot. These estimated values are based on a comparison of construction costs, assessor data, and comparable property research, for urban locations with projects that have structured parking and a vertically integrated mixed-use program. EPS concludes that they are reasonable based on the analysis.

#### Property Tax Base

The current assessed value of properties in City Gate 2.0 are roughly \$1.1M per year, shown below in **Table 1**. This base reflects the total value of the land and buildings/improvements on each parcel. The assessment rate and mill levy are two universally used factors that generate revenue streams that are a portion of total valuation. The assessment rate for commercial property in Colorado is 29 percent and residential property is 7.15 percent. Note that per State regulations, vacant land is classified as commercial (29 percent) while multifamily is assessed as residential (7.15 percent). The 2021 mill levies for all parcels in the taxing district that includes the proposed Urban Renewal Area are shown in **Table 2**. The total mill levy in 2021 was 73.2650, which includes 7.9200 mills for El Paso County (including El Paso County Road and Bridge share).



**Table 1. Property Base Value, 2021**

Address	Land	Imp.	Total
<b>Assessed Value</b>			
Sawatch St	\$580	---	\$580
120 W Rio Grande St	\$130,824	---	\$130,824
112 W Rio Grande St	\$168,193	---	\$168,193
625 S Sierra Madre St	\$16,683	---	\$16,683
608 Sahwatch St	\$316,821	---	\$316,821
213 W Moreno Ave	\$84,938	\$9,689	\$94,628
207 W Moreno Ave	\$152,850	\$4,695	\$157,545
227 W Moreno Ave	\$97,718	\$3,946	\$101,664
235 W Moreno Ave	\$115,870	\$0	\$115,870
W Moreno Ave	\$37,936	\$0	\$37,936
211-215 W Cimarron St	\$157,272	\$497,744	\$655,017
S Sierra Madre St	\$27,781	\$0	\$27,781
514 S Sierra Madre St	<u>\$215,066</u>	<u>\$227,865</u>	<u>\$442,932</u>
<b>Total</b>	<b>\$400,120</b>	<b>\$725,610</b>	<b>\$1,125,730</b>

Source: El Paso County Assessor; Economic & Planning Systems

**Table 2. Mill Levies, 2021**

Description	Mill Levy
EL PASO COUNTY	7.7550
EPC ROAD & BRIDGE SHARE	0.1650 <sup>1</sup>
CITY OF COLORADO SPRINGS	4.2790
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.1650
COLO SPGS SCHOOL NO 11	51.1040
PIKES PEAK LIBRARY	3.8550
SOUTHEASTERN COLO WATER CONSERVANCY	0.9420
CS DOWNTOWN DEVELOPMENT AUTHORITY	5.0000
<b>TOTAL</b>	<b>73.2650</b>

Source: El Paso County Assessor; Economic & Planning Systems

## Property Tax Increment

Based on the assumptions stated above and information from the developer, the cumulative value of the residential development is estimated at \$615.2 million, and commercial development is estimated at \$21.0 million, shown in **Table 3**. The future property taxes due to new development is referred to as the "Increment." The development of City Gate over the next 25 years is expected to generate approximately \$51.3 million in property tax increment over the 25-year period, which equates to an average of approximately \$2.1 million per year, as shown in **Table 4**. Following the 25-year period, the parcels included in Plan Area are expected to generate approximately \$3.7 million in total property taxes, which includes approximately \$236,900 that is attributed to the base values and \$3.4 million that is generated by the increment or new development.

**Table 3. Development Value, 2021-2046**

Year	Plan Year	Phase 1	Phase 1	Phase 2	Phase 1	Phase 3	Phase 1	Total	
		\$312,000/unit 408 units	\$370/sf \$12,342 sf	\$404,073/unit 361 units	\$405/sf \$12,470 sf	\$419,307/unit 413 units	\$450/sf \$12,534 sf	Residential	Commercial
2021	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	2	\$61,372,584	\$2,201,643	\$0	\$0	\$0	\$0	\$61,372,584	\$2,201,643
2024	3	\$131,143,522	\$4,704,564	\$0	\$0	\$0	\$0	\$131,143,522	\$4,704,564
2025	4	\$133,110,674	\$4,775,132	\$0	\$0	\$0	\$0	\$133,110,674	\$4,775,132
2026	5	\$135,107,335	\$4,846,759	\$73,540,201	\$2,546,122	\$0	\$0	\$208,647,536	\$7,392,881
2027	6	\$137,133,945	\$4,919,460	\$149,286,608	\$5,168,628	\$0	\$0	\$286,420,553	\$10,088,089
2028	7	\$139,190,954	\$4,993,252	\$151,525,907	\$5,246,158	\$0	\$0	\$290,716,861	\$10,239,410
2029	8	\$141,278,818	\$5,068,151	\$153,798,796	\$5,324,850	\$91,293,124	\$2,973,433	\$386,370,738	\$13,366,434
2030	9	\$143,398,000	\$5,144,173	\$156,105,778	\$5,404,723	\$185,325,042	\$6,036,068	\$484,828,820	\$16,584,965
2031	10	\$145,548,970	\$5,221,336	\$158,447,364	\$5,485,794	\$188,104,918	\$6,126,609	\$492,101,252	\$16,833,739
2032	11	\$147,732,205	\$5,299,656	\$160,824,075	\$5,568,080	\$190,926,492	\$6,218,508	\$499,482,771	\$17,086,245
2033	12	\$149,948,188	\$5,379,151	\$163,236,436	\$5,651,602	\$193,790,389	\$6,311,786	\$506,975,013	\$17,342,539
2034	13	\$152,197,411	\$5,459,838	\$165,684,982	\$5,736,376	\$196,697,245	\$6,406,463	\$514,579,638	\$17,602,677
2035	14	\$154,480,372	\$5,541,736	\$168,170,257	\$5,822,421	\$199,647,703	\$6,502,560	\$522,298,333	\$17,866,717
2036	15	\$156,797,577	\$5,624,862	\$170,692,811	\$5,909,758	\$202,642,419	\$6,600,098	\$530,132,808	\$18,134,718
2037	16	\$159,149,541	\$5,709,235	\$173,253,203	\$5,998,404	\$205,682,055	\$6,699,100	\$538,084,800	\$18,406,739
2038	17	\$161,536,784	\$5,794,873	\$175,852,001	\$6,088,380	\$208,767,286	\$6,799,586	\$546,156,072	\$18,682,840
2039	18	\$163,959,836	\$5,881,796	\$178,489,781	\$6,179,706	\$211,898,795	\$6,901,580	\$554,348,413	\$18,963,082
2040	19	\$166,419,234	\$5,970,023	\$181,167,128	\$6,272,401	\$215,077,277	\$7,005,104	\$562,663,639	\$19,247,528
2041	20	\$168,915,522	\$6,059,574	\$183,884,635	\$6,366,487	\$218,303,436	\$7,110,180	\$571,103,594	\$19,536,241
2042	21	\$171,449,255	\$6,150,467	\$186,642,904	\$6,461,985	\$221,577,988	\$7,216,833	\$579,670,147	\$19,829,285
2043	22	\$174,020,994	\$6,242,724	\$189,442,548	\$6,558,914	\$224,901,658	\$7,325,085	\$588,365,200	\$20,126,724
2044	23	\$176,631,309	\$6,336,365	\$192,284,186	\$6,657,298	\$228,275,183	\$7,434,962	\$597,190,678	\$20,428,625
2045	24	\$179,280,778	\$6,431,411	\$195,168,449	\$6,757,158	\$231,699,310	\$7,546,486	\$606,148,538	\$20,735,054
2046	25	\$181,969,990	\$6,527,882	\$198,095,976	\$6,858,515	\$235,174,800	\$7,659,683	\$615,240,766	\$21,046,080

[1] Reflects a biennial reassessment.

Source: El Paso County Assessor; Economic & Planning Systems

**Table 4. Property Tax Increment, 2021-2046**

Year	Plan Year	Actual Statutory Val.			Assessed Value (1-Yr. Lag) <sup>[1]</sup>				Property Tax Increment (1-Yr. Lag) 73.265 mill levy
		New Res. 1.5% Ann. Esc.	New Com. 1.5% Ann. Esc.	Base Value 1.5% Ann. Esc.	Base Val. 29.00%	New Res. 7.15%	New Com. 29.00%	Increment Val.	
2021	0	\$0	\$0	\$7,684,608	\$2,098,280	\$0	\$0	\$0	\$0
2022	1	\$0	\$0	\$7,799,877	\$2,098,280	\$0	\$0	\$0	\$0
2023	2	\$61,372,584	\$2,201,643	\$7,916,875	\$2,261,964	\$0	\$0	\$0	\$0
2024	3	\$131,143,522	\$4,704,564	\$8,035,628	\$2,261,964	\$0	\$0	\$0	\$0
2025	4	\$133,110,674	\$4,775,132	\$8,156,163	\$2,330,332	\$9,376,762	\$1,364,323	\$8,410,753	\$0
2026	5	\$208,647,536	\$7,392,881	\$8,278,505	\$2,330,332	\$9,376,762	\$1,364,323	\$8,410,753	\$616,214
2027	6	\$286,420,553	\$10,088,089	\$8,402,683	\$2,400,767	\$14,918,299	\$2,143,936	\$14,661,468	\$616,214
2028	7	\$290,716,861	\$10,239,410	\$8,528,723	\$2,400,767	\$14,918,299	\$2,143,936	\$14,661,468	\$1,074,172
2029	8	\$386,370,738	\$13,366,434	\$8,656,654	\$2,473,330	\$20,786,256	\$2,969,429	\$21,282,355	\$1,074,172
2030	9	\$484,828,820	\$16,584,965	\$8,786,504	\$2,473,330	\$20,786,256	\$2,969,429	\$21,282,355	\$1,559,252
2031	10	\$492,101,252	\$16,833,739	\$8,918,301	\$2,548,086	\$34,665,261	\$4,809,640	\$36,926,814	\$1,559,252
2032	11	\$499,482,771	\$17,086,245	\$9,052,076	\$2,548,086	\$34,665,261	\$4,809,640	\$36,926,814	\$2,705,443
2033	12	\$506,975,013	\$17,342,539	\$9,187,857	\$2,625,102	\$35,713,018	\$4,955,011	\$38,042,927	\$2,705,443
2034	13	\$514,579,638	\$17,602,677	\$9,325,675	\$2,625,102	\$35,713,018	\$4,955,011	\$38,042,927	\$2,787,215
2035	14	\$522,298,333	\$17,866,717	\$9,465,560	\$2,704,446	\$36,792,444	\$5,104,776	\$39,192,775	\$2,787,215
2036	15	\$530,132,808	\$18,134,718	\$9,607,543	\$2,704,446	\$36,792,444	\$5,104,776	\$39,192,775	\$2,871,459
2037	16	\$538,084,800	\$18,406,739	\$9,751,656	\$2,786,188	\$37,904,496	\$5,259,068	\$40,377,376	\$2,871,459
2038	17	\$546,156,072	\$18,682,840	\$9,897,931	\$2,786,188	\$37,904,496	\$5,259,068	\$40,377,376	\$2,958,248
2039	18	\$554,348,413	\$18,963,082	\$10,046,400	\$2,870,400	\$39,050,159	\$5,418,023	\$41,597,783	\$2,958,248
2040	19	\$562,663,639	\$19,247,528	\$10,197,096	\$2,870,400	\$39,050,159	\$5,418,023	\$41,597,783	\$3,047,662
2041	20	\$571,103,594	\$19,536,241	\$10,350,053	\$2,957,158	\$40,230,450	\$5,581,783	\$42,855,075	\$3,047,662
2042	21	\$579,670,147	\$19,829,285	\$10,505,304	\$2,957,158	\$40,230,450	\$5,581,783	\$42,855,075	\$3,139,777
2043	22	\$588,365,200	\$20,126,724	\$10,662,883	\$3,046,538	\$41,446,416	\$5,750,493	\$44,150,370	\$3,139,777
2044	23	\$597,190,678	\$20,428,625	\$10,822,826	\$3,046,538	\$41,446,416	\$5,750,493	\$44,150,370	\$3,234,677
2045	24	\$606,148,538	\$20,735,054	\$10,985,169	\$3,138,620	\$42,699,133	\$5,924,301	\$45,484,815	\$3,234,677
2046	25	\$615,240,766	\$21,046,080	\$11,149,946	\$3,138,620	\$42,699,133	\$5,924,301	\$45,484,815	\$3,332,445
<b>Total</b>									<b>\$51,320,682</b>

[1] Reflects a biennial reassessment.

Source: El Paso County Assessor; Economic & Planning Systems

# Taxing District Impact

## El Paso County Impact

El Paso County property tax revenues, which include El Paso County (7.7550 mills) and El Paso County Road and Bridge (0.1650 mills), are based on the combined 7.92 mill levy. Existing property taxes refer to the "Base" and will continue to be collected by El Paso County. The county's share of the current property tax base is \$16,618, shown in **Table 5**. This base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$24,858 for El Paso County in year 25 and generating a total of approximately \$542,381 over the 25-year period. After the 25-year period is complete, the county's share of property tax revenues will increase to approximately \$396,737 annually due to the new development. This includes approximately \$371,128 generated by the property tax increment from City Gate.

**Table 5. El Paso County Property Tax Revenue, 2021-2047**

Year	Plan Year	El Paso County Property Tax: 7.92 mills		Total
		Base	Increment 1-Yr. Lag	
2021	0	\$16,618	\$0	\$16,618
2022	1	\$16,618	\$0	\$16,618
2023	2	\$17,915	\$0	\$17,915
2024	3	\$17,915	\$0	\$17,915
2025	4	\$18,456	\$66,613	\$85,069
2026	5	\$18,456	\$66,613	\$85,069
2027	6	\$19,014	\$116,119	\$135,133
2028	7	\$19,014	\$116,119	\$135,133
2029	8	\$19,589	\$168,556	\$188,145
2030	9	\$19,589	\$168,556	\$188,145
2031	10	\$20,181	\$292,460	\$312,641
2032	11	\$20,181	\$292,460	\$312,641
2033	12	\$20,791	\$301,300	\$322,091
2034	13	\$20,791	\$301,300	\$322,091
2035	14	\$21,419	\$310,407	\$331,826
2036	15	\$21,419	\$310,407	\$331,826
2037	16	\$22,067	\$319,789	\$341,855
2038	17	\$22,067	\$319,789	\$341,855
2039	18	\$22,734	\$329,454	\$352,188
2040	19	\$22,734	\$329,454	\$352,188
2041	20	\$23,421	\$339,412	\$362,833
2042	21	\$23,421	\$339,412	\$362,833
2043	22	\$24,129	\$349,671	\$373,800
2044	23	\$24,129	\$349,671	\$373,800
2045	24	\$24,858	\$360,240	\$385,098
2046	25	\$24,858	\$360,240	\$385,098
<b>Total</b>		<b>\$542,381</b>	<b>\$5,908,043</b>	<b>\$6,450,424</b>
<b>Future Tax Revenue</b>				
2047		\$25,609	\$371,128	\$396,737

Source: Economic & Planning Systems

## Colorado Springs School District 11 Impact

The Plan Area is located within the Colorado Springs School District Number 11, which has a 51.1040 mill levy. The School District's share of the current property tax base is \$107,230, shown in **Table 6**, and will continue to be collected by the School District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$160,396 in year 25 and generating a total over \$3.5 million over the 25-year period. After the 25-year period is complete, the School District's share of property tax revenues will increase to approximately \$2.5 million annually due to the new development. This includes approximately \$2.4 million generated by the property tax increment from City Gate.

**Table 6. School District Property Tax Revenue, 2021-2047**

Year	Plan Year	School Dist. Property Tax: 51.104 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$107,230	\$0	\$107,230
2022	1	\$107,230	\$0	\$107,230
2023	2	\$115,595	\$0	\$115,595
2024	3	\$115,595	\$0	\$115,595
2025	4	\$119,089	\$429,823	\$548,912
2026	5	\$119,089	\$429,823	\$548,912
2027	6	\$122,689	\$749,260	\$871,948
2028	7	\$122,689	\$749,260	\$871,948
2029	8	\$126,397	\$1,087,613	\$1,214,010
2030	9	\$126,397	\$1,087,613	\$1,214,010
2031	10	\$130,217	\$1,887,108	\$2,017,325
2032	11	\$130,217	\$1,887,108	\$2,017,325
2033	12	\$134,153	\$1,944,146	\$2,078,299
2034	13	\$134,153	\$1,944,146	\$2,078,299
2035	14	\$138,208	\$2,002,908	\$2,141,116
2036	15	\$138,208	\$2,002,908	\$2,141,116
2037	16	\$142,385	\$2,063,445	\$2,205,831
2038	17	\$142,385	\$2,063,445	\$2,205,831
2039	18	\$146,689	\$2,125,813	\$2,272,502
2040	19	\$146,689	\$2,125,813	\$2,272,502
2041	20	\$151,123	\$2,190,066	\$2,341,188
2042	21	\$151,123	\$2,190,066	\$2,341,188
2043	22	\$155,690	\$2,256,261	\$2,411,951
2044	23	\$155,690	\$2,256,261	\$2,411,951
2045	24	\$160,396	\$2,324,456	\$2,484,852
2046	25	\$160,396	\$2,324,456	\$2,484,852
<b>Total</b>		<b>\$3,499,726</b>	<b>\$38,121,797</b>	<b>\$41,621,522</b>
<b>Future Tax Revenue</b>				
2047		\$165,244	\$2,394,713	\$2,559,957

Source: Economic & Planning Systems

## City of Colorado Springs Impact

The City of Colorado Springs has a 4.279 mill levy. The city’s share of the current property tax base is \$8,979, shown in **Table 7**, and will continue to be collected by the city. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$13,430 in year 25 and generating a total of approximately \$293,036 over the 25-year period. After the 25-year period is complete, the city’s share of property tax revenues will increase to approximately \$214,348 annually due to the new development. This includes approximately \$200,512 generated by the property tax increment from City Gate.

**Table 7. City of Colorado Springs Property Tax Revenue, 2021-2047**

Year	Plan Year	Colorado Springs Property Tax: 4.279 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$8,979	\$0	\$8,979
2022	1	\$8,979	\$0	\$8,979
2023	2	\$9,679	\$0	\$9,679
2024	3	\$9,679	\$0	\$9,679
2025	4	\$9,971	\$35,990	\$45,961
2026	5	\$9,971	\$35,990	\$45,961
2027	6	\$10,273	\$62,736	\$73,009
2028	7	\$10,273	\$62,736	\$73,009
2029	8	\$10,583	\$91,067	\$101,651
2030	9	\$10,583	\$91,067	\$101,651
2031	10	\$10,903	\$158,010	\$168,913
2032	11	\$10,903	\$158,010	\$168,913
2033	12	\$11,233	\$162,786	\$174,018
2034	13	\$11,233	\$162,786	\$174,018
2035	14	\$11,572	\$167,706	\$179,278
2036	15	\$11,572	\$167,706	\$179,278
2037	16	\$11,922	\$172,775	\$184,697
2038	17	\$11,922	\$172,775	\$184,697
2039	18	\$12,282	\$177,997	\$190,279
2040	19	\$12,282	\$177,997	\$190,279
2041	20	\$12,654	\$183,377	\$196,031
2042	21	\$12,654	\$183,377	\$196,031
2043	22	\$13,036	\$188,919	\$201,956
2044	23	\$13,036	\$188,919	\$201,956
2045	24	\$13,430	\$194,630	\$208,060
2046	25	\$13,430	\$194,630	\$208,060
<b>Total</b>		<b>\$293,036</b>	<b>\$3,191,984</b>	<b>\$3,485,021</b>
<b>Future Tax Revenue</b>				
	2047	\$13,836	\$200,512	\$214,348

Source: Economic & Planning Systems

## Pikes Peak Library District Impact

The Plan Area is located within the Pikes Peak Library District, which has a 3.8550 mill levy. The Library District’s share of the current property tax base is \$8,089, shown in **Table 8**, and will continue to be collected by the Library District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$12,099 in year 25 and generating a total of approximately \$264,000 over the 25-year period. After the 25-year period is complete, the Pikes Peak Library District’s share of property tax revenues will increase to approximately \$193,109 annually due to the new development. This includes approximately \$180,644 generated by the property tax increment from City Gate.

**Table 8. Library Property Tax Revenue, 2021-2047**

Year	Plan Year	Library Dist. Property Tax: 3.855 mills		Total
		Base	Increment 1-Yr. Lag	
2021	0	\$8,089	\$0	\$8,089
2022	1	\$8,089	\$0	\$8,089
2023	2	\$8,720	\$0	\$8,720
2024	3	\$8,720	\$0	\$8,720
2025	4	\$8,983	\$32,423	\$41,407
2026	5	\$8,983	\$32,423	\$41,407
2027	6	\$9,255	\$56,520	\$65,775
2028	7	\$9,255	\$56,520	\$65,775
2029	8	\$9,535	\$82,043	\$91,578
2030	9	\$9,535	\$82,043	\$91,578
2031	10	\$9,823	\$142,353	\$152,176
2032	11	\$9,823	\$142,353	\$152,176
2033	12	\$10,120	\$146,655	\$156,775
2034	13	\$10,120	\$146,655	\$156,775
2035	14	\$10,426	\$151,088	\$161,514
2036	15	\$10,426	\$151,088	\$161,514
2037	16	\$10,741	\$155,655	\$166,396
2038	17	\$10,741	\$155,655	\$166,396
2039	18	\$11,065	\$160,359	\$171,425
2040	19	\$11,065	\$160,359	\$171,425
2041	20	\$11,400	\$165,206	\$176,606
2042	21	\$11,400	\$165,206	\$176,606
2043	22	\$11,744	\$170,200	\$181,944
2044	23	\$11,744	\$170,200	\$181,944
2045	24	\$12,099	\$175,344	\$187,443
2046	25	\$12,099	\$175,344	\$187,443
<b>Total</b>		<b>\$264,000</b>	<b>\$2,875,695</b>	<b>\$3,139,695</b>
<b>Future Tax Revenue</b>				
	2047	\$12,465	\$180,644	\$193,109

Source: Economic & Planning Systems

## Southeastern Colorado Water Conservancy District Impact

The Plan Area is located within the Southeastern Colorado Water Conservancy District, which has a 0.9420 mill levy. The Water Conservancy District's share of the current property tax base is \$1,977, shown in **Table 9**, and will continue to be collected by the Water Conservancy District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$2,957 in year 25 and generating a total of approximately \$64,510 over the 25-year period. After the 25-year period is complete, the Southeastern Colorado Water Conservancy District's share of property tax revenues will increase to approximately \$47,188 annually due to the new development. This includes approximately \$44,142 generated by the property tax increment from City Gate.

**Table 9. Water Conservancy Property Tax Revenue, 2021-2047**

Year	Plan Year	Water Conserv. Property Tax: .942 mills		Total
		Base	Increment 1-Yr. Lag	
2021	0	\$1,977	\$0	\$1,977
2022	1	\$1,977	\$0	\$1,977
2023	2	\$2,131	\$0	\$2,131
2024	3	\$2,131	\$0	\$2,131
2025	4	\$2,195	\$7,923	\$10,118
2026	5	\$2,195	\$7,923	\$10,118
2027	6	\$2,262	\$13,811	\$16,073
2028	7	\$2,262	\$13,811	\$16,073
2029	8	\$2,330	\$20,048	\$22,378
2030	9	\$2,330	\$20,048	\$22,378
2031	10	\$2,400	\$34,785	\$37,185
2032	11	\$2,400	\$34,785	\$37,185
2033	12	\$2,473	\$35,836	\$38,309
2034	13	\$2,473	\$35,836	\$38,309
2035	14	\$2,548	\$36,920	\$39,467
2036	15	\$2,548	\$36,920	\$39,467
2037	16	\$2,625	\$38,035	\$40,660
2038	17	\$2,625	\$38,035	\$40,660
2039	18	\$2,704	\$39,185	\$41,889
2040	19	\$2,704	\$39,185	\$41,889
2041	20	\$2,786	\$40,369	\$43,155
2042	21	\$2,786	\$40,369	\$43,155
2043	22	\$2,870	\$41,590	\$44,459
2044	23	\$2,870	\$41,590	\$44,459
2045	24	\$2,957	\$42,847	\$45,803
2046	25	\$2,957	\$42,847	\$45,803
<b>Total</b>		<b>\$64,510</b>	<b>\$702,699</b>	<b>\$767,209</b>
<b>Future Tax Revenue</b>				
	2047	\$3,046	\$44,142	\$47,188

Source: Economic & Planning Systems



### **Colorado Springs Downtown Development Authority (DDA)**

The Plan Area is located within the Colorado Springs DDA which has a 5.0000 mill levy. The DDA's share of the current property tax base is \$10,491, shown in **Table 10** and will continue to be collected by the Authority. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$15,693 in year 25 and generating a total of approximately \$ 342,412 over the 25-year period. After the 25-year period is complete, the DDA's share of property tax revenues will increase to approximately \$250,465 annually due to the new development. This includes approximately \$234,298 generated by the property tax increment from City Gate. This total accounts for the full 5.0 mills and reflects the maximum amount of impact to the DDA. Historically, based on agreements achieved on other URA projects within the DDA, there has been a 60/40 split, with the DDA retaining 40 percent of their property tax base. If a similar agreement can be achieved on Citygate 2.0, the impact would be reduced from what is shown below.

**Table 10. Colorado Springs DDA Property Tax Revenue, 2012-2047**

Year	Plan Year	DT Dev. Authority Property Tax: 5. mills		Total
		Base	Increment 1-Yr. Lag	
2021	0	\$10,491	\$0	\$10,491
2022	1	\$10,491	\$0	\$10,491
2023	2	\$11,310	\$0	\$11,310
2024	3	\$11,310	\$0	\$11,310
2025	4	\$11,652	\$42,054	\$53,705
2026	5	\$11,652	\$42,054	\$53,705
2027	6	\$12,004	\$73,307	\$85,311
2028	7	\$12,004	\$73,307	\$85,311
2029	8	\$12,367	\$106,412	\$118,778
2030	9	\$12,367	\$106,412	\$118,778
2031	10	\$12,740	\$184,634	\$197,375
2032	11	\$12,740	\$184,634	\$197,375
2033	12	\$13,126	\$190,215	\$203,340
2034	13	\$13,126	\$190,215	\$203,340
2035	14	\$13,522	\$195,964	\$209,486
2036	15	\$13,522	\$195,964	\$209,486
2037	16	\$13,931	\$201,887	\$215,818
2038	17	\$13,931	\$201,887	\$215,818
2039	18	\$14,352	\$207,989	\$222,341
2040	19	\$14,352	\$207,989	\$222,341
2041	20	\$14,786	\$214,275	\$229,061
2042	21	\$14,786	\$214,275	\$229,061
2043	22	\$15,233	\$220,752	\$235,985
2044	23	\$15,233	\$220,752	\$235,985
2045	24	\$15,693	\$227,424	\$243,117
2046	25	\$15,693	\$227,424	\$243,117
<b>Total</b>		<b>\$342,412</b>	<b>\$3,729,825</b>	<b>\$4,072,237</b>
<b>Future Tax Revenue</b>				
2047		\$16,167	\$234,298	\$250,465

Source: Economic & Planning Systems

## Sales Taxes

CSURA is expected to keep 2.0 percent of city sales tax and 1.0 percent of county sales tax revenues generated by sales on-site. This is the increment sales tax, which includes all sales tax generated from the new retail development on parcels included in the Plan Area. These revenues are necessary to allow the project to move forward and will be used to fund eligible improvements.

### Assumptions

Annual sales are estimated at \$350 per square foot of retail space.

EPS has also assumed an annual growth rate in sales of 2.0 percent per year.

The 2021 El Pas County sales tax rate is 1.23 percent, of which 1.0 percent will be allocated for TIF.

### Sales Tax Increment

The future sales taxes due to new retail development is referred to as the "Increment." The development of City Gate over the next 25 years is expected to generate approximately \$3.4 million in county sales tax increment over the 25-year period, which equates to an average of approximately \$136,900 per year, as shown below in **Table 11**.

**Table 11. Sales Tax Increment, 2021-2046**

Year	Plan Year	Phase 1		Phase 2		Phase 3		Total Ann. Sales	Sales Tax TIF Share 1.00%	Sales Tax Increment
		Program 12,342 sf [1]	Taxable Sales \$350/sf [2]	Program 12,470 sf [1]	Taxable Sales \$350/sf [2]	Program 12,534 sf [1]	Taxable Sales \$350/sf [2]			
2021	0	0%	\$0	0%	\$0	0%	\$0	\$0	\$0	\$0
2022	1	0%	\$0	0%	\$0	0%	\$0	\$0	\$0	\$0
2023	2	0%	\$0	0%	\$0	0%	\$0	\$0	\$0	\$0
2024	3	50%	\$2,247,108	0%	\$0	0%	\$0	\$2,247,108	\$22,471	\$22,471
2025	4	100%	\$4,584,100	0%	\$0	0%	\$0	\$4,584,100	\$45,841	\$45,841
2026	5	100%	\$4,675,782	0%	\$0	0%	\$0	\$4,675,782	\$46,758	\$46,758
2027	6	100%	\$4,769,298	50%	\$2,409,380	0%	\$0	\$7,178,678	\$71,787	\$71,787
2028	7	100%	\$4,864,684	100%	\$4,915,136	0%	\$0	\$9,779,820	\$97,798	\$97,798
2029	8	100%	\$4,961,977	100%	\$5,013,439	0%	\$0	\$9,975,416	\$99,754	\$99,754
2030	9	100%	\$5,061,217	100%	\$5,113,707	50%	\$2,569,976	\$12,744,901	\$127,449	\$127,449
2031	10	100%	\$5,162,441	100%	\$5,215,982	100%	\$5,242,752	\$15,621,174	\$156,212	\$156,212
2032	11	100%	\$5,265,690	100%	\$5,320,301	100%	\$5,347,607	\$15,933,598	\$159,336	\$159,336
2033	12	100%	\$5,371,004	100%	\$5,426,707	100%	\$5,454,559	\$16,252,270	\$162,523	\$162,523
2034	13	100%	\$5,478,424	100%	\$5,535,241	100%	\$5,563,650	\$16,577,315	\$165,773	\$165,773
2035	14	100%	\$5,587,993	100%	\$5,645,946	100%	\$5,674,923	\$16,908,862	\$169,089	\$169,089
2036	15	100%	\$5,699,752	100%	\$5,758,865	100%	\$5,788,421	\$17,247,039	\$172,470	\$172,470
2037	16	100%	\$5,813,747	100%	\$5,874,042	100%	\$5,904,190	\$17,591,980	\$175,920	\$175,920
2038	17	100%	\$5,930,022	100%	\$5,991,523	100%	\$6,022,274	\$17,943,819	\$179,438	\$179,438
2039	18	100%	\$6,048,623	100%	\$6,111,354	100%	\$6,142,719	\$18,302,696	\$183,027	\$183,027
2040	19	100%	\$6,169,595	100%	\$6,233,581	100%	\$6,265,573	\$18,668,750	\$186,687	\$186,687
2041	20	100%	\$6,292,987	100%	\$6,358,252	100%	\$6,390,885	\$19,042,125	\$190,421	\$190,421
2042	21	100%	\$6,418,847	100%	\$6,485,417	100%	\$6,518,703	\$19,422,967	\$194,230	\$194,230
2043	22	100%	\$6,547,224	100%	\$6,615,126	100%	\$6,649,077	\$19,811,426	\$198,114	\$198,114
2044	23	100%	\$6,678,168	100%	\$6,747,428	100%	\$6,782,058	\$20,207,655	\$202,077	\$202,077
2045	24	100%	\$6,811,732	100%	\$6,882,377	100%	\$6,917,699	\$20,611,808	\$206,118	\$206,118
2046	25	100%	\$6,947,966	100%	\$7,020,024	100%	\$7,056,053	\$21,024,044	\$210,240	\$210,240
<b>Total</b>			<b>\$127,388,384</b>		<b>\$114,673,830</b>		<b>\$100,291,119</b>			<b>\$3,423,533</b>

[1] Reflects a biennial reassessment.

[2] 2.0% annual escalation

Source: Economic & Planning Systems

## Summary of Impact

### Cost of Service and Infrastructure Costs

Development projects such as Citygate 2.0 will generate fiscal and economic impacts to El Paso County, with factors that are both positive and negative. Some uses, such as the residential (which accounts for a majority of the floor area in the development) will have an impact on County services and costs.

It is important to recognize that the cost of service and infrastructure costs vary depending on whether or not the development occurs within incorporated or unincorporated areas. The entire Plan Area is located within the City of Colorado Springs municipal boundaries. It is also noteworthy that the majority of urban services required by the new development will be provided by the City of Colorado Springs, such as police, parks and recreation, water, sewer, and general administration such as planning, zoning, land use code enforcement, business licensing, etc.

It is also important to recognize that the fiscal analysis shown above stands alone from a larger landscape of economic impact. The public improvements -- specially the 869 public structured parking spaces -- will increase visitation to downtown Colorado Springs with an accompanying level of spend that can be expected to support existing business and civic amenity in the area.

For the purposes of this analysis, EPS has provided detailed calculations of the TIF revenues to be used to service debt for City Gate 2.0, for each of the taxing entities within the county. The analysis assumes that the modest additional service cost to the County associated with the future development within the City of Colorado Springs is balanced by additional revenue sources, such as intergovernmental transfers, fees for services, and the additional visitor spend referenced above. The County is expected to have no financial exposure for infrastructure costs or other capital improvements, at time of construction or on an on-going basis. Future infrastructure costs that are associated with development on parcels included in the Plan boundary are anticipated to be financed by the developer initially, and by the Colorado Springs Urban Renewal Authority and the City of Colorado Springs in the future.

### Summary of the Net County Impact

Based on the analysis included in this report, EPS anticipates that the impact of the proposed Citygate 2.0 Urban Renewal Plan on El Paso County will be positive. If the County portion of the property taxes was deferred during this period, the County would experience an annual fiscal impact of \$17,915 in 2023, the first year of development. By 2047, the end of the 25-year tax increment financing period, the County's portion of property tax is expected to increase to just under

\$400,000 per year as a result of the development. The County can expect to receive this approximate level of revenue upon the sunseting of the TIF in 2047.

Based on previous experience evaluating county fiscal structures, EPS has an understanding of expenditures, revenues, and alternative revenue sources that new development generates as well as the corresponding costs of service attributed to various development types. Moreover, because the future development will be located within the City of Colorado Springs, and the City is responsible for a majority of services, including ones with typically higher costs to local government (i.e., police, public works, water), the County's exposure in terms of its financial outlay will be modest and is expected to be mitigated with other revenue sources.

PROPERTY TAX INCREMENT REVENUE AGREEMENT  
(Pikes Peak Library District)  
(City Gate 2.0 Urban Renewal Plan)

This Property Tax Increment Revenue Agreement (the “Agreement”) is entered into as of \_\_\_\_\_, 2022 (the “Effective Date”) by and between the COLORADO SPRINGS URBAN RENEWAL AUTHORITY, a body corporate and politic of the State of Colorado (the “Authority”), whose address is 30 South Nevada Avenue, Colorado Springs, Colorado 80903, and the PIKES PEAK LIBRARY DISTRICT, a political subdivision of the State of Colorado (the “Library District”), whose address is 12 North Cascade Avenue, Colorado Springs, Colorado 80903. The Authority and the Library District are referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS.

The following recitals are incorporated in and made a part of this Agreement. Capitalized terms used herein and not otherwise defined are defined in Section 1 below.

A. Proposed Redevelopment. The Parties have been advised that the real property described in Exhibit A (the “Property”) lying within the corporate limits of the City of Colorado Springs, Colorado (the “City”) is being studied for designation as an urban renewal area to be redeveloped by one or more developers and/or property owner(s) as a mixed use development(s) that will eliminate existing blighted conditions which constitute threats to the health, safety and welfare of the community and barriers to development.

B. Urban Renewal and Tax Increment Financing. To accomplish the proposed redevelopment and to provide certain required public improvements, the Authority has recommended inclusion of the Property in a proposed urban renewal plan, entitled as the “City Gate 2.0 Renewal Plan” (the “Plan” or “Urban Renewal Plan”) authorizing and utilizing tax increment financing in accordance with the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”), to pay Eligible Costs of the Improvements. The proposed Plan that includes the Property has been provided to the Library District under separate cover. The final Plan approved by the City Council of the City shall be the “Plan” for purposes of this Agreement.

C. Nature of Urban Renewal Project and Purpose of Agreement. The proposed Urban Renewal Project consists of designing, developing and constructing the Improvements (which includes paying the Eligible Costs of public improvements) necessary to serve the proposed Urban Renewal Area and to comply with §31-25-107(4)(g) of the Act that requires the Plan to afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise. Approval of the Urban Renewal Plan is subject to recent legislation, including requirements imposed by HB 15-1348 for new urban renewal plans adopted after January 1, 2016.

D. Impact Report. The Authority has submitted to the Library District a copy of the Impact Report required to be submitted to El Paso County by §31-25-107(3.5) of the Act, which includes a tax forecast for the Library District.

E. Colorado Urban Renewal Law. In accordance with the Act as amended to the date of this Agreement (including the requirements of HB 15-1348 and SB 18-248), the Parties desire to enter into this Agreement to facilitate adoption of the Plan and redevelopment of the proposed Urban Renewal Area described therein. The Agreement addresses, among other things, the estimated impacts of the Urban Renewal Plan on Library District services associated solely with the Urban Renewal Plan.

## AGREEMENT

NOW, THEREFORE, in consideration of the covenants, promises and agreements of each of the Parties hereto, to be kept and performed by each of them, it is agreed by and between the Parties hereto as set forth herein.

1. DEFINITIONS. As used in this Agreement:

1.1. “Act” means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S.

1.2. “Agreement” means this Agreement, as it may be amended or supplemented in writing. References to sections or exhibits are to this Agreement unless otherwise qualified.

1.3. “Authority” means the Party described in the Preamble to this Agreement, the Colorado Springs Urban Renewal Authority, a body corporate and politic of the State of Colorado.

1.4. “Bonds” shall have the same meaning as defined in §31-25-103 of the Act.

1.5. “City” means the Party described in Recital A to this Agreement, the City of Colorado Springs, Colorado.

1.6. “District Increment” means the portion of Property Tax Increment Revenues generated by the District’s mill levy received by the Authority from the El Paso County Treasurer and paid into the Special Fund as specified in Section 3.1.

1.7. “Duration” means the twenty-five (25) year period that the tax increment or tax allocation provisions will be in effect as specified in §31-25-107(9)(a) of the Act, the Plan, and the Impact Report.

1.8. “Eligible Costs” means those costs eligible to be paid or reimbursed from the Tax Increment Revenues pursuant to the Act.

1.9. “Future Mill Levy” has the meaning set forth in Section 3.2.

1.10. “Impact Report” means the impact report setting forth the burdens and benefits of the Urban Renewal Project previously submitted to the Library District.

1.11. “Improvements” means the public improvements and private improvements to be constructed on the Property pursuant to the Plan.



1.12. “Library District” means the Party described in the Preamble to this Agreement, Pikes Peak Library District, a public body corporate and political subdivision of the State of Colorado.

1.13. “Party” or “Parties” means the Authority or the Library District or both and their lawful successors and assigns.

1.14. “Plan” means the urban renewal plan defined in Recital B above.

1.15. “Project” shall have the same meaning as Urban Renewal Project.

1.16. “Property Tax Increment Revenues” means all the TIF revenues derived from ad valorem property tax levies described in §31-25-107(9)(a)(II) of the Act allocated to the Special Fund for the Duration of the Urban Renewal Project.

1.17. “Special Fund” means the fund described in the Plan and §31-25-107(9)(a)(II) of the Act into which the Property Tax Increment Revenues will be deposited.

1.18. “TIF” means the property tax increment portion of the property tax assessment roll described in §31-25-107(9)(a)(II) of the Act.

1.19. “Urban Renewal Area” means the area included in the boundaries of the Plan.

1.20. “Urban Renewal Plan” means the urban renewal plan defined in Recital B above.

1.21. “Urban Renewal Project” means all undertakings and activities, or any combination thereof, required to carry out the Urban Renewal Plan pursuant to the Act.

2. Impact Report. The Parties acknowledge and agree that the Impact Report addresses the following information and hereby make and adopt the following findings relating to the Impact Report:

(a) The Urban Renewal Project is projected to create significant new employment opportunities and other benefits as specified in the Impact Report that will benefit the Parties, the region, and the State of Colorado.

(b) The Duration of time estimated to complete the Urban Renewal Project is the twenty-five (25) year period of time specified in §31-25-107(9)(a) of the Act.

(c) The estimated annual Property Tax Increment Revenue to be generated by the Urban Renewal Project for the Duration of the Urban Renewal Project and the portion of such Property Tax Increment Revenue to be allocated to fund the Urban Renewal Project are set forth in this Agreement and the Impact Report.

(d) The nature and relative size of the revenue and other benefits expected to accrue to the City, the Library District, and other taxing entities that levy property taxes in the Urban Renewal Area are set forth in the Impact Report and include, without limitation:

- (i) The increase in base value resulting from biennial general reassessments for the Duration in accordance with §31-25-107(9)(e) of the Act;
- (ii) The benefit of improvements in the Urban Renewal Area to existing taxing entity infrastructure in accordance with §31-25-107(3.5) of the Act;
- (iii) The estimate of the impact of the Urban Renewal Project on Library District and taxing entity revenues in accordance with §31-25-107(3.5) of the Act;
- (iv) The cost of additional Library District and taxing body infrastructure and services required to serve development in the Urban Renewal Area in accordance with §31-25-107(3.5) of the Act;
- (v) The capital or operating costs of the Parties, the City, and other taxing bodies that are expected to result from the Urban Renewal Project in accordance with HB 15-1348;
- (vi) The legal limitations on the use of revenues belonging to the Parties, the City, and any taxing entity in accordance with HB 15-1348 and SB 18-248; and
- (vii) The other estimated impacts of the Urban Renewal Project on Library District and other taxing body services or revenues in accordance with §31-25-107(3.5) of the Act.

3. RETENTION OF PROPERTY TAX INCREMENT REVENUES. In compliance with the requirements of HB 15-1348 and SB 18-248, the Parties have negotiated and agreed to the sharing of Property Tax Increment Revenues as set forth herein.

3.1. District Increment Revenues. The Library District and the Authority agree that the Authority may retain and expend in furtherance of the Urban Renewal Project one hundred percent (100%) of the District Increment, commencing on the date of approval by the City of the Plan, and lasting for the Duration.

3.2. Mill Levy Allocation. If the Library District’s eligible electors approve a new or increased mill levy for any lawful purpose (“Future Mill Levy”), any revenue derived from the Future Mill Levy shall not be considered part of the District Increment. Rather, upon approval by the eligible electors of the Library District of a Future Mill Levy, the Library District shall provide notification of the same to the Authority. From the date of such notice until the Duration has expired, the Authority shall annually deduct from the Property Tax Increment Revenue it receives any revenues attributable to the Future Mill Levy, as applicable, and shall remit such revenues to the Library District.

4. PLEDGE OF PROPERTY TAX INCREMENT REVENUES. The Library District recognizes and agrees that in reliance on this Agreement and in accordance with the provisions of §31-25-109(12) of the Act, the adoption and approval of the Plan includes an irrevocable pledge of all of the Property Tax Increment Revenues, including the District

Increment, to pay the Authority's Bonds and other financial obligations in connection with the Urban Renewal Project. The Authority has elected to apply the provisions of §11-57-208, C.R.S., to this Agreement. The Property Tax Increment Revenues, when and as received by the Authority are and shall be subject to the lien of such pledge without any physical delivery, filing, or further act and are and shall be an obligation of the Parties pursuant to §31-25-107(9) of the Act. The Parties agree that the creation, perfection, enforcement and priority of the pledge of the Property Tax Increment Revenues as provided herein shall be governed by §11-57-208, C.R.S. The lien of such pledge on the Property Tax Increment Revenues shall have priority over any of all other obligations and liabilities of the Parties with respect to the Property Tax Increment Revenues.

5. NOTIFICATION OF PROPOSED MODIFICATIONS OF THE PLAN; AGREEMENT NOT PART OF PLAN. The Authority agrees to notify the Library District of any intended modification of the Plan as required by §31-25-107(7) of the Act. This Agreement is not part of the Plan.

6. WAIVER. Except for the notices required by this Agreement, the Library District, as authorized by §31-25-107(9.5)(b) and §31-25-107(11) of the Act, hereby waives any provision of the Act that provides for notice to the Library District, requires any filing with or by the Library District, requires or permits consent from the Library District, and provides any enforcement right to the Library District for the Duration, provided, however, that the Library District shall have the right to enforce this Agreement.

7. LIMITATION OF AGREEMENT. This Agreement applies only to the District Increment, as calculated, produced, collected and paid to the Authority from the Urban Renewal Area by the El Paso County Treasurer in accordance with §31-25-107(9)(a)(II) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of the City or the Authority.

8. MISCELLANEOUS.

8.1. Delays. Any delays in or failure of performance by any Party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God; fires; floods; earthquake; abnormal weather; strikes; labor disputes; accidents; regulation or order of civil or military authorities; shortages of labor or materials; or other causes, similar or dissimilar, including economic downturns, which are beyond the control of such Party.

8.2. Termination and Subsequent Legislation or Litigation. In the event of termination of the Plan, including its TIF financing component, the Authority may terminate this Agreement by delivering written notice to the Library District. The Parties further agree that in the event legislation is adopted or a decision by a court of competent jurisdiction after the Effective Date of this Agreement that invalidates or materially effects any provisions hereof, the Parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement, but does not impair any otherwise valid contracts in effect at such time.

8.3. Entire Agreement. This instrument embodies the entire agreement of the Parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the Parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the Parties.

8.4. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their successors in interest.

8.5. No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned Parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that any person or entity other than the undersigned Parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

8.6. No Waiver of Immunities. Nothing in this Agreement shall be construed as a waiver of the rights and privileges of the Parties pursuant to the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as the same may be amended from time to time. No portion of this Agreement shall be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

8.7. Amendment. This Agreement may be amended only by an instrument in writing signed by the Parties.

8.8. Parties not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties shall not be deemed to be partners or joint venturers, and no Party shall be responsible for any debt or liability of any other Party.

8.9. Interpretation. All references herein to Bonds shall be interpreted to include the incurrence of debt by the Authority in any form consistent with the definition of “Bonds” in the Act, including payment of Eligible Costs or any other lawful financing obligation.

8.10. Incorporation of Recitals and Exhibits. The provisions of the Recitals and the Exhibits attached to this Agreement are incorporated in and made a part of this Agreement.

8.11. No Assignment. No Party may assign any of its rights or obligations under this Agreement.

8.12. Section Captions. The captions of the sections are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

8.13. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

8.14. Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.

8.15. No Presumption. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the Party causing the Agreement to be drafted.

8.16. Notices. Any notice required by this Agreement shall be in writing. All notices, demands, requests and other communications required or permitted hereunder shall be in writing, and shall be (a) personally delivered with a written receipt of delivery; (b) sent by a nationally-recognized overnight delivery service requiring a written acknowledgement of receipt or providing a certification of delivery or attempted delivery; (c) sent by certified or registered mail, return receipt requested; or (d) sent by confirmed facsimile transmission or electronic delivery with an original copy thereof transmitted to the recipient by one of the means described in subsections (a) through (c) no later than 5 business days thereafter. All notices shall be deemed effective when actually delivered as documented in a delivery receipt; provided, however, that if the notice was sent by overnight courier or mail as aforesaid and is affirmatively refused or cannot be delivered during customary business hours by reason of the absence of a signatory to acknowledge receipt, or by reason of a change of address with respect to which the addressor did not have either knowledge or written notice delivered in accordance with this paragraph, then the first attempted delivery shall be deemed to constitute delivery. Each Party shall be entitled to change its address for notices from time to time by delivering to the other Party notice thereof in the manner herein provided for the delivery of notices. All notices shall be sent to the addressee at its address set forth in the Preamble to this Agreement.

8.17. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to C.R.S. § 24-11-101(1), such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.

8.18. Authority. The persons executing this Agreement on behalf of the Parties covenant and warrant that each is fully authorized to execute this Agreement on behalf of such Party.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Authority and the Library District have caused their duly authorized officials to execute this Agreement effective as of the Effective Date.

PIKES PEAK LIBRARY DISTRICT, a political subdivision of the State of Colorado

By: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

COLORADO SPRINGS URBAN RENEWAL AUTHORITY, a body corporate and politic of the State of Colorado

By: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

# Exhibit A

## The Property



# Condition Study Report

## City Gate Existing Conditions Survey

*The Economics of Land Use*



**Prepared for:**  
City of Colorado Springs Urban Renewal Authority

**Prepared by:**  
Economic & Planning Systems, Inc.

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EPS #213039

September 22, 2021

*Denver  
Los Angeles  
Oakland  
Sacramento*



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# 1. Introduction

In September of 2021, Economic & Planning Systems (EPS), working with the City of Colorado Springs Urban Renewal Authority (CSURA), conducted the following existing conditions survey (Survey) of the proposed City Gate Urban Renewal Plan Area (Study Area). This proposed plan area is located in southwest Downtown Colorado Springs with West Cimarron Street to the north, West Rio Grande Street to the south, Sahwatch Street to the east, and the railroad to the west, as shown in **Figure 1** on page 6.

The CSURA anticipates creating a new plan area to support redevelopment plans of the site. The proposed Urban Renewal Area captures the redevelopment plans and, if approved, will aide in supporting the proposed redevelopment and enabling needed public improvements to be constructed in the area.

## Purpose

The primary purpose of this Survey is to determine whether the Study Area qualifies as a “blighted area” within the meaning of Colorado Urban Renewal Law. Secondly, this Survey will influence whether the Study Area should be recommended to be established as a URA Plan Area for such urban renewal activities, as the URA and City Council deem appropriate.

## Colorado Urban Renewal Law

The requirements for the establishment of a URA plan are outlined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq. In order to establish an area for urban renewal, there are an array of conditions that must be documented to establish a condition of blight. The determination that constitutes a blighted area depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a multiplicity of conditions which, in combination, tend to accelerate the phenomenon of deterioration of an area and prevent new development from occurring.

## Urban Renewal Law

### ***Blight Factors (C.R.S. § 31-25-103)***

*"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of 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 nonmarketable;*
- (h) The existence of conditions that endanger life or property by fire or other causes;*
- (i) 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;*
- (j) Environmental contamination of buildings or property;*
- (k.5) 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; or*
- (l) 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 specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation."*

### ***Use of Eminent Domain***

In order for an Urban Renewal Authority to use the powers of eminent domain to acquire properties, 5 of the 11 blight factors must be present (C.R.S. § 31-25-105.5(a)).

*"Blighted area" shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "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 specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare."*

### **Urban Renewal Case Law**

In addition to the State statute, several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. The following parameters have been established through case law for determining blight and the role of judiciary review.

#### ***Tracy v. City of Boulder (Colo. Ct. App. 1981)***

- Upheld the definition of blight presented in the Urban Renewal Law as a broad condition encompassing not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisioning the prevention of deterioration. Therefore, the existence of widespread nuisance violations and building condemnation is not required to designate an area blighted.
- Additionally, the determination of blight is the responsibility of the legislative body and a court's role in review is to verify if the conclusion is based upon factual evidence determined by the City Council at the time of a public hearing to be consistent with the statutory definition.

#### ***Interstate Trust Building Co. v. Denver Urban Renewal Authority (Colo. 1970)***

- Determined that blight assessment is not on a building-to-building basis but is based on conditions observed throughout the plan area as a whole. The presence of one well maintained building does not defeat a determination that an area constitutes a blighted area.

## Methodology

This Survey was completed by EPS to inventory and establish the existing conditions within the Study Area through data gathering and field observations of physical conditions. The Study Area was defined by the URA to encompass the proposed redevelopment of 13 properties located in southwest Downtown Colorado Springs with West Cimarron Street to the north, West Rio Grande Street to the south, Sahwatch Street to the east, and the railroad to the west. An inventory of parcels within the Study Area was compiled using parcel data from the El Paso County Assessor, documenting parcel ownership, size, use, vacancy, and assessed value. A series of Study Area maps were then developed to facilitate the field survey, and parcels were photographed to illustrate site conditions.

The field survey was conducted by EPS in September of 2021. The 11 factors of blight in the state statute were broken down into "conditions" - existing situations or circumstances identified in the Study Area that may qualify as blight under each of the 11 factors. The conditions documented in this report are submitted as evidence to support a "finding of blight" according to Urban Renewal Law. Under the Urban Renewal Law, the final determination of blight within the Study Area is within the sole discretion of the Colorado Springs City Council.

## 2. Study Area Analysis

### Study Area

The proposed City Gate Urban Renewal Plan Area is comprised of 13 parcels on approximately 11.63 acres of land and adjacent right of way (ROW), as shown in **Table 1** and **Figure 1**. The Study Area is bound by West Cimarron Street to the north, West Rio Grande Street to the south, Sahwatch Street to the east, and the railroad to the west. All parcels are owned by the City Gate Apartments ownership group. Each phase of planned development has a specific ownership LLC including City Gate Apartment I LLC, City Gate Apartment II LLC, City Gate Apartment III LLC, and City Gate Apartment V LLC. Parcels 9 to 13 are currently vacant, and all previous buildings were demolished.

**Table 1. Parcels Contained in the URA Study Area**

#	Parcel	Address	Owner	Land Use	Occupancy	Land		Bldg. Sq. Ft.	Assessed Value
						Acres	Sq. Ft.		
1	6418322017	211-215 W Cimarron St	CITY GATE APARTMENTS V LLC	Warehouse	Occupied	1.66	72,310	25,452	\$655,010
2	6418322015	S Sierra Madre St	CITY GATE APARTMENTS V LLC	Vacant	Vacant	0.29	12,632	---	\$27,780
3	6418322012	514 S Sierra Madre St	CITY GATE APARTMENTS III LLC	Manufacturing	Occupied	2.27	98,881	26,764	\$442,940
4	6418323038	W Moreno Ave	CITY GATE APARTMENTS III LLC	Vacant	Vacant	0.40	17,424	---	\$37,940
5	6418323035	213 W Moreno Ave	CITY GATE APARTMENTS II LLC	Manufacturing	Occupied	0.67	29,185	5,977	\$94,630
6	6418323034	207 W Moreno Ave	CITY GATE APARTMENTS II LLC	Manufacturing	Occupied	1.21	52,708	4,800	\$157,540
7	6418323036	227 W Moreno Ave	CITY GATE APARTMENTS II LLC	Manufacturing	Occupied	0.77	33,541	2,937	\$101,670
8	6418323037	235 W Moreno Ave	CITY GATE APARTMENTS II LLC	Vacant	Vacant	0.92	40,075	---	\$115,870
9	6418324039	Sawatch St	CITY GATE APARTMENTS I LLC	Vacant	Vacant	0.40	17,424	---	\$580
10	6418324040	608 Sahwatch St	CITY GATE APARTMENTS I LLC	Warehouse	Vacant	1.52	66,211	18,671	\$452,620
11	6418324044	625 S Sierra Madre St	CITY GATE APARTMENTS II LLC	Vacant	Vacant	0.08	3,485	---	\$16,680
12	6418324043	120 W Rio Grande St	CITY GATE APARTMENTS I LLC	Office	Vacant	0.63	27,443	46,050	\$919,760
13	6418324042	112 W Rio Grande St	CITY GATE APARTMENTS I LLC	Exempt	Vacant	0.81	35,284	12,000	\$0
<b>Total</b>						<b>11.63</b>	<b>506,603</b>	<b>142,651</b>	<b>\$3,023,020</b>

Source: El Paso County Assessor; Economic & Planning Systems



**Figure 1. City Gate Proposed URA Boundary and Parcels**



## Field Survey Approach

The following assessment is based on a field survey conducted by EPS in September 2021. The survey team walked the entire Study Area, taking notes and photographs to document existing conditions corresponding to the blight factor evaluation criteria detailed in the following section.

## Blight Factor Evaluation Criteria

This section details the conditions used to evaluate blight during the field survey. The following conditions correspond with 6 of the 11 blight factors in the Urban Renewal Law. Additional information on a number of these factors for which data was available was also collected. The remaining blight factors cannot be visually inspected and are dependent on other data sources. Given the prevalence of physically observable conditions of blight, these remaining blight factors were not investigated.

### Buildings

The following conditions establish evidence of Urban Renewal Law blight factor “(a) *slum, deteriorated, or deteriorating structures*”, by an evaluation of the overall condition and level of deterioration of structures within the plan area.

Typical examples of conditions that illustrate blighted buildings include:

- Deteriorated External Walls / Visible Foundation
- Deteriorated Roof
- Deteriorated Fascia/Soffits
- Deteriorated Gutters/Downspouts
- Deteriorated Exterior Finishes
- Deteriorated Windows and Doors
- Deteriorated Ancillary Structures

### Street Layout

The following conditions evaluate the Urban Renewal Law blight factor “(b) *predominance of defective or inadequate street layout*,” through assessment of the safety, quality, and efficiency of street layouts, site access, and internal circulation.

Typical examples of conditions that portray this criterion include:

- Inadequate Street or Alley Width / Cross-section / Geometry
- Poor Provision of Streets or Unsafe Conditions for Vehicular Traffic
- Poor Provision of Sidewalks/Walkways or Unsafe Conditions for Pedestrians
- Insufficient Roadway Capacity
- Inadequate Emergency Vehicle Access
- Poor Vehicular or Pedestrian Access to Buildings or Sites
- Excessive Curb Cuts / Driveways along Commercial Blocks
- Poor Internal Vehicular or Pedestrian Circulation

### Unsafe/Unsanitary

The following conditions establish evidence of Urban Renewal Law blight factor “(d) *unsanitary or unsafe conditions*,” by evaluating visual conditions that indicate

the occurrence of activities that inhibit the safety and health of the area including, but not limited to, excessive litter, unenclosed dumpsters, and vandalism.

Typical examples include:

- Floodplains or Flood Prone Areas
- Inadequate Storm Drainage Systems/Evidence of Standing Water
- Poor Fire Protection Facilities
- Above Average Incidences of Public Safety Responses
- Inadequate Sanitation or Water Systems
- Existence of Contaminants or Hazardous Conditions or Materials
- High or Unusual Crime Statistics
- Open/Unenclosed Trash Dumpsters
- Cracked or Uneven Surfaces for Pedestrians
- Illegal Dumping/Excessive Litter
- Vagrants/Vandalism/Graffiti/Gang Activity
- Open Ditches, Holes, or Trenches in Pedestrian Areas
- Poorly Lit or Unlit Areas
- Insufficient Grading/Steep Slopes
- Unsafe or Exposed Electrical Wire

### **Site Improvements**

The following conditions evaluate the Urban Renewal Law blight factor “(e) *deterioration of site or other improvements,*” by evidence of overall maintenance deficiencies within the plan area including, deterioration, poorly maintained landscaping, and overall neglect.

Examples of blighted site improvements include:

- Neglected Properties or Evidence of Maintenance Deficiencies
- Deteriorated Signage or Lighting
- Deteriorated Fences, Walls, or Gates
- Deteriorated On-Site Parking Surfaces, Curb and Gutter, or Sidewalks
- Unpaved Parking Lot (Commercial Properties)
- Poor Parking Lot/Driveway Layout
- Poorly Maintained Landscaping/Overgrown Vegetation

### **Infrastructure**

The observation of the following infrastructure insufficiencies is evidence of Urban Renewal Law blight factor “(f) *unusual topography or inadequate public improvements or utilities.*”

Prototypical features of blight under this topic include:

- Deteriorated Pavement, Curb, Sidewalks, Lighting, or Drainage
- Lack of Pavement, Curb, Sidewalks, Lighting, or Drainage

- Presence of Overhead Utilities or Billboards
- Inadequate Fire Protection Facilities/Hydrants
- Inadequate Sanitation or Water Systems
- Unusual Topography

## Vacancy

The following conditions are evidence of Urban Renewal Law blight factor "(k) 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." Various examples of features that fulfill this criterion include:

- An Undeveloped Parcel in a Generally Urbanized Area
- Disproportionately Underdeveloped Parcel
- Vacant Structures
- Vacant Units in Multi-Unit Structures

## Other Considerations

The remaining five blight factors specified in the Urban Renewal Law were not investigated further due to sufficient evidence from the visual field survey supporting a condition of blight in 6 of the 11 blight factors.

*(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.*

*(g) Defective or unusual conditions of title rendering the title nonmarketable.*

*(h) The existence of conditions that endanger life or property by fire or other causes.*

*(i) 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.*

*(j) Environmental contamination of buildings or property.*

## Results of Field Survey

This section summarizes the findings of the visual field survey of the Study Area conducted in September 2021. **Table 2** documents the specific blight conditions observed. These conditions are further detailed following the table, for each specific category, and include image documentation.

**Table 2. Blight Conditions Observed in Study Area**

Conditions Observed			
Buildings	1.01	Deteriorated External Walls / Visible Foundation	
	1.02	Deteriorated Roof	
	1.03	Deteriorated Fascia/Soffits	
	1.04	Deteriorated Gutters/Downspouts	
	1.05	Deteriorated Exterior Finishes	X
	1.06	Deteriorated Windows and Doors	
	1.07	Deteriorated Stairways/Fire Escapes/Loading Docks	
	1.08	Deteriorated Ancillary Structures	X
Street Layout	2.01	Inadequate Street or Alley Width / Cross-section / Geometry	
	2.02	Poor Provisions or Unsafe Conditions for Vehicular Traffic	X
	2.03	Poor Provisions or Unsafe Conditions for Pedestrians	X
	2.04	Insufficient Roadway Capacity Leading to Unusual Congestion	
	2.05	Inadequate Emergency Vehicle Access	
	2.06	Poor Vehicular or Pedestrian Access to Buildings or Sites	
	2.07	Excessive Curb Cuts / Driveways along Commercial Blocks	
	2.08	Poor Internal Vehicular or Pedestrian Circulation	
Unsafe / Unsanitary	4.01	Floodplains or Flood Prone Areas	
	4.02	Inadequate Storm Drainage Systems/Evidence of Standing Water	
	4.03	Poor Fire Protection Facilities	
	4.04	Above Average Incidences of Public Safety Responses	
	4.05	Inadequate Sanitation or Water Systems	
	4.06	Existence of Contaminants or Hazardous Conditions or Materials	
	4.07	High or Unusual Crime Statistics	X
	4.08	Open / Unenclosed Trash Dumpsters	
	4.09	Cracked or Uneven Surfaces for Pedestrians	X
	4.10	Illegal Dumping / Excessive Litter	X
	4.11	Vagrants/Vandalism/Graffiti/Gang Activity	X
	4.12	Open Ditches, Holes, or Trenches in Pedestrian Areas	
Site Improvements	5.01	Neglected Properties or Evidence of Maintenance Deficiencies	
	5.02	Deteriorated Signage or Lighting	
	5.03	Deteriorated Fences, Walls, or Gates	
	5.04	Deteriorated On-Site Parking Surfaces, Curb & Gutter, or Sidewalks	X
	5.05	Unpaved Parking Lot (Commercial Properties)	
	5.06	Poor Parking Lot / Driveway Layout	
	5.07	Poorly Maintained Landscaping / Overgrown Vegetation	X
Infrastructure	6.01	Deteriorated pavement, curb, sidewalks, lighting, or drainage	X
	6.02	Lack of pavement, curb, sidewalks, lighting, or drainage	X
	6.03	Presence of Overhead Utilities or Billboards	
	6.04	Inadequate Fire Protection Facilities / Hydrants	
	6.05	Inadequate Sanitation or Water Systems	
	6.06	Unusual Topography	
Vacancy	11.04	An Undeveloped Parcel in a Generally Urbanized Area	X
	11.05	Disproportionately Underdeveloped Parcel	X
	11.06	Vacant Structures	
	11.07	Vacant Units in Multi-Unit Structures	

**1. Buildings: slum, deteriorated, or deteriorating structures**

Structures located on parcel 3 in the Study Area have deteriorated exterior finishes with rusted and worn-out metal siding, shown in **Figure 2**. These structures are for industrial manufacturing and were constructed in 1980 or earlier.

**Figure 2. Deteriorated Exterior Finishes and Ancillary Structures**



**2. Street Layout; predominance of defective or inadequate street layout**

Along South Sierra Madre Street on parcel 6 in the Study Area, poor provisions of street improvements for pedestrians were observed in the form of lack of sidewalks, shown in **Figure 3**. Throughout this portion of the Study Area, provisions of walkways for pedestrians were missing and an informal dirt path shows evidence of pedestrian use. There is a curb, but not a paved sidewalk to connect to the sidewalks along parcels 3 and 8. This is a disconnect in the existing pedestrian network on adjacent properties. Additionally, poor provisions of street improvements for vehicles were observed in the form of potholes and cracked pavement throughout the study area, shown below in **Figure 4**.

**Figure 3. Poor Provision of Street Improvements for Pedestrians**





**Figure 4. Poor Provision of Street Improvements for Vehicles**



**3. Unsafe/Unsanitary: unsaitary or unsafe conditions**

Throughout the Study Area unsafe and unsanitary conditions were documented, including cracked or uneven surfaces for pedestrians, litter, and vandalism/graffitti. Cracked and uneven surfaces for pedestrians were observed along South Sierra Madre Street, shown in **Figure 5**. Excessive litter was observed and documented throughout the Study Area and was especially apparent along South Sierra Madre Street and parcel 8, shown in **Figure 6**. Vandalism/graffitti was observed on a building on parcel 3, shown in **Figure 7**.

**Figure 5. Cracked or Uneven Surfaces for Pedestrians**



**Figure 6. Excessive Litter**







**Figure 7. Vandalism/Graffiti**



**4. Site Improvements: deterioration of site or other improvements**

Deteriorated site improvements observed include deteriorated on-site parking surfaces, curb, and sidewalks, shown in **Figure 8**. The parking lot on parcel 8 has cracked pavement and potholes. Additionally, cracked sidewalks were observed along South Sierra Madre Street adjacent to parcel 3 and deteriorated curb was observed along West Rio Grande Street. Overgrown vegetation was observed throughout the Study Area, shown in **Figure 9**.

**Figure 8. Deteriorated On-Site Parking Surfaces, Curb, & Sidewalks**



**Figure 9. Overgrown Vegetation**



**5. Infrastructure: unusual topography or inadequate public improvements or utilities**

Inadequate infrastructure was observed throughout the Study Area, predominately in the form of deteriorated pavement, curbs, and sidewalks, shown in **Figure 10**. Additionally, a portion of the Study Area along South Sierra Madre Street is missing a sidewalk, shown in **Figure 11**.

**Figure 10. Deteriorated Pavement, Curb, and Sidewalks**





**Figure 11. Lack of Sidewalks**



**6. *Vacancy: 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.***

The Study Area is comprised of parcels that are undeveloped/vacant and underdeveloped, shown in **Figure 12**. Parcel 8 is undeveloped and was previously used as a surface parking lot and parcels 2, 4, 9, and 11 are vacant with no building improvements. All other parcels in the Study Area are older industrial properties with buildings constructed as early as the 1950s. The Study Area is within the Colorado Springs Downtown and is adjacent to the Weidner Soccer Stadium. Additionally, the area is urbanized with development to the north, south, and east of the Study Area and a railroad to the west.

**Figure 12. Undeveloped/Underdeveloped Parcels in a Generally Urbanized Area**



## Other Considerations

The team collected and analyzed additional non-visual information on the Study Area that contributed to the documentation of blight factors.

### Crime

High or unusual crime is one determining criteria for the Urban Renewal Law blight factor “(d) Unsanitary or unsafe conditions.” The Colorado Springs Police Department tracks the number of crime offenses reported, including unfounded offenses, by Census Tract and citywide. The Study Area is located within Census Tract 23. From 2012 to 2018, Census Tracts 23 had a total of 19,384 offenses reported, which is an average of 2,769 offenses per year, shown in **Table 3**. This represents an average of 6.8 percent of the total crime offenses in the city over this time period. On a per capita basis, Census Tracts 23 had more crime offenses compared to the city as whole. From 2012 to 2018, Census Tracts 23 averaged 1.61 offenses per resident, while the city averaged 0.09 offenses per resident. Based on this data, there is evidence of high or unusual crime in the Study Area.

**Table 3. Annual Crime Offenses, 2012-2018**

Offenses	2012	2013	2014	2015	2016	2017	2018	2012-2018	
								Total	Avg.
Colorado Springs	35,143	48,602	49,064	47,366	36,091	33,845	36,991	287,102	41,015
Census Tract 23	2,178	3,118	3,354	3,442	2,518	2,424	2,350	19,384	2,769
<i>% of City</i>	6.2%	6.4%	6.8%	7.3%	7.0%	7.2%	6.4%	6.8%	6.8%
<b>Offenses Per Capita</b>									
Colorado Springs	0.08	0.11	0.11	0.11	0.08	0.08	0.08	---	0.09
Census Tract 23	1.24	1.80	1.94	2.10	1.50	1.39	1.32	---	1.61

Source: Colorado Springs Police Department; U.S. Census ACS 5-Yr; Economic & Planning Systems

### 3. Conclusions

Based on the definition of a blighted area in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq., and based on the field survey results of the Study Area, EPS concludes that the Study Area is a blighted area as defined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq.

The visual field survey conducted in September 2021 documented 6 of the 11 factors of blight within the Study Area. Therefore, this blighted area, as written in the Urban Renewal Law, “substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.”

Evidence of the following Urban Renewal Law blight factors are documented in this report:

- (a) Slum, deteriorated, or deteriorating structures.*
- (b) Predominance of defective or inadequate street layout.*
- (d) Unsanitary or unsafe conditions.*
- (e) Deterioration of site or other improvements.*
- (f) Unusual topography or inadequate public improvements or utilities.*
- (k.5) 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.*

Evidence of the following Urban Renewal Law blight factors were not visually observable, and based on the presence of other, more significant physical conditions, these factors of blight did not warrant further investigation.

- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.*
- (g) Defective or unusual conditions of title rendering the title nonmarketable.*
- (h) The existence of conditions that endanger life or property by fire or other causes.*
- (i) 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.*
- (j) Environmental contamination of buildings or property.*

As established by Urban Renewal case law in Colorado, this assessment is based on the condition of the Study Area as a whole. There is substantial evidence and documentation of 6 of the 11 blight factors in the Study Area as a whole.

# Final Report

## City Gate Urban Renewal Plan

*The Economics of Land Use*



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# 1. Introduction

## Preface

This City Gate Urban Renewal Plan (“Plan” or the “Urban Renewal Plan”) has been prepared for the City of Colorado Springs, Colorado, a home rule municipal corporation of the State of Colorado (the “City”). The Plan will be carried out by the Colorado Springs Urban Renewal Authority (the “Authority”), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended to date (the “Act”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

## Blight Findings

Under the Act, an urban renewal area is a blighted area, as defined by the Act, and has been designated as appropriate for an urban renewal project by the City Council of the City (the “City Council”). In each urban renewal area, conditions of blight must be present, and the City Council must find that the presence of those conditions of blight substantially impair or arrest the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in order for the Authority to exercise its powers.

The City Gate Conditions Survey prepared by Economic & Planning Systems (EPS) in September 2021 (“Conditions Survey”) was provided to the Authority under separate cover and demonstrates that the City Gate Study Area (“Study Area”), as defined in the Conditions Study, is eligible to be declared a blighted area by the City Council under the Act. The Conditions Survey identified and documented 6 of the 11 blight factors present in the Study Area. A description of the blight factors and observations is presented below in Section 4 of this report.

## Urban Renewal Area Boundaries

The City Gate Urban Renewal Area (“URA” or “Plan Area”) is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of 13 parcels on approximately 11.63 acres of land. The boundaries of the Plan Area to which this Plan applies includes West Cimarron Street to the north, West Rio Grande Street to the south, Sahwatch Street to the east, and the railroad to the west, as shown below in **Figure 1**.

**Figure 1. City Gate Urban Renewal Plan Area**



**Ownership**

The parcels located within the Plan Area are all owned by the City Gate Apartments ownership group, which includes specific ownership LLC for each phase of development including City Gate Apartment I LLC, City Gate Apartment II LLC, City Gate Apartment III LLC, and City Gate Apartment V LLC. The City Gate Apartments ownership group is anticipated to be the developer for the project, if approved.

## **Zoning and Land Use**

The Plan Area is zoned as a Form-Based Zone District (FBZ), which encourages flexibility, innovation of design, and a variety of development types to improve the quality of development. FBZ is defined by the Colorado Springs Zoning Code as a district in which, “the allowable urban form and the treatment of the public realm define the district. Uses allowed in this zone are determined at the time of approval or amendment of an FBZ regulating plan. Development standards are determined by the FBZ regulating plan, the development plan and a development agreement if applicable.” The Plan Area is within the FBZ Central Sector (CEN), which is the urban core in Downtown Colorado Springs. The Central Sector is expected to have the highest density in downtown with commercial uses on the first level of most buildings with residential, lodging, or office uses above. The goal of the Central Sector Form Based Zone is to increase density and create a high-quality pedestrian environment.

## 2. Definitions

Terms used in this Plan are defined below and are representative of Urban Renewal Law C.R.S. 31-25-103.

- **Act or Urban Renewal Law** – Urban Renewal Law of the State of Colorado, Colo. Rev. Stat. § 31-25-101 et seq.
- **Available Property Tax Increment Revenues** – all Property Tax Increment Revenues available pursuant to the Tax Increment Financing provisions of the Act not payable to taxing bodies pursuant to agreements, if any, with the Authority or otherwise as provided in §31-25-107(9.5) of the Act. In the event that an agreement is reached with a taxing body pursuant to § 31-25-107(9.5) of the Act after the effective date of Plan approval by the City Council, the Property Tax Increment Revenues generated by said taxing body’s mill levy shall become Available Property Tax Increment Revenues, and the addition of such revenue shall not be a substantial modification to this Plan.
- **Available Revenues** – any and all revenues available to the Authority, including, without limitation, Available Property Tax Increment Revenues, any revenues available to the Authority from Districts, or any other source that are available under this Plan or otherwise under the Act.
- **Bonds** – any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations.
- **District (or Districts)** – means a metropolitan district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et seq., C.R.S., as from time to time amended, or a business improvement district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Business Improvement District Act, 31-25-1201, et seq., C.R.S., as from time to time amended, or any successor District or Districts thereto as may be approved by the City.
- **Property Taxes** – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in the Area.
- **Property Tax Increment Revenues** – the property tax revenues allocated to the Authority pursuant to §31-25-107(9) of the Act and Section 7.0 of this Plan.

- **Real property** – lands, lands under water, structures, and any and all easements, franchises, incorporeal hereditaments, and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage, or otherwise.
- **Redevelopment/Development Agreement** – one or more agreements between the Authority and developer(s) and/or property owners or such other individuals or entities as determined by the Authority to be essential to carry out the objectives of this Plan.
- **Slum area** – an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.
- **Tax increment financing (TIF)** – the tax allocation financing as described in C.R.S. 31-25-107(9) of the Act as in effect on the date this Plan is approved by City Council.
- **Urban Renewal Authority or Authority** – a corporate body organized pursuant to the provisions of the Act for the purposes, with the powers, and subject to the restrictions set forth in the Act.
- **Urban Renewal Plan or Plan** – a plan, as it exists from time to time, for an urban renewal project, which plan conforms to a general or master plan for the physical development of the municipality as a whole and which is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
- **Urban Renewal Project** – undertakings and activities for the elimination and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation, or any combination or part thereof, in accordance with an urban renewal plan.

### 3. Purpose

The purpose of this Plan is to reduce, eliminate, and prevent the spread of blight within the Plan Area through private development. The Plan sets goals to achieve this through implementing established objectives for the Area and assisting with the eligible costs of redevelopment, promoting economic growth and private investment through the tools available within the context of urban renewal tools, laws, and guidelines, including, without limitation, tax increment financing (TIF).

Establishment of the Urban Renewal Area will take advantage of improving conditions and the upcoming development cycle by focusing urban renewal efforts in a small area for the duration in accordance with the mandates of the Act.

### Vision

The vision of the Plan Area, as expressed by the developer, is a mixed use development with residential and retail uses, as shown in the site plan illustrated in **Figure 2**. The proposed development includes approximately 1,200 apartment units and 37,000 square feet of retail space. The Plan Area will be redeveloped into a vibrant, walkable area adjacent to the Weidner Soccer Field in Downtown Colorado Springs. West Moreno Avenue on the north side of the Plan Area will be developed into a pedestrian plaza to create street activation and strengthen the soccer stadium directly north, shown in **Figure 3**. Additional public amenities include streetscape, sidewalks, trees, and public structured and off-street parking. The proposed development includes public parking in addition to the residential parking requirements.



Figure 2. City Gate Site Plan



Figure 3. City Gate Phase 1 Rendering



## 4. Blight Conditions

Before an urban renewal plan can be adopted by the City Council, there must be a determination that an area constitutes a blighted area. This determination depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a range of conditions that, in combination, tend to accelerate the phenomenon of deterioration of an area. The definition of a blighted area is based upon the definition articulated in the Urban Renewal Law (C.R.S. § 31-25-103) as follows:

*"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

- a. Slum, deteriorated, or deteriorating structures;*
- b. Predominance of 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 nonmarketable;*
- h. The existence of conditions that endanger life or property by fire and other causes;*
- i. 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;*
- j. Environmental contamination of buildings or property;*
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, building, or other improvements; or*
- l. 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 specified in paragraphs (a) to (k.5)*

*of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

To use the powers of eminent domain, the definition of “blighted” is broadened to require that five of the eleven blight factors must be present (C.R.S. § 31-25-105.5(5)(a)):

*(a) “Blighted area” shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, “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 specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.*

The methodology used to prepare the Conditions Survey for the Plan Area involved the following steps: (i) identify parcels to be included in the Plan Area; (ii) gather information about the properties and infrastructure within the Plan Area boundaries; (iii) evaluate evidence of blight through field reconnaissance; and (iv) record observed and documented conditions listed as blight factors in State Statute. The entire Conditions Survey is provided under separate cover.

## 5. Plan Goals and Conformance

### Plan Goals and Objectives

The overall objective of this Plan is to remediate unfavorable existing conditions and prevent further deterioration by implementation of the relevant provisions contained in the following documents:

- PlanCOS (City of Colorado Springs Comprehensive Plan), 2019
- City of Colorado Springs Strategic Plan, 2020-2024

The Plan is intended to stimulate private sector development in the Plan Area with a combination of private investment and Authority financing. The Plan has the following objectives:

- Implement PlanCOS
- Prevent and eliminate conditions of blight within the City of Colorado Springs
- Encourage and provide incentives for the private development of housing
- Encourage the development of projects that would not otherwise be considered financially feasible without the participation of Colorado Springs Urban Renewal Authority (CSURA)
- Enhance the current property tax revenue within the City and county with development that will increase the assessed valuation and provide additional sales tax collections throughout the city.

### Plan Conformance

#### Urban Renewal Law

This Plan is in conformity with and subject to the applicable statutory requirements of the Urban Renewal Law.

#### PlanCOS

The City of Colorado Springs' adopted Comprehensive Plan, known as *PlanCOS*, describes the City's vision of creating a vibrant community organized around six themes of vibrant neighborhoods, unique places, thriving economy, strong connections, renowned culture, and majestic landscapes. This Plan is intended to implement *PlanCOS* and is in direct conformance with *PlanCOS*. The URA Plan supports three themes in *PlanCOS* of vibrant neighborhoods, unique places, and thriving economy. The following excerpts from *PlanCOS* highlight the linkage

between *PlanCOS* and this Plan under these three themes. These are representative excerpts, and not an all-inclusive list of relevant statements:

- **Vision Map** – The Plan Area in the PlanCOS Vision Map is within Downtown Colorado Springs.
- **Vibrant Neighborhoods Framework** – The Plan Area is located in Downtown Colorado Springs.
- **Goal VN-2** – Strive for a diversity of housing types, styles, and price points distributed throughout the city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.
- **Goal VN-3** – Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.
- **Unique Places Framework** – The unique places framework shows the vision of unique places in the city and focuses on designing these places to be compatible with surrounding neighborhoods and business areas. The Plan Area is located within Downtown. The goal of Downtown is to continue to grow and adapt Downtown Colorado Springs as the singular economic and cultural heart of the city and region, consistent with the Experience Downtown Colorado Springs Plan.
- **Goal UP-2** – Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.
  - **Policy UP-2.A:** Support infill and land use investment throughout the mature and developed areas of the city.
- **Goal UP-3** – Continue to grow and support Downtown as an inclusive, mixed use, cultural, and economic heart of the region.
- **Goal UP-4** – Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.
- **Thriving Economy Framework** – The Plan Area in Downtown is located within a Critical Support Typology. The goal of Critical Support Typology is to ensure fundamental needs of residents and businesses are met every day by providing fundamental services and activities.
- **Goal TE-1** – Build on our quality of place and existing competitive advantages.
- **Goal TE-4** – Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.

### **City of Colorado Springs Strategic Plan**

The City of Colorado Springs Strategic Plan for 2020-2024 ensures programs, services, and initiatives are aligned and serve a strategic vision. The Strategic Plan's core values include promoting job creation, investing in infrastructure, excelling in City services, and building community and collaborative relationships. The City Gate URA Plan directly implements the Strategic Plan and the following excerpt are representative of the alignment between the two:

- **Building Community and Collaborative Relationships – 3.0** – Provide strategic City services and community partnerships to improve citizen quality of life by reducing crime, reducing the number of persons experiencing chronic homelessness, increasing affordable housing opportunities, and facilitating community investment.

### **Development Standards and Procedures**

All development within the Plan Area shall conform to the City's Land Use Code and any site-specific City zoning regulations and policies that might impact properties in the Plan Area, all as in effect and as may be amended. However, as authorized by the Urban Renewal Law, the Authority may arrange with the City for the planning, replanning, zoning or rezoning of any part of the Plan Area as needed in connection with the urban renewal project described in this Plan.

## 6. Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. The Authority is authorized to provide both financial assistance and improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public private partnerships and other forms of cooperative development, including Cooperation Agreements, will be essential to the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions. Without limitation, undertakings and activities of the Authority in the furtherance of this Plan as described as follows.

### Undertakings and Activities to Remedy Blight

As described in **Section 4** of this Plan, six qualifying conditions of blight were identified in the Study Area of which this Urban Renewal Areas is a part. Each of the six qualifying conditions was observed within the Urban Renewal Area. Implementation of this Plan by providing urban renewal resources for public and private improvements will remedy the conditions identified:

**(a) *Slum, deteriorated, or deteriorating structures – Observed***

The development of the Plan Area will remove existing structures that are deteriorated and replace them with new residential and commercial development with quality materials and designs.

**(b) *Predominance of defective or inadequate street layout - Observed***

Roadway improvements including sidewalks, curbs, and filling/repaving pot holes will improve the existing street layout and function ability for pedestrians and vehicles.

**(d) *Unsanitary or unsafe conditions – Observed & data supported***

The private investments and onsite development will eliminate the excessive litter and graffiti as well as provide a safe and welcoming environment with enhanced lighting and streetscape for vehicles and pedestrians.

**(e) *Deterioration of site or other improvements - Observed***

The development of the Plan Area will remove deteriorated site improvements including on-site parking surfaces, sidewalks, curbs, and overgrown vegetation and replace with adequate improvements

associated with the site plan and development standards. The Plan Area will be landscaped and maintained appropriately.

**(f) Unusual topography or inadequate public improvements or utilities - Observed**

Infrastructure improvements associated with the development of the Plan Area will repair and replace deteriorated pavement, curb, and sidewalks to provide safe and adequate conditions for pedestrians.

**(k.5) 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 - Observed**

The Plan Area is currently underdeveloped with portions vacant or undeveloped. Through private investment and support from the Authority, the Plan Area will development into a vibrant property and be fully utilized.

### **Project Development Plan**

The primary goal of this Plan is to eliminate the current conditions of blight in the Urban Renewal Area and prevent those conditions from reoccurring. The contemplated redevelopment of the Area is for use as housing, retail, and related facilities; provided however, the Authority is authorized to approve any uses for the Area that eliminate blight and are consistent with the Comprehensive Plan and applicable zoning, including, without limitation, mixed use development, including residential, hotel, commercial, retail, office, industrial, cultural, and public uses.

### **Complete Public Improvements and Facilities**

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or may cause others, including, without limitation, one or more Districts to install, construct, and reconstruct any public improvements, including, without limitation, parking facilities. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

### **Plan Modification**

The Authority may propose, and City Council may make, modifications to this Plan as may be necessary; provided, however, any modification of the Plan shall (a) comply with the provisions of the Act, including §31-25-107(7); (b) not impair Available Revenues then-pledged by the Authority or the ability of the Authority to



pay any outstanding Bonds, including any reimbursement obligations of the Authority; or (c) not impair the ability of the Authority or any party to any then-existing agreement to fully perform their respective covenants and duties under any such agreement. The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement or application of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

### **Provide Relocation Assistance**

While it is not anticipated as of the date of this Plan that acquisition of real property will result in the relocation of any individuals, families, or business concerns; if such relocation becomes necessary, the Authority will adopt a relocation plan as necessary to comply with applicable provisions of the Act.

### **Demolition, Clear and Prepare Improvements**

The Authority is authorized to demolish or cooperate with others to clear buildings, structures, and other improvements within the Area in an effort to advance projects deemed consistent with the vision stated herein. Such demolition or site clearance is necessary to eliminate unhealthy, unsanitary, and unsafe conditions; eliminate obsolete uses deemed detrimental to the public welfare; remove and prevent the spread of blight; and facilitate redevelopment of the Area by private enterprise.

### **Acquire and Dispose of Property**

It is not expected that the Authority will be required to acquire property to carry out the project. However, if the Authority determines such acquisition is necessary, it is authorized to acquire any such property by negotiation or any other method, except that the Authority is not authorized to acquire property by eminent domain. Properties acquired by the Authority by negotiation may be temporarily operated, managed and maintained by the Authority if requested to do so by the acquiring entity and deemed in the best interest of the Urban Renewal Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the Act and this Plan.

### **Enter into Redevelopment/Development Agreements**

The Authority may enter into Redevelopment/Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this Plan, including the

pledge by the Authority of Available Revenues to pay eligible costs pursuant to the Act or any other applicable law. Further, such Redevelopment/Development Agreements, or other contracts, may contain terms, provisions, activities, and undertakings contemplated by this Plan and the Act. Any existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect unless all parties to such agreements agree otherwise.

### **Enter into Cooperation Agreements**

The Authority is authorized to enter into such Cooperation Agreements as may be required by the Act, including tax sharing agreements. The Authority may also use the mediation and other provisions of the Act when necessary to provide adequate financing to carry out this Plan. This paragraph shall not be construed to require any particular form of cooperation.

### **Other Project Undertakings and Activities**

Other project undertakings and activities deemed necessary by the Authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any applicable law or laws.

## 7. Project Financing

### Financing Powers

Except as hereafter specifically provided, the undertakings and activities of the urban renewal project described in this Plan may be financed, in whole or in part, by the Authority to the full extent authorized under the TIF provisions of CRS § 31-25-107(9)(a) in the Urban Renewal Law, as amended, and with any other available sources of revenues and means of financing authorized to be undertaken by the Authority pursuant to the Urban Renewal Law and under any other applicable law, which shall include, without limitation:

- The collection and use of revenues from property tax increments, sales and use tax increments, interest income, federal loans or grants, agreements with public, quasi-public, or private parties and entities, loans or advances from any other available source, and any other available sources of revenue.
- The issuance of bonds and other indebtedness, including, without limitation, notes or any other financing instruments or documents in amounts sufficient to finance all or part of the Plan. The borrowing of funds and creation of other indebtedness.
- The use of any and all financing methods legally available to the City, the Authority, any private developer, redeveloper, or owner to finance in whole or in part any and all costs, including without limitation the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development of the Plan Area. Such methods may be combined to finance all or part of activities and undertakings throughout the Plan Area.
- The principal, interest, any premiums and any other amounts legally due on or in connection with any indebtedness or obligation of the Authority may be paid from property tax increments, sales tax increments or any other funds, revenues, assets or property legally available to the Authority.

This Plan contemplates, however, that the primary method of assisting with financing eligible expenses in the Plan Area will be through the use of revenues generated by Property Tax Increment and Sales Tax Increment. It is the intent of the City Council in approving this Plan to authorize the use of TIF by the Authority as part of its efforts to advance the vision, objectives, and activities described herein.

## Tax Increment Financing District

Pursuant to the provisions of Section 31-25-107(9) of the Urban Renewal Law, in approving this Plan, the City Council hereby approves the Plan Area as a single tax increment financing district with the same boundary as the Plan Area (the "TIF District"). The boundaries of this TIF District shall therefore be as depicted in **Figure 1**.

## Property Tax Increment Financing

The Authority is specifically authorized to collect and expend property tax increment revenue to the full extent authorized by the Urban Renewal Law and to use that revenue for all purposes authorized under this Plan.

### Property Tax Increment Limitations

The Authority shall establish a fund for the financing authorized under this Plan that shall be funded with the property tax allocation authorized to the Authority under the Urban Renewal Law in C.R.S. Section 31-25-107(9). Under this method, the property taxes of specifically designated public bodies, if any, levied after the effective date of the approval of this Plan upon taxable property in the Plan Area each year by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

**Base Amount** – That portion of the taxes that are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Plan Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Plan Area, the effective date of the modification of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

**Increment Amount** – That portion of said property taxes in excess of such base amount must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess property tax collections not allocated in this way must be paid into the funds of the municipality or other taxing entity, as applicable.

Unless and until the total valuation for assessment of the taxable property in the Plan Area exceeds the base valuation for assessment of the taxable property in the Plan Area, all of the taxes levied upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies.

When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies, and all moneys remaining in the special fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body, other than the City, within the boundaries of the Plan Area must be repaid to each taxing body based on the pro rata share of the prior year's property tax increment attributable to each taxing body's current mill levy in which property taxes were divided. Any moneys remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement. Notwithstanding any other provision of law, revenues excluded by §31-25-107(9)(a)(II) of the Act are not intended to be included in Available Property Tax Increment Revenues.

Notwithstanding any other provision of law, any additional revenues the City, county, special district, or school district receives either because the voters have authorized the City, county, special district, or school district to retain and spend said moneys pursuant to section 20(7)(d) of Article X of the Colorado Constitution subsequent to the creation of this special fund or as a result of an increase in the property tax mill levy approved by the voters of the City, county, special district, or school district subsequent to the creation of the special fund, to the extent the total mill levy of the City, county, special district, or school district exceeds the respective mill levy in effect at the time of approval or substantial modification of the Plan, are not included in the amount of the increment that is allocated to and, when collected, paid into the special fund of the authority.

In calculating and making these payments, the County Treasurer may offset the Authority's pro rata portion of any property taxes that are paid to the Authority under these terms and that are subsequently refunded to the taxpayer against any subsequent payments due to the Authority for an urban renewal project. The Authority shall make adequate provision for the return of overpayments in the event that there are not sufficient property taxes due to the Authority to offset the Authority's pro rata portion of the refunds. The Authority may establish a reserve fund for this purpose or enter into an intergovernmental agreement with the municipal governing body in which the municipality assumes responsibility for the return of the overpayments.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S. The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

At the time of general reassessment of taxable property valuations in El Paso County, including all or part of the Plan Area subject to division of valuation for assessment between base and increment, as provided above, the portions of valuations for assessment to be allocated as provided above shall be proportionately adjusted in accordance with such reassessment or change. Note that at the time of this Plan adoption, such a general reassessment occurs every two years, in the odd-numbered years

## Sales and Use Tax Increment Financing

The urban renewal project under the Plan may also be financed by the Authority under the sales and use tax allocation financing provisions of the Urban Renewal Law in C.R.S. Section 31-25-107(9). The Urban Renewal Law allows that upon the adoption or amendment of an Urban Renewal Plan, sales taxes flowing to the city and/or county may be “frozen” at their current level. The current level is established based on the previous 12 months prior to the adoption of this Plan. Thereafter, the jurisdiction can continue to receive this fixed sales tax revenue. The Authority thereafter may receive all, or an agreed upon portion of the additional sales taxes (the increment) that are generated above the base. The Authority may use these incremental revenues to finance the issuance of bonds, reimburse developers for public improvement costs, reimburse the city for public improvement costs, and pay off financial obligations and other debts incurred in the administration of the Plan. This increment is not an additional sales and use tax, but rather is a portion of the established tax collected by the jurisdiction, and the sales and use tax increment resulting from redevelopment efforts and activities contemplated in this Plan.

### Sales Tax Increment Limitations

A fund for financing projects may be accrued and used by the Authority under the tax allocation financing provisions of the Urban Renewal Law. Under this method, municipal and county sales taxes collected within the Plan Area, by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

**Base Amount** – That portion of sales taxes, not including any sales taxes for remote sales as specified in § 39-26-104 (2), C.R.S., collected within the boundaries of the Plan Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

**Increment Amount** – All or any portion of said sales taxes in excess of such base amount, must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by,

whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess sales tax collections not allocated in this way must be paid into the funds of the jurisdiction, as applicable.

Unless and until the total sales tax collections in the Plan Area exceed the base year sales tax collections in the Plan Area, all such sales tax collections must be paid into the funds of the respective taxing entity.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with C.R.S. Section 31-25-107(9)(a)(III) and (b). The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

In the event there is a change in the sales tax percentage levied in the city or county including all or part of the Plan Area subject to division of sales taxes between base and increment, as provided above, the portions of valuations for sales taxes to be allocated as provided above shall be proportionately adjusted in accordance with such change.

## **Tax Increment Reimbursements**

Tax increment revenues may be used to reimburse the city and/or a developer for costs incurred for improvements related to a project to pay the debt incurred by the Authority with such entities for urban renewal activities and purposes. Tax increment revenues may also be used to pay bonded indebtedness, financial obligations, and debts of the Authority related to urban renewal activities under this Plan.

Within the 12-month period prior to the effective date of the approval or modification of the Plan requiring the allocation of moneys to the Authority as outlined previously, the city, county, special district, or school district is entitled to the reimbursement of any moneys that such city, county, special district, or school district pays to, contributes to, or invests in the Authority for a project. The reimbursement is to be paid from the special fund of the Authority.

## 8. Severability and Reasonable Variations

The Authority shall have the ability to approve reasonable variations (as determined by the Board) from the strict application of these Plan provisions, so long as such variations reasonable accommodate the intent and purpose of this Plan and the Urban Renewal Law. Plan provisions may be altered by market conditions, redevelopment opportunities and/or the needs of the community affected by the Plan.

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.



## 9. Effective Date of the Plan

This Plan shall be effective upon its final approval by the City Council. Except as otherwise permitted under the Urban Renewal Law, the term of the TIF period is twenty-five (25) years from the effective date of the Plan, unless the Authority deems, to the extent consistent with the terms in the applicable, agreements, including, without, limitation, Redevelopment/Development Agreements and Cooperation Agreements, that all activities to accomplish the Project have been completed and all debts incurred to finance such activities and all expenses of the Authority have been repaid. In that event, the Authority may declare the Plan fully implemented.

July, 22 2022

*Via Email and Certified Mail*

Board of Trustees

Pikes Peak Library District

20 N. Cascade Ave.

Colorado Springs, CO 80903

Attention:

Teona Shaindze-Krebs, Interim Chief Librarian

Re: Notice of creation of Gold Hill Mesa Commercial Urban Renewal Plan and Proposed Tax Sharing Agreement

Dear Ms. Shainidze-Krebs:

The Board of Commissioners of the Colorado Springs Urban Renewal Authority (“CSURA”) is considering a proposed urban renewal in the city’s west side near the intersection of 21<sup>st</sup> street and Cimarron in the Gold Hill Mesa development, for the redevelopment of the site into a housing and commercial/retail development project. As of 2016, changes to the Colorado Urban Renewal Law require the CSURA to notify the taxing entities whose incremental property taxes would be allocated pursuant to any urban renewal plan before any such plan may be approved by the City Council. The area within the proposed Gold Hill Mesa Commercial Urban Renewal Plan (the “Plan”) is located within the jurisdiction of the Pikes Peak Library District (“PPLD”) and would allocate property tax increment generated by the project of taxing entities including PPLD. This letter constitutes notice of the proposed Plan pursuant to CSURA’s obligations under C.R.S. § 31-25-107(9.5)(a).

Enclosed herewith please find (i) a copy of the Tax Forecast and County Impact Report for the Gold Hill Mesa Commercial Urban Renewal Area in Colorado Springs, Colorado prepared by EPS Consulting, (ii) the proposed Property Tax Increment Revenue Agreement between the CSURA and PPLD and (iii) a copy of the proposed Plan. CSURA believes the implementation of the Plan would eliminate blight within the Plan area and be a benefit to the community.

Sincerely,

Jariah Walker

Executive Director, Colorado Springs Urban Renewal Authority

Enclosures

## Draft Report

# El Paso County Impact Report

Gold Hill Mesa Commercial Urban Renewal  
Area

*The Economics of Land Use*



**Prepared for:**

Colorado Springs Urban Renewal Authority

**Prepared by:**

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April 15, 2022

EPS #213144

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# 1. Introduction

This report includes a summary of the expected fiscal impacts of the site included in the Gold Hill Mesa Urban Renewal Plan (Plan) in El Paso County (the County). The El Paso County Impact Report for Gold Hill Mesa Urban Renewal Area (report) was prepared by Economic & Planning Systems (EPS) for the Colorado Springs Urban Renewal Authority (“CSURA” or “Authority”).

The report includes a summary of forecasted property tax revenues as well as El Paso County fiscal and service impacts associated with development in accordance with the Urban Renewal Plan. It specifically responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

## C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (3.5) “Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:
- I. The estimated duration of time to complete the urban renewal project;
  - II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
  - III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
  - IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
  - V. Any other estimated impacts of the urban renewal project on county services or revenues.”

## Urban Renewal Plan Description

The Gold Hill Mesa Urban Renewal Area (“URA” or “Plan Area”) is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of 19 parcels on approximately 106.7 acres of land plus adjacent right-of-way (ROW). The boundaries of the Plan Area to which this Plan applies includes Highway 24 to the northeast, South 21<sup>st</sup> Street to the west, and existing Villa De Mesa and Gold Hill Mesa residential developments to the south as shown below in **Figure 1**.

**Figure 1. Gold Hill Mesa URA Boundary**





## 2. Development Program

The proposed project for the Plan Area, as expressed by the developer, is a traditional neighborhood development with a mix of uses in a walkable environment with streetscape, open space, parks, and trail connections, as shown in the concept plan illustrated in **Figure 2**. The development includes approximately 550 residential units consisting of single family detached, townhome, and apartment units. The retail component includes approximately 70,000 square feet of space and will include a mix of restaurants and bars, general retail, and a grocery store. The project also includes a 100-key hotel.

**Figure 2. Gold Hill Mesa Concept Plan**



The Gold Hill Mesa URA includes a variety of public improvements, totaling \$37.0 million, shown in **Table 1**. These include historic preservation, parks and play structures, amphitheater, 43 acres of open space, trails, and environmental remediation. The Plan Area is the location of the former Golden Cycle Mill. The smokestack from the gold mill currently remains in the Plan Area and will be preserved as part of Colorado Spring’s history. The Plan Area will include a significant amount of open space with native vegetation and trails with connections to the established trail network in Colorado Springs. Trails in the Plan Area will provide direct connections to Downtown and Old Colorado City. Fountain Creek will be restored to support the ecosystem and reduce flooding, erosion, and sedimentation. Additionally, concrete found in the Plan Area during environmental remediation will be recycled and reused to protect the banks of Fountain Creek from future erosion.

The current plan calls for this development program and set of public improvements. Actual units and square footage may see minor changes over the course of buildout.

**Table 1. Gold Hill Mesa URA Public Improvements**

Description	Factor	Cost	% Total
Environmental Remediation		\$11,948,867	32.3%
Regional Storm Water Control		\$1,550,000	4.2%
Retaining Walls		\$1,651,200	4.5%
Intersection Improvements at 21st/Broadway		\$250,000	0.7%
21st Street Widen - Broadway to Keystone		\$1,275,750	3.4%
Smokestack Repair		\$1,500,000	4.1%
Amphitheater Landscapes		\$250,000	0.7%
Amphitheater Terracing		\$1,500,000	4.1%
Trails		\$250,000	0.7%
Play Structures		\$225,000	0.6%
Monuments/Signage		\$450,000	1.2%
Residential Lot Overdig and Contouring		\$3,876,000	10.5%
NAD Cap & Cert		\$804,667	2.2%
Open Space Land Acquisition	43 acres	\$4,545,714	12.3%
Soft Costs	54%	<u>\$6,925,127</u>	<u>18.7%</u>
<b>Total</b>		<b>\$37,002,325</b>	<b>100.0%</b>

Source: Developer; Economic & Planning Systems

## 3. County Fiscal Impact

In order to estimate the anticipated impact of the development of the parcels included in the Plan Area boundary on the County, EPS evaluated expected property tax revenues, infrastructure costs, and impacts on cost of service for the County.

### Property Taxes

CSURA is expected to keep 100 percent of the property tax revenues generated by the Plan increment, which includes any property tax that is generated by new development on the parcels included in the Plan Area. These revenues are necessary to allow the project to move forward and will be used to fund eligible improvements.

### Assumptions

To estimate potential property tax revenues of Gold Hill Mesa, EPS has estimated residential market values for the multifamily at \$240,000 per unit, townhomes at \$400,000 per unit, and single family at \$600,000 per unit. Commercial market values are estimated at \$90,000 per room for hotel, \$150 per square foot for grocery and general retail, and \$220 per square foot for restaurant. These estimated values are based on a comparison of construction costs, assessor data, and comparable property research in the surrounding area. EPS concludes that they are reasonable based on the analysis.

### Property Tax Base

The current assessed value of properties in Gold Hill Mesa are roughly \$156,700 per year, shown below in **Table 2**. This base reflects the total value of the land and buildings/improvements on each parcel. The assessment rate and mill levy are two universally used factors that generate revenue streams that are a portion of total valuation. The assessment rate for commercial property in Colorado is 29.0 percent and residential property is 6.95 percent for single family and 6.80 percent for multifamily and attached units (other residential). Note that per state regulations, vacant land is classified as commercial (29.0 percent), while multifamily is assessed as residential at 6.80 percent. The 2021 mill levies for all parcels in the taxing district that includes the proposed Urban Renewal Area are shown in **Table 3**. The total mill levy in 2021 was 59.7620, which includes 7.2850 mills for El Paso County (including El Paso County Road and Bridge share).

**Table 2. Property Base Value, 2021**

#	Parcel	Actual Value		Assessed Value	
		Land	Improv.	Land	Improv.
1	7413300085	\$75,000	\$0	\$21,750	\$0
2	7414100066	\$43,571	\$0	\$12,640	\$0
3	7414100056	\$25,718	\$0	\$7,460	\$0
4	7414100057	\$1,000	\$0	\$0	\$0
5	7414100036	\$12,023	\$0	\$3,490	\$0
6	7414100035	\$53,971	\$0	\$15,650	\$0
7	7414100007	\$73,943	\$0	\$21,440	\$0
8	7414100033	\$97,269	\$0	\$28,210	\$0
9	7414100024	\$57,020	\$0	\$16,540	\$0
10	7414100034	\$27,595	\$0	\$8,000	\$0
11	7414100018	\$5,425	\$0	\$1,570	\$0
12	7414100027	\$13,417	\$0	\$3,890	\$0
13	7414100044	\$1,000	\$0	\$290	\$0
14	7414108088	\$24,640	\$0	\$7,150	\$0
15	7414108064	\$200	\$0	\$60	\$0
16	7414108085	\$0	\$0	\$0	\$0
17	7414100054	\$500	\$0	\$150	\$0
18	7414108089	\$20,680	\$0	\$6,000	\$0
19	7414108084	\$8,300	\$0	\$2,410	\$0
<b>Total</b>		<b>\$541,272</b>	<b>\$0</b>	<b>\$156,700</b>	<b>\$0</b>

Source: El Paso County Assessor; Economic & Planning Systems

**Table 3. Mill Levies, 2021**

Description	Mill Levy
EL PASO COUNTY	7.1200
EPC ROAD & BRIDGE SHARE	0.1650
CITY OF COLORADO SPRINGS	3.9290
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.1650
COLO SPGS SCHOOL NO 11	44.0540
PIKES PEAK LIBRARY	3.4900
SOUTHEASTERN COLO WATER CONSERVANCY	0.8390
GOLD HILL MESA METRO #3	0.0000
GOLD HILL MESA COMMERCIAL AREA URA	0.0000
<b>TOTAL</b>	<b>59.7620</b>

Source: El Paso County Assessor; Economic & Planning Systems

### Property Tax Increment

Based on the assumptions stated above and information from the developer, in 2047 the cumulative value of the single family development is estimated at \$181.8 million, other residential development (multifamily and townhome) is estimated at \$149.8 million, and commercial development is estimated at \$31.7 million, as shown below in **Table 4**. The future property taxes due to new development is referred to as the "Increment." The development of Gold Hill Mesa over the next 25 years is expected to generate approximately \$30.1 million in property tax increment over the 25-year period, which equates to an average of approximately \$1.25 million per year, as shown in **Table 5**. Following the 25-year period, the property tax that has been redirected through the URA will revert to the original taxing entities. At that time, the parcels shown in the Plan Area are expected to generate approximately \$1.74 million in total property taxes, which includes approximately \$13,352 that is attributed to the base values and \$1.73 million that is generated by the increment or new development.

**Table 4. Development Value, 2022-2047**

Year	Plan Year	SFD	TH	MF	Hotel	Grocery	Gen. Retail	Rest.	CUMULATIVE TOTAL <sup>[1]</sup>			
		\$600,000/unit 212 units	\$400,000/unit 148 units	\$240,000/unit 190 units	\$90,000/key 100 keys	\$150/sf 25,810 sf	\$150/sf 10,000 sf	\$220/sf 35,400 sf	Single Family	Other Res.	Commercial	
2022	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	3	\$65,522,310	\$30,494,660	\$23,489,130	\$2,318,006	\$997,129	\$386,334	\$2,005,848	\$65,522,310	\$53,983,790	\$5,707,318	
2026	4	\$133,010,289	\$61,904,160	\$47,682,934	\$7,058,329	\$3,036,258	\$1,176,388	\$6,107,807	\$133,010,289	\$109,587,094	\$17,378,782	
2027	5	\$135,005,444	\$62,832,722	\$48,398,178	\$9,552,272	\$4,109,069	\$1,592,045	\$8,265,899	\$135,005,444	\$111,230,900	\$23,519,286	
2028	6	\$137,030,525	\$63,775,213	\$49,124,151	\$9,695,556	\$4,170,705	\$1,615,926	\$8,389,888	\$137,030,525	\$112,899,364	\$23,872,075	
2029	7	\$139,085,983	\$64,731,841	\$49,861,013	\$9,840,989	\$4,233,266	\$1,640,165	\$8,515,736	\$139,085,983	\$114,592,854	\$24,230,156	
2030	8	\$141,172,273	\$65,702,819	\$50,608,928	\$9,988,604	\$4,296,765	\$1,664,767	\$8,643,472	\$141,172,273	\$116,311,747	\$24,593,608	
2031	9	\$143,289,857	\$66,688,361	\$51,368,062	\$10,138,433	\$4,361,216	\$1,689,739	\$8,773,124	\$143,289,857	\$118,056,423	\$24,962,512	
2032	10	\$145,439,205	\$67,688,687	\$52,138,583	\$10,290,510	\$4,426,634	\$1,715,085	\$8,904,721	\$145,439,205	\$119,827,269	\$25,336,950	
2033	11	\$147,620,793	\$68,704,017	\$52,920,662	\$10,444,867	\$4,493,034	\$1,740,811	\$9,038,292	\$147,620,793	\$121,624,678	\$25,717,004	
2034	12	\$149,835,105	\$69,734,577	\$53,714,472	\$10,601,540	\$4,560,429	\$1,766,923	\$9,173,866	\$149,835,105	\$123,449,049	\$26,102,759	
2035	13	\$152,082,631	\$70,780,596	\$54,520,189	\$10,760,564	\$4,628,836	\$1,793,427	\$9,311,474	\$152,082,631	\$125,300,784	\$26,494,301	
2036	14	\$154,363,871	\$71,842,305	\$55,337,991	\$10,921,972	\$4,698,268	\$1,820,329	\$9,451,146	\$154,363,871	\$127,180,296	\$26,891,715	
2037	15	\$156,679,329	\$72,919,939	\$56,168,061	\$11,085,802	\$4,768,742	\$1,847,634	\$9,592,914	\$156,679,329	\$129,088,001	\$27,295,091	
2038	16	\$159,029,519	\$74,013,738	\$57,010,582	\$11,252,089	\$4,840,273	\$1,875,348	\$9,736,807	\$159,029,519	\$131,024,321	\$27,704,517	
2039	17	\$161,414,962	\$75,123,944	\$57,865,741	\$11,420,870	\$4,912,878	\$1,903,478	\$9,882,859	\$161,414,962	\$132,989,685	\$28,120,085	
2040	18	\$163,836,186	\$76,250,804	\$58,733,727	\$11,592,183	\$4,986,571	\$1,932,030	\$10,031,102	\$163,836,186	\$134,984,531	\$28,541,887	
2041	19	\$166,293,729	\$77,394,566	\$59,614,733	\$11,766,066	\$5,061,369	\$1,961,011	\$10,181,569	\$166,293,729	\$137,009,299	\$28,970,015	
2042	20	\$168,788,135	\$78,555,484	\$60,508,954	\$11,942,557	\$5,137,290	\$1,990,426	\$10,334,292	\$168,788,135	\$139,064,438	\$29,404,565	
2043	21	\$171,319,957	\$79,733,816	\$61,416,588	\$12,121,695	\$5,214,349	\$2,020,283	\$10,489,307	\$171,319,957	\$141,150,405	\$29,845,634	
2044	22	\$173,889,756	\$80,929,824	\$62,337,837	\$12,303,520	\$5,292,564	\$2,050,587	\$10,646,646	\$173,889,756	\$143,267,661	\$30,293,318	
2045	23	\$176,498,103	\$82,143,771	\$63,272,905	\$12,488,073	\$5,371,953	\$2,081,346	\$10,806,346	\$176,498,103	\$145,416,676	\$30,747,718	
2046	24	\$179,145,574	\$83,375,928	\$64,221,998	\$12,675,394	\$5,452,532	\$2,112,566	\$10,968,441	\$179,145,574	\$147,597,926	\$31,208,934	
2047	25	\$181,832,758	\$84,626,566	\$65,185,328	\$12,865,525	\$5,534,320	\$2,144,254	\$11,132,968	\$181,832,758	\$149,811,895	\$31,677,068	

<sup>[1]</sup> Reflects annual escalation of 1.5%

Source: Economic & Planning Systems

**Table 5. Property Tax Increment, 2023-2047**

Year	Plan Year	Appraised Value				Assessed Value (1-Yr. Lag) <sup>[1]</sup>					Property Tax Increment (1-Yr. Lag) 59.762 mill levy
		Single Family 95.0% of Act.	Other Res. 95.0% of Act.	Hotel 80.0% of Act.	Retail 95.0% of Act.	Base Val. <sup>[2]</sup> 29.00%	Single Family 6.95%	Other Res. 6.80%	Commercial 29.00%	Increment Val.	
2023	1	\$0	\$0	\$0	\$0	\$156,700	\$0	\$0	\$0	\$0	\$0
2024	2	\$0	\$0	\$0	\$0	\$156,700	\$0	\$0	\$0	\$0	\$0
2025	3	\$62,246,195	\$51,284,601	\$1,854,405	\$3,219,846	\$161,401	\$0	\$0	\$0	\$0	\$0
2026	4	\$126,359,775	\$104,107,739	\$5,646,663	\$9,804,431	\$161,401	\$4,326,111	\$3,487,353	\$1,471,533	\$9,123,595	\$0
2027	5	\$128,255,171	\$105,669,355	\$7,641,818	\$13,268,663	\$166,243	\$8,782,004	\$7,079,326	\$4,480,817	\$20,175,905	\$545,244
2028	6	\$130,178,999	\$107,254,395	\$7,756,445	\$13,467,693	\$166,243	\$8,782,004	\$7,079,326	\$4,480,817	\$20,175,905	\$1,205,752
2029	7	\$132,131,684	\$108,863,211	\$7,872,792	\$13,669,708	\$171,230	\$9,047,440	\$7,293,299	\$6,155,000	\$22,324,509	\$1,205,752
2030	8	\$134,113,659	\$110,496,160	\$7,990,883	\$13,874,754	\$171,230	\$9,047,440	\$7,293,299	\$6,155,000	\$22,324,509	\$1,334,157
2031	9	\$136,125,364	\$112,153,602	\$8,110,747	\$14,082,875	\$176,367	\$9,320,899	\$7,513,739	\$6,341,035	\$22,999,306	\$1,334,157
2032	10	\$138,167,245	\$113,835,906	\$8,232,408	\$14,294,118	\$176,367	\$9,320,899	\$7,513,739	\$6,341,035	\$22,999,306	\$1,374,485
2033	11	\$140,239,753	\$115,543,445	\$8,355,894	\$14,508,530	\$181,658	\$9,602,624	\$7,740,842	\$6,532,693	\$23,694,499	\$1,374,485
2034	12	\$142,343,350	\$117,276,596	\$8,481,232	\$14,726,158	\$181,658	\$9,602,624	\$7,740,842	\$6,532,693	\$23,694,499	\$1,416,031
2035	13	\$144,478,500	\$119,035,745	\$8,608,451	\$14,947,050	\$187,108	\$9,892,863	\$7,974,809	\$6,730,143	\$24,410,707	\$1,416,031
2036	14	\$146,645,677	\$120,821,281	\$8,737,578	\$15,171,256	\$187,108	\$9,892,863	\$7,974,809	\$6,730,143	\$24,410,707	\$1,458,833
2037	15	\$148,845,362	\$122,633,601	\$8,868,641	\$15,398,825	\$192,721	\$10,191,875	\$8,215,847	\$6,933,562	\$25,148,562	\$1,458,833
2038	16	\$151,078,043	\$124,473,105	\$9,001,671	\$15,629,807	\$192,721	\$10,191,875	\$8,215,847	\$6,933,562	\$25,148,562	\$1,502,928
2039	17	\$153,344,214	\$126,340,201	\$9,136,696	\$15,864,255	\$198,503	\$10,499,924	\$8,464,171	\$7,143,129	\$25,908,721	\$1,502,928
2040	18	\$155,644,377	\$128,235,304	\$9,273,746	\$16,102,218	\$198,503	\$10,499,924	\$8,464,171	\$7,143,129	\$25,908,721	\$1,548,357
2041	19	\$157,979,042	\$130,158,834	\$9,412,853	\$16,343,752	\$204,458	\$10,817,284	\$8,720,001	\$7,359,030	\$26,691,857	\$1,548,357
2042	20	\$160,348,728	\$132,111,216	\$9,554,045	\$16,588,908	\$204,458	\$10,817,284	\$8,720,001	\$7,359,030	\$26,691,857	\$1,595,159
2043	21	\$162,753,959	\$134,092,884	\$9,697,356	\$16,837,742	\$210,592	\$11,144,237	\$8,983,563	\$7,581,456	\$27,498,664	\$1,595,159
2044	22	\$165,195,268	\$136,104,278	\$9,842,816	\$17,090,308	\$210,592	\$11,144,237	\$8,983,563	\$7,581,456	\$27,498,664	\$1,643,375
2045	23	\$167,673,197	\$138,145,842	\$9,990,459	\$17,346,662	\$216,909	\$11,481,071	\$9,255,091	\$7,810,606	\$28,329,859	\$1,643,375
2046	24	\$170,188,295	\$140,218,030	\$10,140,316	\$17,606,862	\$216,909	\$11,481,071	\$9,255,091	\$7,810,606	\$28,329,859	\$1,693,049
2047	25	\$172,741,120	\$142,321,300	\$10,292,420	\$17,870,965	\$223,417	\$11,828,087	\$9,534,826	\$8,046,682	\$29,186,177	\$1,693,049
<b>Total</b>											<b>\$30,089,496</b>

<sup>[1]</sup>Reflects a biannual reassessment.

<sup>[2]</sup>Biannual escalation of 3.0%

Source: Economic & Planning Systems

## Taxing District Impact

### El Paso County Impact

El Paso County property tax revenues, which include El Paso County (7.1200 mills) and El Paso County Road and Bridge (0.1650 mills), are based on the combined 7.2850 mill levy. Existing property taxes refer to the "Base" and will continue to be collected by El Paso County. The County's share of the current property tax base is \$1,142, shown in **Table 6**. This base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$1,628 for El Paso County in year 25 and generating a total of approximately \$34,030 over the 25-year period. After the 25-year period is complete, the County's share of property tax revenues will increase to approximately \$214,249 annually due to the new development. This includes approximately \$212,621 generated by the property tax increment from Gold Hill Mesa.

**Table 6. El Paso County Property Tax Revenue, 2023-2048**

Year	Plan Year	El Paso County Property Tax: 7.285 mills		Total
		Base	Increment 1-Yr. Lag	
2023	1	\$1,142	\$0	\$1,142
2024	2	\$1,142	\$0	\$1,142
2025	3	\$1,176	\$0	\$1,176
2026	4	\$1,176	\$0	\$1,176
2027	5	\$1,211	\$66,465	\$67,676
2028	6	\$1,211	\$146,981	\$148,193
2029	7	\$1,247	\$146,981	\$148,229
2030	8	\$1,247	\$162,634	\$163,881
2031	9	\$1,285	\$162,634	\$163,919
2032	10	\$1,285	\$167,550	\$168,835
2033	11	\$1,323	\$167,550	\$168,873
2034	12	\$1,323	\$172,614	\$173,938
2035	13	\$1,363	\$172,614	\$173,978
2036	14	\$1,363	\$177,832	\$179,195
2037	15	\$1,404	\$177,832	\$179,236
2038	16	\$1,404	\$183,207	\$184,611
2039	17	\$1,446	\$183,207	\$184,653
2040	18	\$1,446	\$188,745	\$190,191
2041	19	\$1,489	\$188,745	\$190,235
2042	20	\$1,489	\$194,450	\$195,940
2043	21	\$1,534	\$194,450	\$195,984
2044	22	\$1,534	\$200,328	\$201,862
2045	23	\$1,580	\$200,328	\$201,908
2046	24	\$1,580	\$206,383	\$207,963
2047	25	<u>\$1,628</u>	<u>\$206,383</u>	<u>\$208,011</u>
<b>Total</b>		<b>\$34,030</b>	<b>\$3,667,916</b>	<b>\$3,701,945</b>
<b>Future Tax Revenue</b>				
2048		\$1,628	\$212,621	\$214,249

Source: Economic & Planning Systems



### Colorado Springs School District 11 Impact

The Plan Area is located within the Colorado Springs School District Number 11, which has a 44.0540 mill levy. The School District's share of the current property tax base is \$6,903, shown in **Table 7**, and will continue to be collected by the School District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$9,842 in year 25 and generating a total over \$205,785 over the 25-year period. After the 25-year period is complete, the School District's share of property tax revenues will increase to approximately \$1.3 million annually due to the new development. This includes approximately \$1.29 million generated by the property tax increment from Gold Hill Mesa.

**Table 7. School District Property Tax Revenue, 2023-2048**

Year	Plan Year	School Dist. Property Tax: 44.054 mills		
		Base	Increment 1-Yr. Lag	Total
2023	1	\$6,903	\$0	\$6,903
2024	2	\$6,903	\$0	\$6,903
2025	3	\$7,110	\$0	\$7,110
2026	4	\$7,110	\$0	\$7,110
2027	5	\$7,324	\$401,931	\$409,255
2028	6	\$7,324	\$888,829	\$896,153
2029	7	\$7,543	\$888,829	\$896,373
2030	8	\$7,543	\$983,484	\$991,027
2031	9	\$7,770	\$983,484	\$991,254
2032	10	\$7,770	\$1,013,211	\$1,020,981
2033	11	\$8,003	\$1,013,211	\$1,021,214
2034	12	\$8,003	\$1,043,837	\$1,051,840
2035	13	\$8,243	\$1,043,837	\$1,052,080
2036	14	\$8,243	\$1,075,389	\$1,083,632
2037	15	\$8,490	\$1,075,389	\$1,083,879
2038	16	\$8,490	\$1,107,895	\$1,116,385
2039	17	\$8,745	\$1,107,895	\$1,116,640
2040	18	\$8,745	\$1,141,383	\$1,150,128
2041	19	\$9,007	\$1,141,383	\$1,150,390
2042	20	\$9,007	\$1,175,883	\$1,184,890
2043	21	\$9,277	\$1,175,883	\$1,185,160
2044	22	\$9,277	\$1,211,426	\$1,220,704
2045	23	\$9,556	\$1,211,426	\$1,220,982
2046	24	\$9,556	\$1,248,044	\$1,257,599
2047	25	<u>\$9,842</u>	<u>\$1,248,044</u>	<u>\$1,257,886</u>
<b>Total</b>		<b>\$205,785</b>	<b>\$22,180,694</b>	<b>\$22,386,479</b>
<b>Future Tax Revenue</b>				
2048		\$9,842	\$1,285,768	\$1,295,610

Source: Economic & Planning Systems

### City of Colorado Springs Impact

The City of Colorado Springs has a 3.290 mill levy. The City’s share of the current property tax base is \$616, shown in **Table 8**, and will continue to be collected by the City. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$878 in year 25 and generating a total of approximately \$18,353 over the 25-year period. After the 25-year period is complete, the City’s share of property tax revenues will increase to approximately \$115,550 annually due to the new development. This includes approximately \$114,672 generated by the property tax increment from Gold Hill Mesa.

**Table 8. City of Colorado Springs Property Tax Revenue, 2023-2048**

Year	Plan Year	Co. Springs Property Tax: 3.929 mills		Total
		Base	Increment 1-Yr. Lag	
2023	1	\$616	\$0	\$616
2024	2	\$616	\$0	\$616
2025	3	\$634	\$0	\$634
2026	4	\$634	\$0	\$634
2027	5	\$653	\$35,847	\$36,500
2028	6	\$653	\$79,271	\$79,924
2029	7	\$673	\$79,271	\$79,944
2030	8	\$673	\$87,713	\$88,386
2031	9	\$693	\$87,713	\$88,406
2032	10	\$693	\$90,364	\$91,057
2033	11	\$714	\$90,364	\$91,078
2034	12	\$714	\$93,096	\$93,809
2035	13	\$735	\$93,096	\$93,831
2036	14	\$735	\$95,910	\$96,645
2037	15	\$757	\$95,910	\$96,667
2038	16	\$757	\$98,809	\$99,566
2039	17	\$780	\$98,809	\$99,589
2040	18	\$780	\$101,795	\$102,575
2041	19	\$803	\$101,795	\$102,599
2042	20	\$803	\$104,872	\$105,676
2043	21	\$827	\$104,872	\$105,700
2044	22	\$827	\$108,042	\$108,870
2045	23	\$852	\$108,042	\$108,894
2046	24	\$852	\$111,308	\$112,160
2047	25	\$878	\$111,308	\$112,186
<b>Total</b>		<b>\$18,353</b>	<b>\$1,978,207</b>	<b>\$1,996,561</b>
<b>Future Tax Revenue</b>				
2048		\$878	\$114,672	\$115,550

Source: Economic & Planning Systems

### Pikes Peak Library District Impact

The Plan Area is located within the Pikes Peak Library District, which has a 3.4900 mill levy. The Library District's share of the current property tax base is \$547, shown in **Table 9**, and will continue to be collected by the Library District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$780 in year 25 and generating a total of approximately \$16,302 over the 25-year period. After the 25-year period is complete, the Pikes Peak Library District's share of property tax revenues will increase to approximately \$102,639 annually due to the new development. This includes approximately \$101,860 generated by the property tax increment from Gold Hill Mesa.

**Table 9. Library Property Tax Revenue, 2023-2048**

Year	Plan Year	Library Property Tax: 3.49 mills		
		Base	Increment 1-Yr. Lag	Total
2023	1	\$547	\$0	\$547
2024	2	\$547	\$0	\$547
2025	3	\$563	\$0	\$563
2026	4	\$563	\$0	\$563
2027	5	\$580	\$31,841	\$32,422
2028	6	\$580	\$70,414	\$70,994
2029	7	\$598	\$70,414	\$71,012
2030	8	\$598	\$77,913	\$78,510
2031	9	\$616	\$77,913	\$78,528
2032	10	\$616	\$80,268	\$80,883
2033	11	\$634	\$80,268	\$80,902
2034	12	\$634	\$82,694	\$83,328
2035	13	\$653	\$82,694	\$83,347
2036	14	\$653	\$85,193	\$85,846
2037	15	\$673	\$85,193	\$85,866
2038	16	\$673	\$87,768	\$88,441
2039	17	\$693	\$87,768	\$88,461
2040	18	\$693	\$90,421	\$91,114
2041	19	\$714	\$90,421	\$91,135
2042	20	\$714	\$93,155	\$93,868
2043	21	\$735	\$93,155	\$93,890
2044	22	\$735	\$95,970	\$96,705
2045	23	\$757	\$95,970	\$96,727
2046	24	\$757	\$98,871	\$99,628
2047	25	\$780	\$98,871	\$99,651
<b>Total</b>		<b>\$16,302</b>	<b>\$1,757,176</b>	<b>\$1,773,478</b>
<b>Future Tax Revenue</b>				
	2048	\$780	\$101,860	\$102,639

Source: Economic & Planning Systems

### Southeastern Colorado Water Conservancy District Impact

The Plan Area is located within the Southeastern Colorado Water Conservancy District, which has a 0.8390 mill levy. The Water Conservancy District’s share of the current property tax base is \$131, shown in **Table 10**, and will continue to be collected by the Water Conservancy District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$187 in year 25 and generating a total of approximately \$3,919 over the 25-year period. After the 25-year period is complete, the Southeastern Colorado Water Conservancy District’s share of property tax revenues will increase to approximately \$24,675 annually due to the new development. This includes approximately \$24,487 generated by the property tax increment from Gold Hill Mesa.

**Table 10. Water Conservancy Property Tax Revenue, 2023-2048**

Year	Plan Year	Water Conserv. Property Tax: 0.839 mills		Total
		Base	Increment 1-Yr. Lag	
2023	1	\$131	\$0	\$131
2024	2	\$131	\$0	\$131
2025	3	\$135	\$0	\$135
2026	4	\$135	\$0	\$135
2027	5	\$139	\$7,655	\$7,794
2028	6	\$139	\$16,928	\$17,067
2029	7	\$144	\$16,928	\$17,071
2030	8	\$144	\$18,730	\$18,874
2031	9	\$148	\$18,730	\$18,878
2032	10	\$148	\$19,296	\$19,444
2033	11	\$152	\$19,296	\$19,449
2034	12	\$152	\$19,880	\$20,032
2035	13	\$157	\$19,880	\$20,037
2036	14	\$157	\$20,481	\$20,638
2037	15	\$162	\$20,481	\$20,642
2038	16	\$162	\$21,100	\$21,261
2039	17	\$167	\$21,100	\$21,266
2040	18	\$167	\$21,737	\$21,904
2041	19	\$172	\$21,737	\$21,909
2042	20	\$172	\$22,394	\$22,566
2043	21	\$177	\$22,394	\$22,571
2044	22	\$177	\$23,071	\$23,248
2045	23	\$182	\$23,071	\$23,253
2046	24	\$182	\$23,769	\$23,951
2047	25	\$187	\$23,769	\$23,956
<b>Total</b>		<b>\$3,919</b>	<b>\$422,427</b>	<b>\$426,346</b>
<b>Future Tax Revenue</b>				
	2048	\$187	\$24,487	\$24,675

Source: Economic & Planning Systems

## Sales Taxes

CSURA is expected to keep 1.75 percent of city sales tax and 1.0 percent of county sales tax revenues generated by sales on-site. This is the increment sales tax, which includes all sales tax generated from the new retail development on parcels included in the Plan Area. These revenues are necessary to allow the project to move forward and will be used to fund eligible improvements.

### Assumptions

To estimate potential sales tax revenues of Gold Hill Mesa, EPS has estimated annual sales per square foot of development based on the anticipated retail type. The 10,000 square feet of general retail is estimated to achieve \$300 per square foot. The 35,400 square feet of restaurant retail is estimated to achieve \$500 per square foot. The grocery store is excluded from this analysis since the majority of the sales are tax exempt. EPS has also assumed an annual growth rate in sales of 2.0 percent per year.

The 2022 El Pas County sales tax rate is 1.23 percent, of which 1.0 percent will be allocated for TIF for the 25-year period.

### Sales Tax Increment

The future sales taxes due to new retail development is referred to as the "Increment." The development of Gold Hill Mesa over the next 25 years is expected to generate approximately \$5.8 million in county sales tax increment over the 25-year period, which equates to an average of approximately \$242,372 per year, as shown below in **Table 11**. Over this timeframe, El Paso County will receive 0.23 percent of sales tax in the Plan Area. This results in a total of \$1.3 million or an average of \$55,745 per year.

**Table 11. El Paso County Sales Tax Increment, 2023-2047**

Year	Plan Yr.	Stabilized Sales %	General Retail Taxable Sales <sup>[1]</sup> \$300/sf	Rest. Retail Taxable Sales <sup>[1]</sup> \$500/sf	Total Ann. Sales	El Paso County		Sales Tax Increment 1.00%
						Sales Tax County 0.23%	Sales Tax TIF Share 1.00%	
2023	1	0%	\$0	\$0	\$0	\$0	\$0	\$0
2024	2	0%	\$0	\$0	\$0	\$0	\$0	\$0
2025	3	25%	\$195,075	\$1,150,943	\$1,346,018	\$3,096	\$13,460	\$13,460
2026	4	50%	\$1,193,859	\$7,043,768	\$8,237,627	\$18,947	\$82,376	\$82,376
2027	5	75%	\$2,435,472	\$14,369,287	\$16,804,759	\$38,651	\$168,048	\$168,048
2028	6	100%	\$3,312,242	\$19,542,230	\$22,854,473	\$52,565	\$228,545	\$228,545
2029	7	100%	\$3,378,487	\$19,933,075	\$23,311,562	\$53,617	\$233,116	\$233,116
2030	8	100%	\$3,446,057	\$20,331,736	\$23,777,793	\$54,689	\$237,778	\$237,778
2031	9	100%	\$3,514,978	\$20,738,371	\$24,253,349	\$55,783	\$242,533	\$242,533
2032	10	100%	\$3,585,278	\$21,153,138	\$24,738,416	\$56,898	\$247,384	\$247,384
2033	11	100%	\$3,656,983	\$21,576,201	\$25,233,184	\$58,036	\$252,332	\$252,332
2034	12	100%	\$3,730,123	\$22,007,725	\$25,737,848	\$59,197	\$257,378	\$257,378
2035	13	100%	\$3,804,725	\$22,447,880	\$26,252,605	\$60,381	\$262,526	\$262,526
2036	14	100%	\$3,880,820	\$22,896,837	\$26,777,657	\$61,589	\$267,777	\$267,777
2037	15	100%	\$3,958,436	\$23,354,774	\$27,313,210	\$62,820	\$273,132	\$273,132
2038	16	100%	\$4,037,605	\$23,821,870	\$27,859,475	\$64,077	\$278,595	\$278,595
2039	17	100%	\$4,118,357	\$24,298,307	\$28,416,664	\$65,358	\$284,167	\$284,167
2040	18	100%	\$4,200,724	\$24,784,273	\$28,984,997	\$66,665	\$289,850	\$289,850
2041	19	100%	\$4,284,739	\$25,279,959	\$29,564,697	\$67,999	\$295,647	\$295,647
2042	20	100%	\$4,370,434	\$25,785,558	\$30,155,991	\$69,359	\$301,560	\$301,560
2043	21	100%	\$4,457,842	\$26,301,269	\$30,759,111	\$70,746	\$307,591	\$307,591
2044	22	100%	\$4,546,999	\$26,827,294	\$31,374,293	\$72,161	\$313,743	\$313,743
2045	23	100%	\$4,637,939	\$27,363,840	\$32,001,779	\$73,604	\$320,018	\$320,018
2046	24	100%	\$4,730,698	\$27,911,117	\$32,641,815	\$75,076	\$326,418	\$326,418
2047	25	100%	\$4,825,312	\$28,469,339	\$33,294,651	\$76,578	\$332,947	\$332,947
<b>Total</b>						<b>\$1,337,892</b>		<b>\$5,816,920</b>

<sup>[1]</sup>Annual escalation of 2.0%

Source: Economic & Planning Systems

## Summary of Impact

### Cost of Service and Infrastructure Costs

Development projects such as Gold Hill Mesa will generate fiscal and economic impacts to El Paso County, with factors that are both positive and negative. Some uses, such as the residential will have an impact on County services and costs.

It is important to recognize that the cost of service and infrastructure costs vary depending on whether or not the development occurs within incorporated or unincorporated areas. The entire Plan Area is located within the City of Colorado Springs municipal boundaries. It is also noteworthy that the majority of urban services required by the new development will be provided by the City of Colorado Springs, such as police, parks and recreation, water, sewer, and general administration such as planning, zoning, land use code enforcement, business licensing, etc.

It is also important to recognize that the fiscal analysis shown above stands alone from a larger landscape of economic and community impact. The public improvements include significant environmental remediation that have hindered the Plan Area from development in the past. The topography and grading challenges given the environmental hazards have been particularly costly impediments to development. Gold Hill Mesa includes various public improvements and amenities that will increase visitation to the area and improve vehicle and trail connections to other neighborhoods of the city. This creation of a destination along with connectivity to surrounding areas will increase spending on- and off-site and create a new civic area for community events.

For the purposes of this analysis, EPS has provided detailed calculations of the TIF revenues to be used to service debt for Gold Hill Mesa, for each of the taxing entities within the county. The analysis assumes that the modest additional service cost to the County associated with the future development within the City of Colorado Springs is balanced by additional revenue sources, such as intergovernmental transfers, fees for services, and the additional visitor spend referenced above. The County is expected to have no financial exposure for infrastructure costs or other capital improvements, at time of construction or on an ongoing basis. Future infrastructure costs that are associated with development on parcels included in the Plan boundary are anticipated to be financed by the developer initially, and by the Colorado Springs Urban Renewal Authority, and the City of Colorado Springs in the future.

### **Summary of the Net County Impact**

Based on the analysis included in this report, EPS anticipates that the impact of the proposed Gold Hill Mesa Urban Renewal Plan on El Paso County will be positive. The County will continue to receive the base property tax amount of \$1,142 annually with biannual escalation. By 2048, the end of the 25-year tax increment financing period, the County's portion of property tax is expected to increase to \$214,249 per year as a result of the new development. The County can expect to receive this approximate level of revenue upon the sunset of the TIF in 2047. All of the sales tax generated in the Plan Area will be net new. The County will collect 0.23 percent of sales tax in the Plan Area during the 25-year period. Following the TIF timeframe, the County will collect the full 1.23 percent of sales tax. The estimated taxable sales in 2048 are estimated at \$33.9 million, which would generate approximately \$417,715 annually in county sales tax revenue.

Based on previous experience evaluating county fiscal structures, EPS has an understanding of expenditures, revenues, and alternative revenue sources that new development generates as well as the corresponding costs of service attributed to various development types. Moreover, because the future development will be located within the City of Colorado Springs, and the City is responsible for a majority of services, including ones with typically higher costs to local government (i.e., police, public works, water), the County's exposure in terms of its financial outlay will be modest and is expected to be mitigated with other revenue sources.



PROPERTY TAX INCREMENT REVENUE AGREEMENT  
(Pikes Peak Library District)  
(Gold Hill Mesa Commercial Urban Renewal Plan)

This Property Tax Increment Revenue Agreement (the “Agreement”) is entered into as of \_\_\_\_\_, 2022 (the “Effective Date”) by and between the COLORADO SPRINGS URBAN RENEWAL AUTHORITY, a body corporate and politic of the State of Colorado (the “Authority”), whose address is 30 South Nevada Avenue, Colorado Springs, Colorado 80903, and the PIKES PEAK LIBRARY DISTRICT, a political subdivision of the State of Colorado (the “Library District”), whose address is 12 North Cascade Avenue, Colorado Springs, Colorado 80903. The Authority and the Library District are referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS.

The following recitals are incorporated in and made a part of this Agreement. Capitalized terms used herein and not otherwise defined are defined in Section 1 below.

A. Proposed Redevelopment. The Parties have been advised that the real property described in Exhibit A (the “Property”) lying within the corporate limits of the City of Colorado Springs, Colorado (the “City”) is being studied for designation as an urban renewal area to be redeveloped by one or more developers and/or property owner(s) as a mixed use development(s) that will eliminate existing blighted conditions which constitute threats to the health, safety and welfare of the community and barriers to development.

B. Urban Renewal and Tax Increment Financing. To accomplish the proposed redevelopment and to provide certain required public improvements, the Authority has recommended inclusion of the Property in a proposed urban renewal plan, entitled as the “Gold Hill Mesa Commercial Urban Renewal Plan” (the “Plan” or “Urban Renewal Plan”) authorizing and utilizing tax increment financing in accordance with the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”), to pay Eligible Costs of the Improvements. The proposed Plan that includes the Property has been provided to the Library District under separate cover. The final Plan approved by the City Council of the City shall be the “Plan” for purposes of this Agreement.

C. Nature of Urban Renewal Project and Purpose of Agreement. The proposed Urban Renewal Project consists of designing, developing and constructing the Improvements (which includes paying the Eligible Costs of public improvements) necessary to serve the proposed Urban Renewal Area and to comply with §31-25-107(4)(g) of the Act that requires the Plan to afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise. Approval of the Urban Renewal Plan is subject to recent legislation, including requirements imposed by HB 15-1348 for new urban renewal plans adopted after January 1, 2016.

D. Impact Report. The Authority has submitted to the Library District a copy of the Impact Report required to be submitted to El Paso County by §31-25-107(3.5) of the Act, which includes a tax forecast for the Library District.

E. Colorado Urban Renewal Law. In accordance with the Act as amended to the date of this Agreement (including the requirements of HB 15-1348 and SB 18-248), the Parties desire to enter into this Agreement to facilitate adoption of the Plan and redevelopment of the proposed Urban Renewal Area described therein. The Agreement addresses, among other things, the estimated impacts of the Urban Renewal Plan on Library District services associated solely with the Urban Renewal Plan.

## AGREEMENT

NOW, THEREFORE, in consideration of the covenants, promises and agreements of each of the Parties hereto, to be kept and performed by each of them, it is agreed by and between the Parties hereto as set forth herein.

1. DEFINITIONS. As used in this Agreement:

1.1. “Act” means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S.

1.2. “Agreement” means this Agreement, as it may be amended or supplemented in writing. References to sections or exhibits are to this Agreement unless otherwise qualified.

1.3. “Authority” means the Party described in the Preamble to this Agreement, the Colorado Springs Urban Renewal Authority, a body corporate and politic of the State of Colorado.

1.4. “Bonds” shall have the same meaning as defined in §31-25-103 of the Act.

1.5. “City” means the Party described in Recital A to this Agreement, the City of Colorado Springs, Colorado.

1.6. “District Increment” means the portion of Property Tax Increment Revenues generated by the District’s mill levy received by the Authority from the El Paso County Treasurer and paid into the Special Fund as specified in Section 3.1.

1.7. “Duration” means the twenty-five (25) year period that the tax increment or tax allocation provisions will be in effect as specified in §31-25-107(9)(a) of the Act, the Plan, and the Impact Report.

1.8. “Eligible Costs” means those costs eligible to be paid or reimbursed from the Tax Increment Revenues pursuant to the Act.

1.9. “Future Mill Levy” has the meaning set forth in Section 3.2.

1.10. “Impact Report” means the impact report setting forth the burdens and benefits of the Urban Renewal Project previously submitted to the Library District.

1.11. “Improvements” means the public improvements and private improvements to be constructed on the Property pursuant to the Plan.

1.12. “Library District” means the Party described in the Preamble to this Agreement, Pikes Peak Library District, a public body corporate and political subdivision of the State of Colorado.

1.13. “Party” or “Parties” means the Authority or the Library District or both and their lawful successors and assigns.

1.14. “Plan” means the urban renewal plan defined in Recital B above.

1.15. “Project” shall have the same meaning as Urban Renewal Project.

1.16. “Property Tax Increment Revenues” means all the TIF revenues derived from ad valorem property tax levies described in §31-25-107(9)(a)(II) of the Act allocated to the Special Fund for the Duration of the Urban Renewal Project.

1.17. “Special Fund” means the fund described in the Plan and §31-25-107(9)(a)(II) of the Act into which the Property Tax Increment Revenues will be deposited.

1.18. “TIF” means the property tax increment portion of the property tax assessment roll described in §31-25-107(9)(a)(II) of the Act.

1.19. “Urban Renewal Area” means the area included in the boundaries of the Plan.

1.20. “Urban Renewal Plan” means the urban renewal plan defined in Recital B above.

1.21. “Urban Renewal Project” means all undertakings and activities, or any combination thereof, required to carry out the Urban Renewal Plan pursuant to the Act.

2. Impact Report. The Parties acknowledge and agree that the Impact Report addresses the following information and hereby make and adopt the following findings relating to the Impact Report:

(a) The Urban Renewal Project is projected to create significant new employment opportunities and other benefits as specified in the Impact Report that will benefit the Parties, the region, and the State of Colorado.

(b) The Duration of time estimated to complete the Urban Renewal Project is the twenty-five (25) year period of time specified in §31-25-107(9)(a) of the Act.

(c) The estimated annual Property Tax Increment Revenue to be generated by the Urban Renewal Project for the Duration of the Urban Renewal Project and the portion of such Property Tax Increment Revenue to be allocated to fund the Urban Renewal Project are set forth in this Agreement and the Impact Report.

(d) The nature and relative size of the revenue and other benefits expected to accrue to the City, the Library District, and other taxing entities that levy property taxes in the Urban Renewal Area are set forth in the Impact Report and include, without limitation:

- (i) The increase in base value resulting from biennial general reassessments for the Duration in accordance with §31-25-107(9)(e) of the Act;
- (ii) The benefit of improvements in the Urban Renewal Area to existing taxing entity infrastructure in accordance with §31-25-107(3.5) of the Act;
- (iii) The estimate of the impact of the Urban Renewal Project on Library District and taxing entity revenues in accordance with §31-25-107(3.5) of the Act;
- (iv) The cost of additional Library District and taxing body infrastructure and services required to serve development in the Urban Renewal Area in accordance with §31-25-107(3.5) of the Act;
- (v) The capital or operating costs of the Parties, the City, and other taxing bodies that are expected to result from the Urban Renewal Project in accordance with HB 15-1348;
- (vi) The legal limitations on the use of revenues belonging to the Parties, the City, and any taxing entity in accordance with HB 15-1348 and SB 18-248; and
- (vii) The other estimated impacts of the Urban Renewal Project on Library District and other taxing body services or revenues in accordance with §31-25-107(3.5) of the Act.

3. RETENTION OF PROPERTY TAX INCREMENT REVENUES. In compliance with the requirements of HB 15-1348 and SB 18-248, the Parties have negotiated and agreed to the sharing of Property Tax Increment Revenues as set forth herein.

3.1. District Increment Revenues. The Library District and the Authority agree that the Authority may retain and expend in furtherance of the Urban Renewal Project one hundred percent (100%) of the District Increment, commencing on the date of approval by the City of the Plan, and lasting for the Duration.

3.2. Mill Levy Allocation. If the Library District’s eligible electors approve a new or increased mill levy for any lawful purpose (“Future Mill Levy”), any revenue derived from the Future Mill Levy shall not be considered part of the District Increment. Rather, upon approval by the eligible electors of the Library District of a Future Mill Levy, the Library District shall provide notification of the same to the Authority. From the date of such notice until the Duration has expired, the Authority shall annually deduct from the Property Tax Increment Revenue it receives any revenues attributable to the Future Mill Levy, as applicable, and shall remit such revenues to the Library District.

4. PLEDGE OF PROPERTY TAX INCREMENT REVENUES. The Library District recognizes and agrees that in reliance on this Agreement and in accordance with the provisions of §31-25-109(12) of the Act, the adoption and approval of the Plan includes an irrevocable pledge of all of the Property Tax Increment Revenues, including the District

Increment, to pay the Authority's Bonds and other financial obligations in connection with the Urban Renewal Project. The Authority has elected to apply the provisions of §11-57-208, C.R.S., to this Agreement. The Property Tax Increment Revenues, when and as received by the Authority are and shall be subject to the lien of such pledge without any physical delivery, filing, or further act and are and shall be an obligation of the Parties pursuant to §31-25-107(9) of the Act. The Parties agree that the creation, perfection, enforcement and priority of the pledge of the Property Tax Increment Revenues as provided herein shall be governed by §11-57-208, C.R.S. The lien of such pledge on the Property Tax Increment Revenues shall have priority over any of all other obligations and liabilities of the Parties with respect to the Property Tax Increment Revenues.

5. NOTIFICATION OF PROPOSED MODIFICATIONS OF THE PLAN; AGREEMENT NOT PART OF PLAN. The Authority agrees to notify the Library District of any intended modification of the Plan as required by §31-25-107(7) of the Act. This Agreement is not part of the Plan.

6. WAIVER. Except for the notices required by this Agreement, the Library District, as authorized by §31-25-107(9.5)(b) and §31-25-107(11) of the Act, hereby waives any provision of the Act that provides for notice to the Library District, requires any filing with or by the Library District, requires or permits consent from the Library District, and provides any enforcement right to the Library District for the Duration, provided, however, that the Library District shall have the right to enforce this Agreement.

7. LIMITATION OF AGREEMENT. This Agreement applies only to the District Increment, as calculated, produced, collected and paid to the Authority from the Urban Renewal Area by the El Paso County Treasurer in accordance with §31-25-107(9)(a)(II) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of the City or the Authority.

8. MISCELLANEOUS.

8.1. Delays. Any delays in or failure of performance by any Party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God; fires; floods; earthquake; abnormal weather; strikes; labor disputes; accidents; regulation or order of civil or military authorities; shortages of labor or materials; or other causes, similar or dissimilar, including economic downturns, which are beyond the control of such Party.

8.2. Termination and Subsequent Legislation or Litigation. In the event of termination of the Plan, including its TIF financing component, the Authority may terminate this Agreement by delivering written notice to the Library District. The Parties further agree that in the event legislation is adopted or a decision by a court of competent jurisdiction after the Effective Date of this Agreement that invalidates or materially effects any provisions hereof, the Parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement, but does not impair any otherwise valid contracts in effect at such time.

8.3. Entire Agreement. This instrument embodies the entire agreement of the Parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the Parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the Parties.

8.4. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their successors in interest.

8.5. No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned Parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that any person or entity other than the undersigned Parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

8.6. No Waiver of Immunities. Nothing in this Agreement shall be construed as a waiver of the rights and privileges of the Parties pursuant to the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as the same may be amended from time to time. No portion of this Agreement shall be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

8.7. Amendment. This Agreement may be amended only by an instrument in writing signed by the Parties.

8.8. Parties not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties shall not be deemed to be partners or joint venturers, and no Party shall be responsible for any debt or liability of any other Party.

8.9. Interpretation. All references herein to Bonds shall be interpreted to include the incurrence of debt by the Authority in any form consistent with the definition of “Bonds” in the Act, including payment of Eligible Costs or any other lawful financing obligation.

8.10. Incorporation of Recitals and Exhibits. The provisions of the Recitals and the Exhibits attached to this Agreement are incorporated in and made a part of this Agreement.

8.11. No Assignment. No Party may assign any of its rights or obligations under this Agreement.

8.12. Section Captions. The captions of the sections are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

8.13. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

8.14. Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.

8.15. No Presumption. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the Party causing the Agreement to be drafted.

8.16. Notices. Any notice required by this Agreement shall be in writing. All notices, demands, requests and other communications required or permitted hereunder shall be in writing, and shall be (a) personally delivered with a written receipt of delivery; (b) sent by a nationally-recognized overnight delivery service requiring a written acknowledgement of receipt or providing a certification of delivery or attempted delivery; (c) sent by certified or registered mail, return receipt requested; or (d) sent by confirmed facsimile transmission or electronic delivery with an original copy thereof transmitted to the recipient by one of the means described in subsections (a) through (c) no later than 5 business days thereafter. All notices shall be deemed effective when actually delivered as documented in a delivery receipt; provided, however, that if the notice was sent by overnight courier or mail as aforesaid and is affirmatively refused or cannot be delivered during customary business hours by reason of the absence of a signatory to acknowledge receipt, or by reason of a change of address with respect to which the addressor did not have either knowledge or written notice delivered in accordance with this paragraph, then the first attempted delivery shall be deemed to constitute delivery. Each Party shall be entitled to change its address for notices from time to time by delivering to the other Party notice thereof in the manner herein provided for the delivery of notices. All notices shall be sent to the addressee at its address set forth in the Preamble to this Agreement.

8.17. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to C.R.S. § 24-11-101(1), such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.

8.18. Authority. The persons executing this Agreement on behalf of the Parties covenant and warrant that each is fully authorized to execute this Agreement on behalf of such Party.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Authority and the Library District have caused their duly authorized officials to execute this Agreement effective as of the Effective Date.

PIKES PEAK LIBRARY DISTRICT, a political  
subdivision of the State of Colorado

By: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

COLORADO SPRINGS URBAN RENEWAL  
AUTHORITY, a body corporate and politic of the  
State of Colorado

By: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_



**Exhibit A**

The Property

## Draft Report

# Gold Hill Mesa Commercial Existing Conditions Survey

*The Economics of Land Use*



**Prepared for:**

City of Colorado Springs Urban Renewal Authority

**Prepared by:**

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EPS #213144

February 18, 2022

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# 1. Introduction

In February of 2022, Economic & Planning Systems (EPS), working with the City of Colorado Springs Urban Renewal Authority (CSURA), conducted the following existing conditions survey (Survey) of the proposed Gold Hill Mesa Urban Renewal Plan Area (Study Area). This proposed plan area is located in west Colorado Springs with Highway 24 to the northeast, South 21<sup>st</sup> Street to the west, and existing Villa De Mesa and Gold Hill Mesa residential developments to the south, as shown in **Figure 1** on page 6.

The CSURA anticipates creating a new plan area to support redevelopment plans of the site. The proposed Urban Renewal Area captures the redevelopment plans and, if approved, will aide in supporting the proposed redevelopment and enabling needed public improvements to be constructed in the area.

## Purpose

The primary purpose of this Survey is to determine whether the Study Area qualifies as a “blighted area” within the meaning of Colorado Urban Renewal Law. Secondly, this Survey will influence whether the Study Area should be recommended to be established as a URA Plan Area for such urban renewal activities, as the URA and City Council deem appropriate.

## Colorado Urban Renewal Law

The requirements for the establishment of a URA plan are outlined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq. In order to establish an area for urban renewal, there are an array of conditions that must be documented to establish a condition of blight. The determination that constitutes a blighted area depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a multiplicity of conditions which, in combination, tend to accelerate the phenomenon of deterioration of an area and prevent new development from occurring.

## Urban Renewal Law

### **Blight Factors (C.R.S. § 31-25-103)**

*"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of 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 nonmarketable;*
- (h) The existence of conditions that endanger life or property by fire or other causes;*
- (I) 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;*
- (j) Environmental contamination of buildings or property;*
- (k.5) 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; or*
- (l) 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 specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation."*

### **Use of Eminent Domain**

In order for an Urban Renewal Authority to use the powers of eminent domain to acquire properties, 5 of the 11 blight factors must be present (C.R.S. § 31-25-105.5(a)).

*"Blighted area" shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "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 specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare."*

### **Urban Renewal Case Law**

In addition to the State statute, several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. The following parameters have been established through case law for determining blight and the role of judiciary review.

#### ***Tracy v. City of Boulder (Colo. Ct. App. 1981)***

- Upheld the definition of blight presented in the Urban Renewal Law as a broad condition encompassing not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisioning the prevention of deterioration. Therefore, the existence of widespread nuisance violations and building condemnation is not required to designate an area blighted.
- Additionally, the determination of blight is the responsibility of the legislative body and a court's role in review is to verify if the conclusion is based upon factual evidence determined by the City Council at the time of a public hearing to be consistent with the statutory definition.

#### ***Interstate Trust Building Co. v. Denver Urban Renewal Authority (Colo. 1970)***

- Determined that blight assessment is not on a building-to-building basis but is based on conditions observed throughout the plan area as a whole. The presence of one well maintained building does not defeat a determination that an area constitutes a blighted area.



## Methodology

This Survey was completed by EPS to inventory and establish the existing conditions within the Study Area through data gathering and field observations of physical conditions. The Study Area was defined by the URA to encompass the proposed redevelopment of 19 properties located in west Colorado Springs with Highway 24 to the northeast, South 21<sup>st</sup> Street to the west, and existing Villa De Mesa and Gold Hill Mesa residential developments to the south. An inventory of parcels within the Study Area was compiled using parcel data from the El Paso County Assessor, documenting parcel ownership, size, use, vacancy, and assessed value.

The field survey was conducted by EPS in February of 2022. The 11 factors of blight in the state statute were broken down into "conditions" - existing situations or circumstances identified in the Study Area that may qualify as blight under each of the 11 factors. The conditions documented in this report are submitted as evidence to support a "finding of blight" according to Urban Renewal Law. Under the Urban Renewal Law, the final determination of blight within the Study Area is within the sole discretion of the Colorado Springs City Council.

## 2. Study Area Analysis

### Study Area

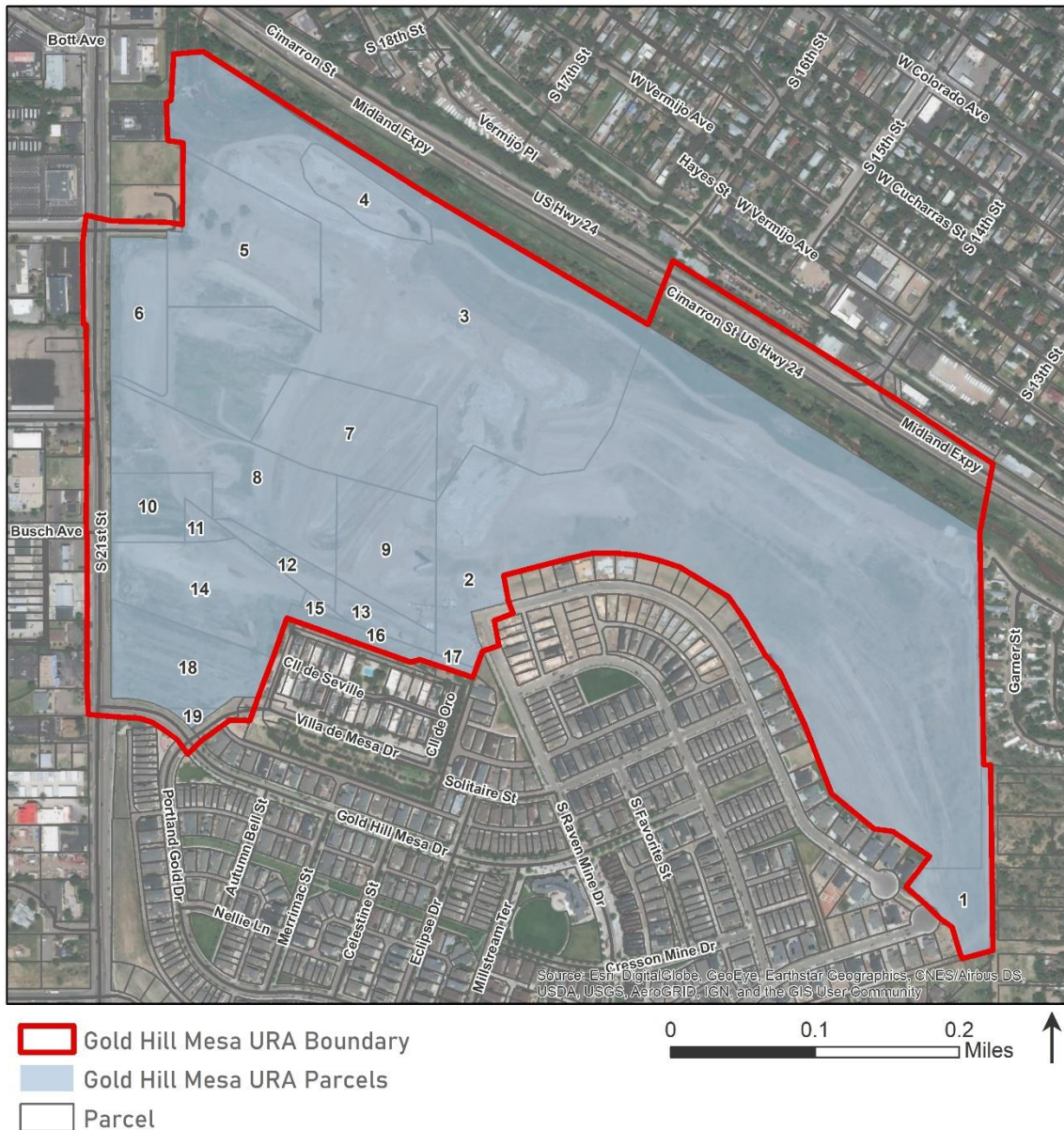
The proposed Gold Hill Mesa Urban Renewal Plan Area is comprised of 19 parcels on approximately 107 acres of land and adjacent right of way (ROW), as shown in **Table 1** and **Figure 1**. The Study Area is bound by Highway 24 to the northeast, South 21<sup>st</sup> Street to the west, and existing Villa De Mesa and Gold Hill Mesa residential developments to the south. Parcels in the Study Area are owned by the Gold Hill Neighborhood LLC, Gold Hill Mesa Metro District No. 1, and AIPA Colorado Investments LLC. All of these entities represent the same general ownership group and are part of the Gold Hill Mesa development group. All parcels in the Study Area are vacant with no buildings.

**Table 1. Parcels Contained in the URA Study Area**

#	Parcel	Location	Owner	Land Use	Land		Assessed Value
					Acres	Sq. Ft.	
1	7413300085	LADY CAMPBELL DR	GOLD HILL NEIGHBORHOOD LLC	Vacant	1.74	75,794	\$21,750
2	7414100066	14-14-67	GOLD HILL NEIGHBORHOOD LLC	Vacant	39.61	1,725,412	\$12,640
3	7414100056	14-14-67	AIPA COLORADO INVESTMENTS LLC	Vacant	26.24	1,143,014	\$7,460
4	7414100057	14-14-67	GOLD HILL MESA METRO DIST NO 1	Exempt	1.71	74,488	\$0
5	7414100036	S TWENTY FIRST ST	AIPA COLORADO INVESTMENTS LLC	Vacant	5.52	240,451	\$3,490
6	7414100035	BROADWAY AVE	AIPA COLORADO INVESTMENTS LLC	Vacant	3.54	154,202	\$15,650
7	7414100007	14-14-67	AIPA COLORADO INVESTMENTS LLC	Vacant	4.85	211,266	\$21,440
8	7414100033	1305 S TWENTY FIRST ST	AIPA COLORADO INVESTMENTS LLC	Vacant	6.38	277,913	\$28,210
9	7414100024	1300 S TWENTY FIRST ST	AIPA COLORADO INVESTMENTS LLC	Vacant	3.74	162,914	\$16,540
10	7414100034	S TWENTY FIRST ST	AIPA COLORADO INVESTMENTS LLC	Vacant	1.81	78,844	\$8,000
11	7414100018	14-14-67	AIPA COLORADO INVESTMENTS LLC	Vacant	0.36	15,500	\$1,570
12	7414100027	14-14-67	AIPA COLORADO INVESTMENTS LLC	Vacant	0.88	38,333	\$3,890
13	7414100044	1345 S TWENTY FIRST ST	AIPA COLORADO INVESTMENTS LLC	Vacant	0.93	40,697	\$290
14	7414108088	S TWENTY FIRST ST	AIPA COLORADO INVESTMENTS LLC	Vacant	4.48	195,149	\$7,150
15	7414108064	14-14-67	AIPA COLORADO INVESTMENTS LLC	Vacant	0.15	6,320	\$60
16	7414108085	14-14-67	AIPA COLORADO INVESTMENTS LLC	Vacant	0.72	31,159	\$0
17	7414100054	14-14-67	GOLD HILL NEIGHBORHOOD LLC	Vacant	0.14	5,882	\$150
18	7414108089	S TWENTY FIRST ST	AIPA COLORADO INVESTMENTS LLC	Vacant	3.76	163,786	\$6,000
19	7414108084	1429 S TWENTY FIRST ST	AIPA COLORADO INVESTMENTS LLC	Vacant	0.15	6,532	\$2,410
<b>Total</b>					<b>106.70</b>	<b>4,647,656</b>	<b>\$156,700</b>

Source: El Paso County Assessor; Economic & Planning Systems

**Figure 1. Gold Hill Mesa Proposed URA Boundary and Parcels**



The Study Area has a rich history and was previously the Golden Cycle Mill, a major economic hub in Colorado Springs. The Golden Cycle Mill, shown below in **Figure 2**, was established in 1905 and processed gold for over 40 years until it shut down in 1948. The mill processed 1,500 tons of ore per day at the height of productivity and processed the most gold in the world. This area was vacant since the closure of the gold mill until Gold Hill Mesa began development in 1998 with the first phase of homes completed in 2015. The iconic Golden Cycle Mill smokestack remains on the site today and will be preserved as a symbol of the heritage of Colorado Springs.

**Figure 2. Golden Cycle Mill**



## Field Survey Approach

The following assessment is based on a field survey conducted by EPS in February 2022. The survey team toured the entire Study Area, taking notes and photographs to document existing conditions corresponding to the blight factor evaluation criteria detailed in the following section.

## Blight Factor Evaluation Criteria

This section details the conditions used to evaluate blight during the field survey. The following conditions correspond with 8 of the 11 blight factors in the Urban Renewal Law. Additional information on a number of these factors for which data was available was also collected. The remaining blight factors cannot be visually inspected and are dependent on other data sources. Given the prevalence of physically observable conditions of blight, these remaining blight factors were not investigated.

### Street Layout

The following conditions evaluate the Urban Renewal Law blight factor “(b) *predominance of defective or inadequate street layout,*” through assessment of the safety, quality, and efficiency of street layouts, site access, and internal circulation.

Typical examples of conditions that portray this criterion include:

- Inadequate Street or Alley Width / Cross-section / Geometry
- Poor Provision of Streets or Unsafe Conditions for Vehicular Traffic
- Poor Provision of Sidewalks/Walkways or Unsafe Conditions for Pedestrians
- Insufficient Roadway Capacity
- Inadequate Emergency Vehicle Access
- Poor Vehicular or Pedestrian Access to Buildings or Sites
- Excessive Curb Cuts / Driveways along Commercial Blocks
- Poor Internal Vehicular or Pedestrian Circulation

### Lot Layout

The following conditions evaluate the Urban Renewal Law blight factor “(c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.*”

Typical examples of conditions that portray this criterion include:

- Faulty or inadequate lot shape or layout
- Poor vehicular access
- Lot size is deemed unusable

### **Unsafe/Unsanitary**

The following conditions establish evidence of Urban Renewal Law blight factor “(d) *unsanitary or unsafe conditions*,” by evaluating visual conditions that indicate the occurrence of activities that inhibit the safety and health of the area including, but not limited to, excessive litter, unenclosed dumpsters, and vandalism.

Typical examples include:

- Floodplains or Flood Prone Areas
- Inadequate Storm Drainage Systems/Evidence of Standing Water
- Poor Fire Protection Facilities
- Above Average Incidences of Public Safety Responses
- Inadequate Sanitation or Water Systems
- Existence of Contaminants or Hazardous Conditions or Materials
- High or Unusual Crime Statistics
- Open/Unenclosed Trash Dumpsters
- Cracked or Uneven Surfaces for Pedestrians
- Illegal Dumping/Excessive Litter
- Vagrants/Vandalism/Graffiti/Gang Activity
- Open Ditches, Holes, or Trenches in Pedestrian Areas
- Poorly Lit or Unlit Areas
- Insufficient Grading/Steep Slopes
- Unsafe or Exposed Electrical Wire

### **Site Improvements**

The following conditions evaluate the Urban Renewal Law blight factor “(e) *deterioration of site or other improvements*,” by evidence of overall maintenance deficiencies within the plan area including, deterioration, poorly maintained landscaping, and overall neglect.

Examples of blighted site improvements include:

- Neglected Properties or Evidence of Maintenance Deficiencies
- Deteriorated Signage or Lighting
- Deteriorated Fences, Walls, or Gates
- Deteriorated On-Site Parking Surfaces, Curb and Gutter, or Sidewalks
- Unpaved Parking Lot (Commercial Properties)
- Poor Parking Lot/Driveway Layout
- Poorly Maintained Landscaping/Overgrown Vegetation

## Infrastructure

The observation of the following infrastructure insufficiencies is evidence of Urban Renewal Law blight factor "(f) *unusual topography or inadequate public improvements or utilities.*"

Prototypical features of blight under this topic include:

- Deteriorated Pavement, Curb, Sidewalks, Lighting, or Drainage
- Lack of Pavement, Curb, Sidewalks, Lighting, or Drainage
- Presence of Overhead Utilities or Billboards
- Inadequate Fire Protection Facilities/Hydrants
- Inadequate Sanitation or Water Systems
- Unusual Topography

## Endangerment

The following conditions evaluate the Urban Renewal Law blight factor "(h) *The existence of conditions that endanger life or property by fire or other causes.*"

Typical examples of conditions that portray this criterion include:

- Fire safety problems
- Hazardous contaminants
- High frequency of crime
- Floodplain or flood hazards

## Environmental Contamination

The following conditions are evidence of Urban Renewal Law blight factor "(j) *Environmental contamination of buildings or property, through assessment of chemical or biological contamination. Such contamination may pose a health risk or other problems, such as inhibit development.*

Typical examples of conditions that portray this criterion include:

- Environmental contamination of buildings
- Environmental contamination of property

## Vacancy

The following conditions are evidence of Urban Renewal Law blight factor "(k) *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.*" Various examples of features that fulfill this criterion include:

- An Undeveloped Parcel in a Generally Urbanized Area
- Disproportionately Underdeveloped Parcel
- Vacant Structures
- Vacant Units in Multi-Unit Structures

### Other Considerations

The remaining three blight factors specified in the Urban Renewal Law were not investigated further due to sufficient evidence from the visual field survey supporting a condition of blight in 8 of the 11 blight factors.

*(a) Slum, deteriorated, or deteriorating structures;*

*(g) Defective or unusual conditions of title rendering the title nonmarketable.*

*(I) 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.*

## Results of Field Survey

This section summarizes the findings of the visual field survey of the Study Area conducted in February 2022. **Table 2** documents the specific blight conditions observed. These conditions are further detailed following the table, for each specific category, and include image documentation or supportive data.



**Table 2. Blight Conditions Observed in Study Area**

Conditions Observed			
Street Layout	2.01	Inadequate Street or Alley Width / Cross-section / Geometry	
	2.02	Poor Provisions or Unsafe Conditions for Vehicular Traffic	X
	2.03	Poor Provisions or Unsafe Conditions for Pedestrians	X
	2.04	Insufficient Roadway Capacity Leading to Unusual Congestion	
	2.05	Inadequate Emergency Vehicle Access	
	2.06	Poor Vehicular or Pedestrian Access to Buildings or Sites	X
	2.07	Excessive Curb Cuts / Driveways along Commercial Blocks	
	2.08	Poor Internal Vehicular or Pedestrian Circulation	X
Lot Layout	3.01	Faulty or inadequate lot shape or layout	X
	3.02	Poor vehicular access	X
	3.03	Lot size is deemed not useful	
Unsafe / Unsanitary	4.01	Floodplains or Flood Prone Areas	
	4.02	Inadequate Storm Drainage Systems/Evidence of Standing Water	X
	4.03	Poor Fire Protection Facilities	
	4.04	Above Average Incidences of Public Safety Responses	
	4.05	Inadequate Sanitation or Water Systems	
	4.06	Existence of Contaminants or Hazardous Conditions or Materials	X
	4.07	High or Unusual Crime Statistics	
	4.08	Open / Unenclosed Trash Dumpsters	
	4.09	Cracked or Uneven Surfaces for Pedestrians	
	4.10	Illegal Dumping / Excessive Litter	X
	4.11	Vagrants/Vandalism/Graffiti/Gang Activity	X
	4.12	Open Ditches, Holes, or Trenches in Pedestrian Areas	
Site Improvements	5.01	Neglected Properties or Evidence of Maintenance Deficiencies	X
	5.02	Deteriorated Signage or Lighting	
	5.03	Deteriorated Fences, Walls, or Gates	
	5.04	Deteriorated On-Site Parking Surfaces, Curb & Gutter, or Sidewalks	
	5.05	Unpaved Parking Lot (Commercial Properties)	
	5.06	Poor Parking Lot/ Driveway Layout	
	5.07	Poorly Maintained Landscaping / Overgrown Vegetation	X
Infrastructure	6.01	Deteriorated pavement, curb, sidewalks, lighting, or drainage	
	6.02	Lack of pavement, curb, sidewalks, lighting, or drainage	X
	6.03	Presence of Overhead Utilities or Billboards	X
	6.04	Inadequate Fire Protection Facilities / Hydrants	
	6.05	Inadequate Sanitation or Water Systems	X
	6.06	Unusual Topography	X
Endangerment	8.01	Fire safety problems	
	8.02	Hazardous contaminants	X
	8.03	High frequency of crime	
	8.04	Floodplain or flood hazards	
Cont.	10.01	Environmental contamination of buildings	
	10.02	Environmental contamination of property	X
Vacancy	11.04	An Undeveloped Parcel in a Generally Urbanized Area	X
	11.05	Disproportionately Underdeveloped Parcel	
	11.06	Vacant Structures	
	11.07	Vacant Units in Multi-Unit Structures	

**1. Street Layout; predominance of defective or inadequate street layout**

The Study Area includes a large area, over 100 acres, with 19 parcels. Many of these parcels are located within the interior of the site without street access due to lack of internal streets on site. This lack of connectivity is shown below in **Figure 3** as well as the progress of forming roadways and connections throughout the site to resolve this issue. This lack of connectivity also inhibits access to the existing residential homes and commercial buildings in Gold Hill Mesa to the major thoroughfares of Highway 24 and 21<sup>st</sup> Street. Additionally, this lack of street layout in the Study Area creates poor provision for vehicular traffic. Poor provisions of street improvements for pedestrians were observed in lack of sidewalks and lighting along the east side of South 21<sup>st</sup> Street, north side of Gold Hill Mesa Drive, and north side of Villa de Mesa Drive, as shown below in **Figure 4**.

**Figure 3. Poor Internal Vehicular or Pedestrian Circulation**



**Figure 4. Poor Provision of Street Improvements for Pedestrians**



Source: Google Street View September 2019

**2. Lot Layout: faulty or inadequate lot shape or layout**

The Study Area includes 19 parcels, of which eight parcels are internal and do not have exterior or roadway access. Additionally, parcels range in shape and size with the smallest parcel approximately 0.14 acres. The parcel locations, shape and size are illustrated previously in **Figure 1** and **Table 1**. The lack of access, shape, and small size create impediments for development unless aggregated with adjacent parcels.

**3. Unsafe/Unsanitary: unsaitary or unsafe conditions**

Throughout the Study Area unsafe and unsanitary conditions were documented, including contaminant/hazardous materials, litter and dumping, vandalism/graffiti, and inadequate stormdrainage system. Vandalism/graffiti was observed on the historic smokestack and new drainage infrastructure, shown in **Figure 5**.

Large amounts of containinants have been found throughout the Study Area and require substantial work to remove. In additon to the tailings from the gold processing, the concrete foundations and substructures remained burried underground following the removal of the mill buildings in the 1960s, shown in **Figure 6**. In the 1990s, the Study Area was used as a dump site for dirt and an estimated 600,000 cubic yards of additional material was brought onto the Study Area. While at the time dirt was permitted to be dumped in the Study Area, illegal dumping also took place and brought concrete and other undesriable materials. Large amounts of concrete, rebar, and organics (yard waste, trash, wood, trees, etc.), shown in **Figure 7**, must be removed and mitigated before development can occur.

The Study Area lacks strom drainage infrastructure and a regional storm dention system is required to serve the capacity of the Study Area, existing Gold Hill Mesa residential development, and Villa de Mesa neighborhood. This infrastructure is more expensive and difficult to construct due to the steep slopes in the Study Area. The Gold Hill Mesa Development Group has found a sustainable solution of repurposing concrete from on-site mitigation to make a buttress slope condition, which aids in having the correct size detention pond, shown below in **Figure 8**. New storm drainage infrastructure has also been built along the northwest and northeast corners of the Study Area.

**Figure 5. Vandalism/Graffiti**



**Figure 6. Evidence of Contaminants or Hazardous Materials**





**Figure 7. Excessive Litter/Illegal Dumping**



**Figure 8. Inadequate Storm Drainage System**



**4. Site Improvements: deterioration of site or other improvements**

Deterioration of the site was observed throughout the Study Area under the conditions of neglected properties and poorly maintained landscaping, as shown in Error! Reference source not found.. Tailings from the gold production were left on the Study Area under a thin layer of dirt after the mill was closed in the 1940s to prevent wind erosion. This impeded the growth for most vegetation and only a limited amount of grass and some brush could survive. Over the decades, the Study Area was sparse and did not support plant growth. Furthermore, dirt, concrete, and trash were dumped in the Study Area in the 1990s. The bottom two images below show the existing conditions during remediation in 2009.

**Figure 9. Neglected Properties**



**5. Infrastructure: unusual topography or indadequate public improvements or utilites**

Unusual topography was observed throughout the Study Area and creates the need for significant grading, as shown in **Figure 10**. The Study Area has steep slopes with the highest elevation at the southern protion of the site and declines towards the northeast. Elevations vary from 6,250 to 6,000 feet above sea level. Along Highway 24 and the northeast side of the Study Area there is a billboard and overhead utility lines, as shown in **Figure 11**. Additionally, the lack of site infrastruture including pavement, curb, sidewalks, lighting, drainage, and inadequate sanitation or water systems are previously documented and descibed in **Figure 3**, **Figure 4**, and **Figure 8**.

**Figure 10. Unusual Topography**





**Figure 11. Presence of Overhead Utilities or Billboards**



**6. Environmental Contamination of property**

As perviously noted, environmental contamination was indentified throughout the Study Area with gold tailings, concrete and rebar from old foundations and structures, dumping of concrete, trash, and other materials, shown in **Figure 12.**

**Figure 12. Environmental Contamination of Property**







**7. Vacancy: 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.**

The Study Area is comprised of parcels that are undeveloped/vacant and it is a brownfield site with former industrial activity from the Golden Cycle Mill. The surrounding area is largely developed and urbanized with residential development to the south, mobile home and RV parks to the east, commercial development along 21<sup>st</sup> Street to the west, and development along the north side of Highway 24 to the north, shown in **Figure 13**.

**Figure 13. Undeveloped/Underdeveloped Parcels in a Generally Urbanized Area**



## Other Considerations

The team collected and analyzed additional non-visual information on the Study Area that contributed to the documentation of blight factors.

### Hazardous Contaminants

The Study Area has proven to be a hardship to clean up due to environmental and hazardous contamination from the gold mill when it was active and dumping on the site while the property was vacant. Gold Hill Mesa conducted a voluntary environmental cleanup plan in 2002 that was approved by the Colorado Department of Public Health and Environment (CDPHE). Based on a historical and environmental assessment sources of soil contamination were identified in the Study Area. Fine tailings, residuals from the milling process, were contained behind a tailings dam that was constructed to hold the tailings as part of the mill operation. These tailings include concentrations of arsenic and lead that exceed CDPHE's proposed values. Soil and groundwater investigations revealed that groundwater within the tailings dam area are in direct contact with the tailings and exhibit concentrations of arsenic, antimony, and thallium that are above the groundwater standards. These tailings are not a source for offsite groundwater contamination.

### 3. Conclusions

Based on the definition of a blighted area in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq., and based on the field survey results of the Study Area, EPS concludes that the Study Area is a blighted area as defined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq.

The visual field survey conducted in February 2022 documented 8 of the 11 factors of blight within the Study Area. Therefore, this blighted area, as written in the Urban Renewal Law, “substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.”

Evidence of the following Urban Renewal Law blight factors are documented in this report:

- (b) Predominance of 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.*
- (h) The existence of conditions that endanger life or property by fire or other causes.*
- (j) Environmental contamination of buildings or property.*
- (k.5) 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.*

Evidence of the following Urban Renewal Law blight factors were not visually observable, and based on the presence of other, more significant physical conditions, these factors of blight did not warrant further investigation.

- (a) Slum, deteriorated, or deteriorating structures.*
- (g) Defective or unusual conditions of title rendering the title nonmarketable.*
- (I) 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.*

As established by Urban Renewal case law in Colorado, this assessment is based on the condition of the Study Area as a whole. There is substantial evidence and documentation of 8 of the 11 blight factors in the Study Area as a whole.

## Draft Report

# Gold Hill Mesa Commercial Urban Renewal Plan

*The Economics of Land Use*



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# 1. Introduction

## Preface

This Gold Hill Mesa Urban Renewal Plan ("Plan" or the "Urban Renewal Plan") has been prepared for the City of Colorado Springs, Colorado, a home rule municipal corporation of the State of Colorado (the "City"). The Plan will be carried out by the Colorado Springs Urban Renewal Authority (the "Authority"), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended to date (the "Act"). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

## Blight Findings

Under the Act, an urban renewal area is a blighted area, as defined by the Act, and has been designated as appropriate for an urban renewal project by the City Council of the City (the "City Council"). In each urban renewal area, conditions of blight must be present, and the City Council must find that the presence of those conditions of blight substantially impair or arrest the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in order for the Authority to exercise its powers.

The Gold Hill Mesa Conditions Survey prepared by Economic & Planning Systems (EPS) in February 2022 ("Conditions Survey") was provided to the Authority under separate cover and demonstrates that the Gold Hill Mesa Study Area ("Study Area"), as defined in the Conditions Study, is eligible to be declared a blighted area by the City Council under the Act. The Conditions Survey identified and documented 8 of the 11 blight factors present in the Study Area. A description of the blight factors and observations is presented below in Section 4 of this report.

## Urban Renewal Area Boundaries

The Gold Hill Mesa Urban Renewal Area ("URA" or "Plan Area") is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of 19 parcels on approximately 106.7 acres of land plus adjacent right-of-way (ROW). The boundaries of the Plan Area to which this Plan applies includes Highway 24 to the northeast, South 21<sup>st</sup> Street to the west, and existing Villa De Mesa and Gold Hill Mesa residential developments to the south as shown below in **Figure 1** and



more particularly described on Exhibit A attached hereto and made a part of hereof.

**Figure 1. Gold Hill Mesa Urban Renewal Plan Area**



**Ownership**

The parcels located within the Plan Area are all currently owned by the Gold Hill Mesa development ownership group, which includes Gold Hill Mesa Neighborhood LLC, Gold Hill Metro District No. 1, and AIPA Colorado Investments LLC.

## **Zoning and Land Use**

All properties within the Plan Area are currently vacant with no building improvements. The majority of the Plan Area is zoned as a Traditional Neighborhood Development (TND), which is a residential zoning classification that encourages a diversity of housing types integrated with commercial and other uses with a pedestrian-friendly environment and street connectivity. TND is defined by the Colorado Springs Zoning Code as a district that, "is intended to promote the development of a neighborhood with a sense of place."

Additionally, some parcels also include the zoning classifications of Planned Unit Development (PUD), Planned Business Center (PBC), and Streamside Overlay Zone (SS). PUDs allow for a variety of land uses and encourage appropriate mixed use developments. The PUD concept plan or PUD development plan determines the specifically allowed residential and nonresidential land uses, and intensity and density of development. PBC is defined by the Colorado Springs Zoning Code as a district that, "accommodates commercial land uses and preserves and enhances areas for a range of retail sales and service establishments." SS overlay zone district is defined by the Colorado Springs Zoning Code as a district that, "is characterized by intermittent and perennial streams which provide significant wildlife habitat, riparian vegetation, water quality protection, flood protection, open space and multiuse trail opportunities which add to the character, attractiveness and quality of life of the community."

The land uses proposed in the Study Area align with the zoning classifications and will include a variety of residential housing types for ownership and rent as well as a commercial node with neighborhood uses potentially including restaurants, grocery, hotel, and other entertainment retail uses.

## 2. Definitions

Terms used in this Plan are defined below and are representative of Urban Renewal Law C.R.S. 31-25-103.

- **Act or Urban Renewal Law** – Urban Renewal Law of the State of Colorado, Colo. Rev. Stat. § 31-25-101 et seq.
- **Available Property Tax Increment Revenues** – all Property Tax Increment Revenues available pursuant to the Tax Increment Financing provisions of the Act not payable to taxing bodies pursuant to agreements, if any, with the Authority or otherwise as provided in §31-25-107(9.5) of the Act. In the event that an agreement is reached with a taxing body pursuant to § 31-25-107(9.5) of the Act after the effective date of Plan approval by the City Council, the Property Tax Increment Revenues generated by said taxing body’s mill levy shall become Available Property Tax Increment Revenues, and the addition of such revenue shall not be a substantial modification to this Plan.
- **Available Revenues** – any and all revenues available to the Authority, including, without limitation, Available Property Tax Increment Revenues, any revenues available to the Authority from Districts, or any other source that are available under this Plan or otherwise under the Act.
- **Bonds** – any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations.
- **District (or Districts)** – means a metropolitan district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et seq., C.R.S., as from time to time amended, or a business improvement district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Business Improvement District Act, 31-25-1201, et seq., C.R.S., as from time to time amended, or any successor District or Districts thereto as may be approved by the City.
- **Property Taxes** – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in the Area.
- **Property Tax Increment Revenues** – the property tax revenues allocated to the Authority pursuant to §31-25-107(9) of the Act and Section 7.0 of this Plan.
- **Real property** – lands, lands under water, structures, and any and all easements, franchises, incorporeal hereditaments, and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage, or otherwise.

- **Redevelopment/Development Agreement** – one or more agreements between the Authority and developer(s) and/or property owners or such other individuals or entities as determined by the Authority to be essential to carry out the objectives of this Plan.
- **Slum area** – an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.
- **Tax increment financing (TIF)** – the tax allocation financing as described in C.R.S. 31-25-107(9) of the Act as in effect on the date this Plan is approved by City Council.
- **Urban Renewal Authority or Authority** – a corporate body organized pursuant to the provisions of the Act for the purposes, with the powers, and subject to the restrictions set forth in the Act.
- **Urban Renewal Plan or Plan** – a plan, as it exists from time to time, for an urban renewal project, which plan conforms to a general or master plan for the physical development of the municipality as a whole and which is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
- **Urban Renewal Project** – undertakings and activities for the elimination and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation, or any combination or part thereof, in accordance with an urban renewal plan.

## 3. Purpose

The purpose of this Plan is to reduce, eliminate, and prevent the spread of blight within the Plan Area through private development. The Plan sets goals to achieve this through implementing established objectives for the Area and assisting with the eligible costs of environmental mitigation, redevelopment, promoting economic growth and private investment through the tools available within the context of urban renewal tools, laws, and guidelines, including, without limitation, tax increment financing (TIF).

Establishment of the Urban Renewal Area will take advantage of improving conditions and the upcoming development cycle by focusing urban renewal efforts in a small area for the duration in accordance with the mandates of the Act.

### Vision

The vision of the Plan Area, as expressed by the developer, is a traditional neighborhood development with a mix of uses in a walkable environment with streetscape, open space, parks, and trail connections, as shown in the proposed site plan illustrated in **Figure 2**. The proposed development includes neighborhood retail, restaurants, hotel, public gathering space for events, and a variety of residential home types including detached, attached, and multifamily units. The residential component will provide homes for homeowners and renters of various sizes.

The Plan Area is a brownfield redevelopment and an infill development that is using space within the urban context rather than developing on the outside or edges of the city. The Plan Area is the location of the former Golden Cycle Mill. The smokestack from the gold mill currently remains in the Plan Area and will be preserved as part of Colorado Spring's history and to create a unique sense of place.

The Plan Area will include a significant amount of open space with native vegetation and trails with connections to the established trail network in Colorado Springs. Trails in the Plan Area will provide direct connections to Downtown and Old Colorado City. Fountain Creek will be restored to support the ecosystem and reduce flooding, erosion, and sedimentation. Additionally, concrete found in the Plan Area during environmental remediation will be recycled and reused to protect the banks of Fountain Creek from future erosion.

Figure 2. Gold Hill Mesa Site Plan



## 4. Blight Conditions

Before an urban renewal plan can be adopted by the City Council, there must be a determination that an area constitutes a blighted area. This determination depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a range of conditions that, in combination, tend to accelerate the phenomenon of deterioration of an area. The definition of a blighted area is based upon the definition articulated in the Urban Renewal Law (C.R.S. § 31-25-103) as follows:

*"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

- a. Slum, deteriorated, or deteriorating structures;*
- b. Predominance of 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 nonmarketable;*
- h. The existence of conditions that endanger life or property by fire and other causes;*
- i. 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;*
- j. Environmental contamination of buildings or property;*
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, building, or other improvements; or*
- l. 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 specified in paragraphs (a) to (k.5)*

*of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

To use the powers of eminent domain, the definition of "blighted" is broadened to require that five of the eleven blight factors must be present (C.R.S. § 31-25-105.5(5)(a)):

*(a) "Blighted area" shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "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 specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.*

The methodology used to prepare the Conditions Survey for the Plan Area involved the following steps: (i) identify parcels to be included in the Plan Area; (ii) gather information about the properties and infrastructure within the Plan Area boundaries; (iii) evaluate evidence of blight through field reconnaissance; and (iv) record observed and documented conditions listed as blight factors in State Statute. The entire Conditions Survey is provided under separate cover.



## 5. Plan Goals and Conformance

### Plan Goals and Objectives

The overall objective of this Plan is to remediate unfavorable existing conditions and prevent further deterioration by implementation of the relevant provisions contained in the following documents:

- PlanCOS (City of Colorado Springs Comprehensive Plan), 2019
- City of Colorado Springs Strategic Plan, 2020-2024

The Plan is intended to stimulate private sector development in the Plan Area with a combination of private investment and Authority financing. The Plan has the following objectives:

- Implement PlanCOS
- Prevent and eliminate conditions of blight within the City of Colorado Springs
- Encourage and provide incentives for the private development of housing
- Encourage the development of projects that would not otherwise be considered financially feasible without the participation of Colorado Springs Urban Renewal Authority (CSURA)
- Enhance the current property tax revenue within the city and county with development that will increase the assessed valuation and provide additional sales tax collections throughout the city.

### Plan Conformance

#### Urban Renewal Law

This Plan is in conformity with and subject to the applicable statutory requirements of the Urban Renewal Law.

#### PlanCOS

The City of Colorado Springs' adopted Comprehensive Plan, known as *PlanCOS*, describes the City's vision of creating a vibrant community organized around six themes of vibrant neighborhoods, unique places, thriving economy, strong connections, renowned culture, and majestic landscapes. This Plan is intended to implement *PlanCOS* and is in direct conformance with *PlanCOS*. The URA Plan directly supports five themes in *PlanCOS* of vibrant neighborhoods, unique places, strong connections, renowned culture, and majestic landscapes. The following

excerpts from *PlanCOS* highlight the linkage between *PlanCOS* and this Plan under these five themes. These are representative excerpts, and not an all-inclusive list of relevant statements:

- **Vision Map** – The Plan Area in the PlanCOS Vision Map is identified as a Newer Developing Neighborhood.
- **Vibrant Neighborhoods Framework** – The Plan Area is identified as a Newer Developing Neighborhood.
- **Goal VN-2** – Strive for a diversity of housing types, styles, and price points distributed throughout the city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.
- **Goal VN-3** – Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.
  - **Policy VN-3.A:** Preserve and enhance the physical elements that define a neighborhood’s character.
  - **Policy VN-3.B:** Support unique and innovative community design elements and features such as urban farms and gardens, co-op housing, live/work spaces, or neighborhood gathering places.
  - **Policy VN-3.C:** Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability
  - **Policy VN-3.E:** Encourage and support the integration of mixed-use development in neighborhoods.
  - **Policy VN-3.F:** Enhance mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions.
- **Unique Places Framework** – The unique places framework shows the vision of unique places in the city and focuses on designing these places to be compatible with surrounding neighborhoods and business areas. The Plan Area is identified as a Neighborhood Center. The goal of Neighborhood Center is to provide a focal point for community life and services at a neighborhood scale.
- **Goal UP-1** – Enrich the texture and livability of the city as a tapestry of the city as a tapestry of unique, vibrant, and walkable places.
  - **Policy UP-1.A:** Emphasize placemaking throughout the city with design and programming that supports a distinctive identity and experience.

- **Goal UP-2** – Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.
  - **Policy UP-2.A:** Support infill and land use investment throughout the mature and developed areas of the city.
  - **Policy UP-1.B:** Establish a network of connections such as gateways, signature streets, festival streets, and trails to support, define, and provide context for our unique places.
- **Goal UP-4** – Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.
- **Goal UP-5** – Develop and support unique places and centers as models of resilience and sustainability.
- **Strong Connections Framework** – The Plan Area in the Established Suburban Streets transportation framework and Modern Upgrades (changing neighborhoods) utility framework. The goal of Established Suburban Streets is to retrofit and reinvent these roadways to provide opportunities for additional integrated land uses and density, orientation of uses more toward the street, and enhanced multimodal facilities, all resulting in an increased transit mode share, optimized capacity, and reduced physical barriers to non-motorized and other local connections. The goal of Modern Upgrades to retrofit and modernize older buildings, facilities, and local utility systems to promote responsive and efficient resource use, production, and distribution, and to reduce negative impacts of utilities systems and use at local scale adaptively and systematically.
- **Goal SC-1** – Multimodally connect people and land uses throughout the city and region.
- **Goal SC-3** – Manage our stormwater and flood control system as a vital and integrated community asset.
- **Goal SC-4** – Achieve a more environmentally sustainable utilities system for the city.
- **Renowned Culture Framework** – The renowned culture typologies are intended to help focus on, support, and grow those places and spaces within our community that are most important to the value and expression of our history, arts, culture, education, and tourism. The Plan Area is not identified as a renowned culture typology, although it still supports the theme’s goals, policies, and strategies.
- **Goal RC-1** – Preserve the best of our history.

- **Policy RC-1.A:** Continue to preserve and advance Colorado Springs' historic and cultural resources and integrate themes and features into design and development that represent Colorado Springs' history and heritage.
- **Goal RC-2** – Add to, enhance, and promote Colorado Springs' institutions, attractions, and community assets integral to our local culture and civic pride.
  - **Policy RC-2.B:** Promote existing and new arts and cultural hubs, venues, and focal points as elements of activity centers throughout the city.
- **Goal RC-3** – Ensure the accessibility and diversity of arts and culture opportunities throughout the city.
- **Majestic Landscapes Framework** – The Plan Area is identified as Neighborhood Greenspace. The goal of Neighborhood Greenspace is to strengthen partnerships and resources available to provide smaller and more localized park and recreation facilities within neighborhoods.
- **Goal ML-1** – Provide for accessible, safe, engaging, and sustainable parks and open space systems and facilities for all city residents and visitors.
- **Goal ML-2** – Activate and expand sustainable community use and interaction with open spaces, parks, and cultural resources.
- **Goal ML-3** – Optimize the shared use of our waterways as corridors for wildlife, recreation, stormwater conveyance, non-motorized transportation, utilities, and as natural areas and assets of the environment.

### City of Colorado Springs Strategic Plan

The City of Colorado Springs Strategic Plan for 2020-2024 ensures programs, services, and initiatives are aligned and serve a strategic vision. The Strategic Plan's core values include promoting job creation, investing in infrastructure, excelling in City services, and building community and collaborative relationships. The Gold Hill Mesa URA Plan directly implements the Strategic Plan and the following excerpt are representative of the alignment between the two:

- **Investing in Infrastructure – 2.0** – Continue to address infrastructure and transportation needs by providing smart and innovative mobility solutions to create a connected, safe, and accessible community. This should include trails and multi-modal access, as well as traditional modes of transit.
- **Building Community and Collaborative Relationships – 3.0** – Provide strategic City services and community partnerships to improve citizen quality of life by reducing crime, reducing the number of persons experiencing chronic homelessness, increasing affordable housing opportunities, and facilitating community investment.

### **Development Standards and Procedures**

All development within the Plan Area shall conform to the City's Land Use Code and any site-specific City zoning regulations and policies that might impact properties in the Plan Area, all as in effect and as may be amended. However, as authorized by the Urban Renewal Law, the Authority may arrange with the City for the planning, replanning, zoning or rezoning of any part of the Plan Area as needed in connection with the urban renewal project described in this Plan.

## 6. Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. The Authority is authorized to provide both financial assistance and improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public private partnerships and other forms of cooperative development, including Cooperation Agreements, will be essential to the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions. Without limitation, undertakings and activities of the Authority in the furtherance of this Plan as described as follows.

### **Undertakings and Activities to Remedy Blight**

As described in **Section 4** of this Plan, eight qualifying conditions of blight were identified in the Study Area of which this Urban Renewal Area is a part. Each of the eight qualifying conditions was observed within the Urban Renewal Area. Implementation of this Plan by providing urban renewal resources for public and private improvements will remedy the conditions identified:

**(b) *Predominance of defective or inadequate street layout - Observed***

The Plan Area is large, at over 100 acres, and the private investment of a road network will provide internal vehicular and pedestrian circulation, which is currently lacking as well as sidewalks and lighting for an improved pedestrian environment.

**(c) *Faulty lot layout – Observed***

The development of the Plan Area as a whole will eliminate the inadequate lot shape and layout of internal, small, and odd shaped parcels that would otherwise have impediments for development.

**(d) *Unsanitary or unsafe conditions – Observed & data supported***

The private investments and onsite development will eliminate the vandalism/graffiti, contaminants, hazardous materials, excessive litter and illegal dumping, and inadequate storm drainage system. Additionally, the private investment will provide a safe and welcoming neighborhood with enhanced lighting and streetscape for vehicles and pedestrians.

**(e) *Deterioration of site or other improvements - Observed***

The development of the Plan Area will turn a neglected property into a vibrant neighborhood with vegetation and open space to preserve areas of the natural environment.

**(f) *Unusual topography or inadequate public improvements or utilities – Observed***

The unusual topography of the Plan Area will be significantly graded to support development and provide a sustainable and adequate storm water drainage system.

**(h) *Existence of conditions that endanger life or property – Data supported***

The development group conducted a voluntary environmental cleanup plan in 2002 that was approved by the Colorado Department of Public Health and Environment. The environmental clean up plan includes the removal of environmental and hazardous materials and/or creating a substantial cap of healthy soils to provide a safe environment for residents.

**(j) *Environmental Contamination – Observed & data supported***

The private investment will provide environmental remediation to ensure the site is safe for residential development.

**(k.5) *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 - Observed***

The Plan Area is currently undeveloped and vacant. Through private investment and support from the Authority, the Plan Area will development into a vibrant property and be fully utilized.

### **Project Development Plan**

The primary goal of this Plan is to eliminate the current conditions of blight in the Urban Renewal Area and prevent those conditions from reoccurring. The contemplated redevelopment of the Area is for use as housing, retail, and related facilities; provided however, the Authority is authorized to approve any uses for the Area that eliminate blight and are consistent with the Comprehensive Plan and applicable zoning, including, without limitation, mixed use development, including residential, hotel, commercial, retail, office, industrial, cultural, and public uses.

### **Complete Public Improvements and Facilities**

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or may cause others, including, without limitation, one or more Districts to install, construct, and reconstruct any public improvements, including, without limitation, parking facilities. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

### **Plan Modification**

The Authority may propose, and City Council may make, modifications to this Plan as may be necessary; provided, however, any modification of the Plan shall (a) comply with the provisions of the Act, including §31-25-107(7); (b) not impair Available Revenues then-pledged by the Authority or the ability of the Authority to pay any outstanding Bonds, including any reimbursement obligations of the Authority; or (c) not impair the ability of the Authority or any party to any then-existing agreement to fully perform their respective covenants and duties under any such agreement. The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement or application of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

### **Provide Relocation Assistance**

While it is not anticipated as of the date of this Plan that acquisition of real property will result in the relocation of any individuals, families, or business concerns; if such relocation becomes necessary, the Authority will adopt a relocation plan as necessary to comply with applicable provisions of the Act.

### **Demolition, Clear and Prepare Improvements**

The Authority is authorized to demolish or cooperate with others to clear buildings, structures, and other improvements within the Area in an effort to advance projects deemed consistent with the vision stated herein. Such demolition or site clearance is necessary to eliminate unhealthy, unsanitary, and unsafe conditions; eliminate obsolete uses deemed detrimental to the public welfare; remove and prevent the spread of blight; and facilitate redevelopment of the Area by private enterprise.



### **Acquire and Dispose of Property**

It is not expected that the Authority will be required to acquire property to carry out the project. However, if the Authority determines such acquisition is necessary, it is authorized to acquire any such property by negotiation or any other method, except that the Authority is not authorized to acquire property by eminent domain. Properties acquired by the Authority by negotiation may be temporarily operated, managed and maintained by the Authority if requested to do so by the acquiring entity and deemed in the best interest of the Urban Renewal Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the Act and this Plan.

### **Enter into Redevelopment/Development Agreements**

The Authority may enter into Redevelopment/Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this Plan, including the pledge by the Authority of Available Revenues to pay eligible costs pursuant to the Act or any other applicable law. Further, such Redevelopment/Development Agreements, or other contracts, may contain terms, provisions, activities, and undertakings contemplated by this Plan and the Act. Any existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect unless all parties to such agreements agree otherwise.

### **Enter into Cooperation Agreements**

The Authority is authorized to enter into such Cooperation Agreements as may be required by the Act, including tax sharing agreements. The Authority may also use the mediation and other provisions of the Act when necessary to provide adequate financing to carry out this Plan. This paragraph shall not be construed to require any particular form of cooperation.

### **Other Project Undertakings and Activities**

Other project undertakings and activities deemed necessary by the Authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any applicable law or laws.

## 7. Project Financing

### Financing Powers

Except as hereafter specifically provided, the undertakings and activities of the urban renewal project described in this Plan may be financed, in whole or in part, by the Authority to the full extent authorized under the TIF provisions of CRS § 31-25-107(9)(a) in the Urban Renewal Law, as amended, and with any other available sources of revenues and means of financing authorized to be undertaken by the Authority pursuant to the Urban Renewal Law and under any other applicable law, which shall include, without limitation:

- The collection and use of revenues from property tax increments, sales tax increments, interest income, federal loans or grants, agreements with public, quasi-public, or private parties and entities, loans or advances from any other available source, and any other available sources of revenue.
- The issuance of bonds and other indebtedness, including, without limitation, notes or any other financing instruments or documents in amounts sufficient to finance all or part of the Plan. The borrowing of funds and creation of other indebtedness.
- The use of any and all financing methods legally available to the City, the Authority, any private developer, redeveloper, or owner to finance in whole or in part any and all costs, including without limitation the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development of the Plan Area. Such methods may be combined to finance all or part of activities and undertakings throughout the Plan Area.
- The principal, interest, any premiums and any other amounts legally due on or in connection with any indebtedness or obligation of the Authority may be paid from property tax increments, sales tax increments or any other funds, revenues, assets or property legally available to the Authority.

This Plan contemplates, however, that the primary method of assisting with financing eligible expenses in the Plan Area will be through the use of revenues generated by Property Tax Increment and Sales Tax Increment. It is the intent of the City Council in approving this Plan to authorize the use of TIF by the Authority as part of its efforts to advance the vision, objectives, and activities described herein.

## Tax Increment Financing District

Pursuant to the provisions of Section 31-25-107(9) of the Urban Renewal Law, in approving this Plan, the City Council hereby approves the Plan Area as a single tax increment financing district with the same boundary as the Plan Area (the "TIF District"). The boundaries of this TIF District shall therefore be as depicted in **Figure 1** and described on Exhibit A.

## Property Tax Increment Financing

The Authority is specifically authorized to collect and expend property tax increment revenue to the full extent authorized by the Urban Renewal Law and to use that revenue for all purposes authorized under this Plan.

### Property Tax Increment Limitations

The Authority shall establish a fund for the financing authorized under this Plan that shall be funded with the property tax allocation authorized to the Authority under the Urban Renewal Law in C.R.S. Section 31-25-107(9). Under this method, the property taxes of specifically designated public bodies, if any, levied after the effective date of the approval of this Plan upon taxable property in the Plan Area each year by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

**Base Amount** – That portion of the taxes that are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Plan Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Plan Area, the effective date of the modification of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

**Increment Amount** – That portion of said property taxes in excess of such base amount must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess property tax collections not allocated in this way must be paid into the funds of the municipality or other taxing entity, as applicable.

Unless and until the total valuation for assessment of the taxable property in the Plan Area exceeds the base valuation for assessment of the taxable property in the Plan Area, all of the taxes levied upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies.

When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies, and all moneys remaining in the special fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body, other than the City, within the boundaries of the Plan Area must be repaid to each taxing body based on the pro rata share of the prior year's property tax increment attributable to each taxing body's current mill levy in which property taxes were divided. Any moneys remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement. Notwithstanding any other provision of law, revenues excluded by §31-25-107(9)(a)(II) of the Act are not intended to be included in Available Property Tax Increment Revenues.

Notwithstanding any other provision of law, any additional revenues the City, county, special district, or school district receives either because the voters have authorized the City, county, special district, or school district to retain and spend said moneys pursuant to section 20(7)(d) of Article X of the Colorado Constitution subsequent to the creation of this special fund or as a result of an increase in the property tax mill levy approved by the voters of the City, county, special district, or school district subsequent to the creation of the special fund, to the extent the total mill levy of the City, county, special district, or school district exceeds the respective mill levy in effect at the time of approval or substantial modification of the Plan, are not included in the amount of the increment that is allocated to and, when collected, paid into the special fund of the authority.

In calculating and making these payments, the County Treasurer may offset the Authority's pro rata portion of any property taxes that are paid to the Authority under these terms and that are subsequently refunded to the taxpayer against any subsequent payments due to the Authority for an urban renewal project. The Authority shall make adequate provision for the return of overpayments in the event that there are not sufficient property taxes due to the Authority to offset the Authority's pro rata portion of the refunds. The Authority may establish a reserve fund for this purpose or enter into an intergovernmental agreement with the municipal governing body in which the municipality assumes responsibility for the return of the overpayments.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S. The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

At the time of general reassessment of taxable property valuations in El Paso County, including all or part of the Plan Area subject to division of valuation for assessment between base and increment, as provided above, the portions of valuations for assessment to be allocated as provided above shall be proportionately adjusted in accordance with such reassessment or change. Note that at the time of this Plan adoption, such a general reassessment occurs every two years, in the odd-numbered years

## Sales Tax Increment Financing

The urban renewal project under the Plan may also be financed by the Authority under the sales tax allocation financing provisions of the Urban Renewal Law in C.R.S. Section 31-25-107(9). The Urban Renewal Law allows that upon the adoption or amendment of an Urban Renewal Plan, sales taxes flowing to the city and/or county may be “frozen” at their current level. The current level is established based on the previous 12 months prior to the adoption of this Plan. Thereafter, the jurisdiction can continue to receive this fixed sales tax revenue. The Authority thereafter may receive all, or an agreed upon portion of the additional sales taxes (the increment) that are generated above the base. The Authority may use these incremental revenues to finance the issuance of bonds, reimburse developers for public improvement costs, reimburse the city for public improvement costs, and pay off financial obligations and other debts incurred in the administration of the Plan. This increment is not an additional sales tax, but rather is a portion of the established tax collected by the jurisdiction, and the sales tax increment resulting from redevelopment efforts and activities contemplated in this Plan.

### Sales Tax Increment Limitations

A fund for financing projects may be accrued and used by the Authority under the tax allocation financing provisions of the Urban Renewal Law. Under this method, municipal sales taxes collected within the Plan Area, by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

**Base Amount** – That portion of sales taxes, not including any sales taxes for remote sales as specified in § 39-26-104 (2), C.R.S., collected within the boundaries of the Plan Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

**Increment Amount** – All or any portion of said sales taxes in excess of such base amount, must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by,

whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess sales tax collections not allocated in this way must be paid into the funds of the jurisdiction, as applicable.

Unless and until the total sales tax collections in the Plan Area exceed the base year sales tax collections in the Plan Area, all such sales tax collections must be paid into the funds of the respective taxing entity.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with C.R.S. Section 31-25-107(9)(a)(III) and (b). The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

## **Tax Increment Reimbursements**

Tax increment revenues may be used to reimburse the city and/or a developer for costs incurred for improvements related to a project to pay the debt incurred by the Authority with such entities for urban renewal activities and purposes. Tax increment revenues may also be used to pay bonded indebtedness, financial obligations, and debts of the Authority related to urban renewal activities under this Plan.

Within the 12-month period prior to the effective date of the approval or modification of the Plan requiring the allocation of moneys to the Authority as outlined previously, the city, county, special district, or school district is entitled to the reimbursement of any moneys that such city, county, special district, or school district pays to, contributes to, or invests in the Authority for a project. The reimbursement is to be paid from the special fund of the Authority.

## 8. Severability and Reasonable Variations

The Authority shall have the ability to approve reasonable variations (as determined by the Board) from the strict application of these Plan provisions, so long as such variations reasonable accommodate the intent and purpose of this Plan and the Urban Renewal Law. Plan provisions may be altered by market conditions, redevelopment opportunities and/or the needs of the community affected by the Plan.

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

## 9. Effective Date of the Plan

This Plan shall be effective upon its final approval by the City Council. Except as otherwise permitted under the Urban Renewal Law, the term of the TIF period is twenty-five (25) years from the effective date of the Plan, unless the Authority deems, to the extent consistent with the terms in the applicable, agreements, including, without, limitation, Redevelopment/Development Agreements and Cooperation Agreements, that all activities to accomplish the Project have been completed and all debts incurred to finance such activities and all expenses of the Authority have been repaid. In that event, the Authority may declare the Plan fully implemented.



INSERT EXHIBIT A

*The Economics of Land Use*



## **Draft Financial Model**

### **TIF Request Review: Gold Hill Mesa Commercial**

Prepared for:

Colorado Springs Urban Renewal Authority

Prepared by:

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**Date:**

**3/9/2022**

**EPS #213144**

**Table 1**  
**Horizontal Program**  
**TIF Request Review: Gold Hill Mesa**

Description	Program	Value per Lot	Total Revenue
Single Family Lots	212 units	\$93,570	\$19,836,900
Townhome Lots	148 units	\$55,000	\$8,140,000
Apartments	190 units	\$20,000	\$3,800,000
Hotel	81,030 sq. ft.	\$15	\$1,215,450
Grocery	25,810 sq. ft.	\$5	\$129,050
General Retail	69,750 sq. ft.	\$10	\$697,500
Restaurant Retail	201,043 sq. ft.	\$15	<u>\$3,015,645</u>
<b>Gross Revenue</b>			<b>\$36,834,545</b>
<b>Net Sale Revenue</b>	97% of gross		<b>\$35,729,509</b>

Source: Developer; Economic & Planning Systems

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**Table 2**  
**Vertical Program**  
**TIF Request Review: Gold Hill Mesa**

Description	Program	Total Value
Single Family	212 units	\$600,000 per unit
Townhome	148 units	\$400,000 per unit
Apartments	190 units	\$240,000 per unit
Hotel	100 keys	\$90,000 per unit
Grocery	25,810 sf	\$150 per sf
General Retail	10,000 sf	\$150 per sf
Restaurant Retail	35,400 sf	\$220 per sf

Source: Developer; Economic & Planning Systems

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**Table 3**  
**Development Costs**  
**TIF Request Review: Gold Hill Mesa**

Description	Amount Units	Factor	Amount	% of Total
<b>LAND AND SOFT COSTS</b>				
<b>Land</b>			<b>\$7,400,000</b>	<b>10.9%</b>
Land Acquisition	70.0 acres		\$7,400,000	10.9%
<b>Soft Costs</b>			<b>\$12,931,561</b>	<b>19.0%</b>
<b>SUBTOTAL LAND AND SOFT COSTS</b>			<b>\$20,331,561</b>	<b>29.9%</b>
<b>SITE AND INFRASTRUCTURE COSTS</b>				
<b>Site Costs</b>			<b>\$15,150,067</b>	<b>22.3%</b>
Environmental Remediation			\$11,948,867	17.6%
Regional Storm Water Control			\$1,550,000	2.3%
Retaining Walls			\$1,651,200	2.4%
<b>Off-site Costs</b>			<b>\$1,525,750</b>	<b>2.2%</b>
Intersection Improvements at 21st/Broadway			\$250,000	0.4%
21st Street Widen - Broadway to Keystone			\$1,275,750	1.9%
<b>Common Area Improvements</b>			<b>\$8,300,000</b>	<b>12.2%</b>
Smokestack Repair			\$1,500,000	2.2%
Amphitheater Landscapes			\$250,000	0.4%
Amphitheater Terracing			\$1,500,000	2.2%
Trails			\$250,000	0.4%
Play Structures	3 EA	75,000	\$225,000	0.3%
Monuments/Signage	3 EA	150,000	\$450,000	0.7%
Mail Room	2,500 SF	550	\$1,375,000	2.0%
Fitness Center	5,000 SF	550	\$2,750,000	4.0%
<b>Single Family Lot Development</b>			<b>\$11,154,733</b>	<b>16.4%</b>
<b>Townhome Lot Development</b>			<b>\$7,343,267</b>	<b>10.8%</b>
<b>Mixed Use Lot Development</b>			<b>\$4,202,121</b>	<b>6.2%</b>
<b>SUBTOTAL SITE AND INFRASTRUCTURE COSTS</b>			<b>\$47,675,938</b>	<b>70.1%</b>
<b>TOTAL DEVELOPMENT COSTS</b>			<b>\$68,007,499</b>	<b>100.0%</b>

Source: Developer; Economic & Planning Systems

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**Table 4**  
**Sources and Uses of Funds**  
**TIF Request Review: Gold Hill Mesa**

Description	Amount
<b>Uses of Funds</b>	
Land Acquisition	\$7,400,000
Soft Costs	\$12,931,561
Site Costs	\$15,150,067
Off-site Costs	\$1,525,750
Common Area Improvements	\$8,300,000
Single Family Lot Development	\$11,154,733
Townhome Lot Development	\$7,343,267
Mixed Use Lot Development	<u>\$4,202,121</u>
<b>Subtotal</b>	<b>\$68,007,499</b>
<hr/>	
<b>Sources of Funds</b>	
Land Sale Revenue	\$35,729,509
Property Tax Increment (PV)	\$16,183,623
Sales Tax Increment (PV)	\$8,712,279
PIF Sales Tax (PV)	\$5,758,293
District Mill Levy	\$4,485,484
BID Mill Levy	<u>\$2,120,049</u>
<b>Subtotal</b>	<b>\$72,989,237</b>
<hr/>	
<b>Net Revenue</b>	<b>\$4,981,738</b>
<b>Return on Cost</b>	<b>7.3%</b>

Source: Economic & Planning Systems

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**Table 5**  
**Performance with and without TIF**  
**TIF Request Review: Gold Hill Mesa**

Description	Amount
<b>PERFORMANCE WITHOUT TIF</b>	
Net Sale Revenue	\$35,729,509
PIF Sales Tax Revenue	\$5,758,293
Metro District Dedicated Mill Revenue	\$4,485,484
BID Dedicated Mill Revenue	\$2,120,049
Total Development Cost	<u>-\$68,007,499</u>
<b>Net Revenue</b>	<b><u>-\$19,914,164</u></b>
<b>Return on Cost</b>	<b>-29.3%</b>
<hr/>	
<b>Metro District Mill Levy</b>	
Single Family Mill Levy	30.000
Hotel Mill Levy	20.000
<b>Revenue</b>	
Total Residential	\$3,761,305
Total Hotel	<u>\$724,179</u>
<b>Total</b>	<b>\$4,485,484</b>
<hr/>	
<b>BID Mill Levy</b>	
Retail	40.000
<b>Revenue</b>	<b>\$2,120,049</b>
<hr/>	
<b>TIF Revenue (PV)</b>	
Property Tax TIF	\$16,183,623
Sales Tax TIF	<u>\$8,712,279</u>
<b>Total</b>	<b><u>\$24,895,902</u></b>
<hr/>	
<b>PERFORMANCE WITH TIF</b>	
Net Sale Revenue	\$35,729,509
Total Development Cost	<u>-\$68,007,499</u>
PIF Sales Tax Revenue	\$5,758,293
Metro District Dedicated Mill Revenue	\$4,485,484
BID Dedicated Mill Revenue	\$2,120,049
TIF Revenue (PV)	<u>\$24,895,902</u>
<b>Net Revenue</b>	<b><u>\$4,981,738</u></b>
<b>Return on Cost</b>	<b>7.3%</b>

Source: Economic & Planning Systems

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**Table 6**  
**Performance without TIF**  
**TIF Request Review: Gold Hill Mesa**

Description	Amount	2022	2023	2024	2025	2026
<b>PROJECT COSTS</b>						
<b>Distribution</b>						
Land Acquisition		100%	0%	0%	0%	0%
Soft Costs		50%	50%	0%	0%	0%
Site Costs		0%	100%	0%	0%	0%
Off-site Costs		0%	100%	0%	0%	0%
Common Area Improvements		0%	100%	0%	0%	0%
Single Family Lot Development		0%	100%	0%	0%	0%
Townhome Lot Development		0%	100%	0%	0%	0%
Mixed Use Lot Development		0%	100%	0%	0%	0%
<b>Costs</b>	<b>\$68,007,499</b>	<b>\$13,865,780</b>	<b>\$54,141,718</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Land Acquisition	\$7,400,000	\$7,400,000	\$0	\$0	\$0	\$0
Soft Costs	\$12,931,561	\$6,465,780	\$6,465,780	\$0	\$0	\$0
Site Costs	\$15,150,067	\$0	\$15,150,067	\$0	\$0	\$0
Off-site Costs	\$1,525,750	\$0	\$1,525,750	\$0	\$0	\$0
Common Area Improvements	\$8,300,000	\$0	\$8,300,000	\$0	\$0	\$0
Single Family Lot Development	\$11,154,733	\$0	\$11,154,733	\$0	\$0	\$0
Townhome Lot Development	\$7,343,267	\$0	\$7,343,267	\$0	\$0	\$0
Mixed Use Lot Development	\$4,202,121	\$0	\$4,202,121	\$0	\$0	\$0
<b>DEVELOPMENT REVENUES</b>						
<b>Distribution</b>						
Residential Land Sale		0%	0%	50%	50%	0%
Commercial Land Sale		0%	0%	0%	0%	100%
Property Tax Increment (PV)		0%	100%	0%	0%	0%
Sales Tax Increment (PV)		0%	100%	0%	0%	0%
District Mill Levy		0%	100%	0%	0%	0%
<b>Revenues</b>	<b>\$45,973,285</b>	<b>\$0</b>	<b>\$10,243,777</b>	<b>\$15,411,797</b>	<b>\$15,411,797</b>	<b>\$4,905,916</b>
Residential Land Sale	\$30,823,593	\$0	\$0	\$15,411,797	\$15,411,797	\$0
Commercial Land Sale	\$4,905,916	\$0	\$0	\$0	\$0	\$4,905,916
Property Tax Increment (PV)	\$0	\$0	\$0	\$0	\$0	\$0
Sales Tax Increment (PV)	\$0	\$0	\$0	\$0	\$0	\$0
PIF (PV)	\$5,758,293	\$0	\$5,758,293	\$0	\$0	\$0
District Mill Levy	\$4,485,484	\$0	\$4,485,484	\$0	\$0	\$0
<b>NET REVENUE</b>	<b>-\$22,034,213</b>	<b>-\$13,865,780</b>	<b>-\$43,897,942</b>	<b>\$15,411,797</b>	<b>\$15,411,797</b>	<b>\$4,905,916</b>
<b>PRESENT VALUE</b>	8.0% discount rate <b>-\$25,458,516</b>	<b>-\$13,865,780</b>	<b>-\$40,646,242</b>	<b>\$13,213,131</b>	<b>\$12,234,381</b>	<b>\$3,605,994</b>
<b>INTERNAL RATE OF RETURN</b>	<b>-21.5%</b>					

Source: Economic & Planning Systems

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**Table 7**  
**Performance with and without TIF**  
**TIF Request Review: Gold Hill Mesa**

Description	Amount	2022	2023	2024	2025	2026
<b>PROJECT COSTS</b>						
<b>Distribution</b>						
Land Acquisition		100%	0%	0%	0%	0%
Soft Costs		50%	50%	0%	0%	0%
Site Costs		0%	100%	0%	0%	0%
Off-site Costs		0%	100%	0%	0%	0%
Common Area Improvements		0%	100%	0%	0%	0%
Single Family Lot Development		0%	100%	0%	0%	0%
Townhome Lot Development		0%	100%	0%	0%	0%
Mixed Use Lot Development		0%	100%	0%	0%	0%
<b>Costs</b>	<b>\$68,007,499</b>	<b>\$13,865,780</b>	<b>\$54,141,718</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Land Acquisition	\$7,400,000	\$7,400,000	\$0	\$0	\$0	\$0
Soft Costs	\$12,931,561	\$6,465,780	\$6,465,780	\$0	\$0	\$0
Site Costs	\$15,150,067	\$0	\$15,150,067	\$0	\$0	\$0
Off-site Costs	\$1,525,750	\$0	\$1,525,750	\$0	\$0	\$0
Common Area Improvements	\$8,300,000	\$0	\$8,300,000	\$0	\$0	\$0
Single Family Lot Development	\$11,154,733	\$0	\$11,154,733	\$0	\$0	\$0
Townhome Lot Development	\$7,343,267	\$0	\$7,343,267	\$0	\$0	\$0
Mixed Use Lot Development	\$4,202,121	\$0	\$4,202,121	\$0	\$0	\$0
<b>DEVELOPMENT REVENUES</b>						
<b>Distribution</b>						
Residential Land Sale		0%	0%	50%	50%	0%
Commercial Land Sale		0%	0%	0%	0%	100%
Property Tax Increment (PV)		0%	100%	0%	0%	0%
Sales Tax Increment (PV)		0%	100%	0%	0%	0%
District Mill Levy		0%	100%	0%	0%	0%
BID Mill Levy		0%	100%	0%	0%	0%
<b>Revenues</b>	<b>\$72,989,237</b>	<b>\$0</b>	<b>\$37,259,728</b>	<b>\$15,411,797</b>	<b>\$15,411,797</b>	<b>\$4,905,916</b>
Residential Land Sale	\$30,823,593	\$0	\$0	\$15,411,797	\$15,411,797	\$0
Commercial Land Sale	\$4,905,916	\$0	\$0	\$0	\$0	\$4,905,916
Property Tax Increment (PV)	\$16,183,623	\$0	\$16,183,623	\$0	\$0	\$0
Sales Tax Increment (PV)	\$8,712,279	\$0	\$8,712,279	\$0	\$0	\$0
PIF (PV)	\$5,758,293	\$0	\$5,758,293	\$0	\$0	\$0
District Mill Levy	\$4,485,484	\$0	\$4,485,484	\$0	\$0	\$0
BID Mill Levy	\$2,120,049	\$0	\$2,120,049	\$0	\$0	\$0
<b>NET REVENUE</b>	<b>\$4,981,738</b>	<b>-\$13,865,780</b>	<b>-\$16,881,990</b>	<b>\$15,411,797</b>	<b>\$15,411,797</b>	<b>\$4,905,916</b>
<b>PRESENT VALUE</b>	7.0% discount rate <b>\$141,235</b>	<b>-\$13,865,780</b>	<b>-\$15,777,561</b>	<b>\$13,461,260</b>	<b>\$12,580,617</b>	<b>\$3,742,700</b>
<b>INTERNAL RATE OF RETURN</b>	<b>7.2%</b>					

Source: Economic & Planning Systems

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Table 8  
TIF Estimate  
TIF Request Review: Gold Hill Mesa

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Description	Base Year =	2023	2023 TIF Year 1	2024 TIF Year 2	2025 TIF Year 3	2026 TIF Year 4
<b>DEVELOPMENT PROGRAM</b>						
<b>% Complete</b>						
Single Family Lots			0%	0%	50%	100%
Townhome Lots			0%	0%	50%	100%
Apartments			0%	0%	50%	100%
Hotel			0%	0%	25%	75%
Grocery			0%	0%	25%	75%
General Retail			0%	0%	25%	75%
Restaurant Retail			0%	0%	25%	75%
<b>Development Program</b>						
Single Family Lots	212	units	0	0	106	212
Townhome Lots	148	units	0	0	74	148
Apartments	190	units	0	0	95	190
Hotel	100	keys	0	0	25	75
Grocery	25,810	sf	0	0	6,453	19,358
General Retail	10,000	sf	0	0	2,500	7,500
Restaurant Retail	35,400	sf	0	0	8,850	26,550
<b>PROPERTY TAX</b>						
<b>Market Value</b>						
Single Family Lots	\$600,000	per unit	1.5%	per year	\$ -	\$ -
Townhome Lots	\$400,000	per unit	1.5%	per year	\$ -	\$ -
Apartments	\$240,000	per unit	1.5%	per year	\$ -	\$ -
Hotel	\$90,000	per key	1.5%	per year	\$ -	\$ -
Grocery	\$150	per sf	1.5%	per year	\$ -	\$ -
General Retail	\$150	per sf	1.5%	per year	\$ -	\$ -
Restaurant Retail	\$220	per sf	1.5%	per year	\$ -	\$ -
	\$185				\$ -	\$ -
<b>Appraised Value</b>					\$ -	\$ -
Single Family Lots	95.0%	of market value	\$ -	\$ -	\$ -	\$ -
Townhome Lots	95.0%	of market value	\$ -	\$ -	\$ -	\$ -
Apartments	95.0%	of market value	\$ -	\$ -	\$ -	\$ -
Hotel	80.0%	of market value	\$ -	\$ -	\$ -	\$ -
Grocery	95.0%	of market value	\$ -	\$ -	\$ -	\$ -
General Retail	95.0%	of market value	\$ -	\$ -	\$ -	\$ -
Restaurant Retail	95.0%	of market value	\$ -	\$ -	\$ -	\$ -
<b>Assessed Value (1-yr. lag)</b>					\$ -	\$ -
Single Family Lots	6.95%	of appraised value	\$ -	\$ -	\$ -	\$ -
Townhome Lots	6.80%	of appraised value	\$ -	\$ -	\$ -	\$ -
Apartments	6.80%	of appraised value	\$ -	\$ -	\$ -	\$ -
Hotel	29.00%	of appraised value	\$ -	\$ -	\$ -	\$ -
Grocery	29.00%	of appraised value	\$ -	\$ -	\$ -	\$ -
General Retail	29.00%	of appraised value	\$ -	\$ -	\$ -	\$ -
Restaurant Retail	29.00%	of appraised value	\$ -	\$ -	\$ -	\$ -
<b>Less: Base AV (2021)</b>	\$156,700	3.00%	every 2 years	\$ 156,700	\$ 156,700	\$ 161,401
<b>Incremental Assessed Value</b>						\$ 9,123,595
<b>TIF Revenue (1-yr. lag)</b>	59,7620	per \$1,000 of AV				\$ 30,089,496
<b>Present Value</b>	4.50%	discount rate				\$ 16,183,623
<b>SALES TAX</b>						
<b>% Annual Sales</b>						
Retail			0%	0%	25%	50%
<b>Annual Sales</b>						
General Retail	\$300	per sf	2.0%	per year	\$ -	\$ -
Restaurant Retail	\$500	per sf	2.0%	per year	\$ -	\$ -
<b>Sales Tax</b>					\$ -	\$ -
City	1.75%	sales tax rate	\$10,179,610	\$ -	\$ -	\$ -
County	1.00%	sales tax rate	\$5,816,920	\$ -	\$ -	\$ -
<b>Less: Base Sales</b>	\$0	0.00%				\$ -
<b>Sales Tax Increment</b>						\$ 37,015
<b>Present Value</b>	4.50%	discount rate				\$ 198,512

Source: Developer, Economic & Planning Systems

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2027 TIF Year 5	2028 TIF Year 6	2029 TIF Year 7	2030 TIF Year 8	2031 TIF Year 9	2032 TIF Year 10	2033 TIF Year 11	2034 TIF Year 12	2035 TIF Year 13
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100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%

212	212	212	212	212	212	212	212	212
148	148	148	148	148	148	148	148	148
190	190	190	190	190	190	190	190	190
100	100	100	100	100	100	100	100	100
25,810	25,810	25,810	25,810	25,810	25,810	25,810	25,810	25,810
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
35,400	35,400	35,400	35,400	35,400	35,400	35,400	35,400	35,400

<b>\$ 269,755,629</b>	<b>\$ 273,801,964</b>	<b>\$ 277,908,993</b>	<b>\$ 282,077,628</b>	<b>\$ 286,308,793</b>	<b>\$ 290,603,424</b>	<b>\$ 294,962,476</b>	<b>\$ 299,386,913</b>	<b>\$ 303,877,717</b>
\$ 135,005,444	\$ 137,030,525	\$ 139,085,983	\$ 141,172,273	\$ 143,289,857	\$ 145,439,205	\$ 147,620,793	\$ 149,835,105	\$ 152,082,631
\$ 62,832,722	\$ 63,775,213	\$ 64,731,841	\$ 65,702,819	\$ 66,688,361	\$ 67,688,687	\$ 68,704,017	\$ 69,734,577	\$ 70,780,596
\$ 48,398,178	\$ 49,124,151	\$ 49,861,013	\$ 50,608,928	\$ 51,368,062	\$ 52,138,583	\$ 52,920,662	\$ 53,714,472	\$ 54,520,189
\$ 9,552,272	\$ 9,695,556	\$ 9,840,989	\$ 9,988,604	\$ 10,138,433	\$ 10,290,510	\$ 10,444,867	\$ 10,601,540	\$ 10,760,564
\$ 4,109,069	\$ 4,170,705	\$ 4,233,266	\$ 4,296,765	\$ 4,361,216	\$ 4,426,634	\$ 4,493,034	\$ 4,560,429	\$ 4,628,836
\$ 1,592,045	\$ 1,615,926	\$ 1,640,165	\$ 1,664,767	\$ 1,689,739	\$ 1,715,085	\$ 1,740,811	\$ 1,766,923	\$ 1,793,427
\$ 8,265,899	\$ 8,389,888	\$ 8,515,736	\$ 8,643,472	\$ 8,773,124	\$ 8,904,721	\$ 9,038,292	\$ 9,173,866	\$ 9,311,474

<b>\$ 254,835,007</b>	<b>\$ 258,657,532</b>	<b>\$ 262,537,395</b>	<b>\$ 266,475,456</b>	<b>\$ 270,472,588</b>	<b>\$ 274,529,677</b>	<b>\$ 278,647,622</b>	<b>\$ 282,827,336</b>	<b>\$ 287,069,746</b>
\$ 128,255,171	\$ 130,178,999	\$ 132,131,684	\$ 134,113,659	\$ 136,125,364	\$ 138,167,245	\$ 140,239,753	\$ 142,343,350	\$ 144,478,500
\$ 59,691,086	\$ 60,586,452	\$ 61,495,249	\$ 62,417,678	\$ 63,353,943	\$ 64,304,252	\$ 65,268,816	\$ 66,247,848	\$ 67,241,566
\$ 45,978,269	\$ 46,667,943	\$ 47,367,962	\$ 48,078,482	\$ 48,799,659	\$ 49,531,654	\$ 50,274,629	\$ 51,028,748	\$ 51,794,179
\$ 7,641,818	\$ 7,756,445	\$ 7,872,792	\$ 7,990,883	\$ 8,110,747	\$ 8,232,408	\$ 8,355,894	\$ 8,481,232	\$ 8,608,451
\$ 3,903,616	\$ 3,962,170	\$ 4,021,602	\$ 4,081,926	\$ 4,143,155	\$ 4,205,303	\$ 4,268,382	\$ 4,332,408	\$ 4,397,394
\$ 1,512,443	\$ 1,535,130	\$ 1,558,157	\$ 1,581,529	\$ 1,605,252	\$ 1,629,331	\$ 1,653,771	\$ 1,678,577	\$ 1,703,756
\$ 7,852,604	\$ 7,970,393	\$ 8,089,949	\$ 8,211,299	\$ 8,334,468	\$ 8,459,485	\$ 8,586,377	\$ 8,715,173	\$ 8,845,901

<b>\$ 20,342,148</b>	<b>\$ 20,342,148</b>	<b>\$ 22,495,739</b>	<b>\$ 22,495,739</b>	<b>\$ 23,175,673</b>	<b>\$ 23,175,673</b>	<b>\$ 23,876,158</b>	<b>\$ 23,876,158</b>	<b>\$ 24,597,815</b>
\$ 8,782,004	\$ 8,782,004	\$ 9,047,440	\$ 9,047,440	\$ 9,320,899	\$ 9,320,899	\$ 9,602,624	\$ 9,602,624	\$ 9,892,863
\$ 3,999,009	\$ 3,999,009	\$ 4,119,879	\$ 4,119,879	\$ 4,244,402	\$ 4,244,402	\$ 4,372,689	\$ 4,372,689	\$ 4,504,854
\$ 3,080,318	\$ 3,080,318	\$ 3,173,420	\$ 3,173,420	\$ 3,269,337	\$ 3,269,337	\$ 3,368,152	\$ 3,368,152	\$ 3,469,955
\$ 1,637,532	\$ 1,637,532	\$ 2,249,369	\$ 2,249,369	\$ 2,317,356	\$ 2,317,356	\$ 2,387,398	\$ 2,387,398	\$ 2,459,557
\$ 836,489	\$ 836,489	\$ 1,149,029	\$ 1,149,029	\$ 1,183,759	\$ 1,183,759	\$ 1,219,538	\$ 1,219,538	\$ 1,256,398
\$ 324,095	\$ 324,095	\$ 445,188	\$ 445,188	\$ 458,643	\$ 458,643	\$ 472,506	\$ 472,506	\$ 486,787
\$ 1,682,701	\$ 1,682,701	\$ 2,311,414	\$ 2,311,414	\$ 2,381,277	\$ 2,381,277	\$ 2,453,251	\$ 2,453,251	\$ 2,527,400

<b>\$ 166,243</b>	<b>\$ 166,243</b>	<b>\$ 171,230</b>	<b>\$ 171,230</b>	<b>\$ 176,367</b>	<b>\$ 176,367</b>	<b>\$ 181,658</b>	<b>\$ 181,658</b>	<b>\$ 187,108</b>
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<b>\$ 20,175,905</b>	<b>\$ 20,175,905</b>	<b>\$ 22,324,509</b>	<b>\$ 22,324,509</b>	<b>\$ 22,999,306</b>	<b>\$ 22,999,306</b>	<b>\$ 23,694,499</b>	<b>\$ 23,694,499</b>	<b>\$ 24,410,707</b>
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<b>\$ 545,244</b>	<b>\$ 1,205,752</b>	<b>\$ 1,205,752</b>	<b>\$ 1,334,157</b>	<b>\$ 1,334,157</b>	<b>\$ 1,374,485</b>	<b>\$ 1,374,485</b>	<b>\$ 1,416,031</b>	<b>\$ 1,416,031</b>
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\$ 457,221	\$ 967,557	\$ 925,892	\$ 980,377	\$ 938,160	\$ 924,897	\$ 885,069	\$ 872,556	\$ 834,982
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<b>75%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
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<b>\$ 16,804,759</b>	<b>\$ 22,854,473</b>	<b>\$ 23,311,562</b>	<b>\$ 23,777,793</b>	<b>\$ 24,253,349</b>	<b>\$ 24,738,416</b>	<b>\$ 25,233,184</b>	<b>\$ 25,737,848</b>	<b>\$ 26,252,605</b>
\$ 2,435,472	\$ 3,312,242	\$ 3,378,487	\$ 3,446,057	\$ 3,514,978	\$ 3,585,278	\$ 3,656,983	\$ 3,730,123	\$ 3,804,725
\$ 14,369,287	\$ 19,542,230	\$ 19,933,075	\$ 20,331,736	\$ 20,738,371	\$ 21,153,138	\$ 21,576,201	\$ 22,007,725	\$ 22,447,880

<b>\$ 462,131</b>	<b>\$ 628,498</b>	<b>\$ 641,068</b>	<b>\$ 653,889</b>	<b>\$ 666,967</b>	<b>\$ 680,306</b>	<b>\$ 693,913</b>	<b>\$ 707,791</b>	<b>\$ 721,947</b>
\$ 294,083	\$ 399,953	\$ 407,952	\$ 416,111	\$ 424,434	\$ 432,922	\$ 441,581	\$ 450,412	\$ 459,421
\$ 168,048	\$ 228,545	\$ 233,116	\$ 237,778	\$ 242,533	\$ 247,384	\$ 252,332	\$ 257,378	\$ 262,526

<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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<b>\$ 462,131</b>	<b>\$ 628,498</b>	<b>\$ 641,068</b>	<b>\$ 653,889</b>	<b>\$ 666,967</b>	<b>\$ 680,306</b>	<b>\$ 693,913</b>	<b>\$ 707,791</b>	<b>\$ 721,947</b>
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\$ 387,525	\$ 504,339	\$ 492,273	\$ 480,496	\$ 469,001	\$ 457,781	\$ 446,830	\$ 436,140	\$ 425,706
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2036 TIF Year 14	2037 TIF Year 15	2038 TIF Year 16	2039 TIF Year 17	2040 TIF Year 18	2041 TIF Year 19	2042 TIF Year 20	2043 TIF Year 21	2044 TIF Year 22
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100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%

212	212	212	212	212	212	212	212	212
148	148	148	148	148	148	148	148	148
190	190	190	190	190	190	190	190	190
100	100	100	100	100	100	100	100	100
25,810	25,810	25,810	25,810	25,810	25,810	25,810	25,810	25,810
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
35,400	35,400	35,400	35,400	35,400	35,400	35,400	35,400	35,400

<b>\$ 308,435,882</b>	<b>\$ 313,062,421</b>	<b>\$ 317,758,357</b>	<b>\$ 322,524,732</b>	<b>\$ 327,362,603</b>	<b>\$ 332,273,042</b>	<b>\$ 337,257,138</b>	<b>\$ 342,315,995</b>	<b>\$ 347,450,735</b>
\$ 154,363,871	\$ 156,679,329	\$ 159,029,519	\$ 161,414,962	\$ 163,836,186	\$ 166,293,729	\$ 168,788,135	\$ 171,319,957	\$ 173,889,756
\$ 71,842,305	\$ 72,919,939	\$ 74,013,738	\$ 75,123,944	\$ 76,250,804	\$ 77,394,566	\$ 78,555,484	\$ 79,733,816	\$ 80,929,824
\$ 55,337,991	\$ 56,168,061	\$ 57,010,582	\$ 57,865,741	\$ 58,733,727	\$ 59,614,733	\$ 60,508,954	\$ 61,416,588	\$ 62,337,837
\$ 10,921,972	\$ 11,085,802	\$ 11,252,089	\$ 11,420,870	\$ 11,592,183	\$ 11,766,066	\$ 11,942,557	\$ 12,121,695	\$ 12,303,520
\$ 4,698,268	\$ 4,768,742	\$ 4,840,273	\$ 4,912,878	\$ 4,986,571	\$ 5,061,369	\$ 5,137,290	\$ 5,214,349	\$ 5,292,564
\$ 1,820,329	\$ 1,847,634	\$ 1,875,348	\$ 1,903,478	\$ 1,932,030	\$ 1,961,011	\$ 1,990,426	\$ 2,020,283	\$ 2,050,587
\$ 9,451,146	\$ 9,592,914	\$ 9,736,807	\$ 9,882,859	\$ 10,031,102	\$ 10,181,569	\$ 10,334,292	\$ 10,489,307	\$ 10,646,646
<b>\$ 291,375,792</b>	<b>\$ 295,746,429</b>	<b>\$ 300,182,626</b>	<b>\$ 304,685,365</b>	<b>\$ 309,255,646</b>	<b>\$ 313,894,480</b>	<b>\$ 318,602,898</b>	<b>\$ 323,381,941</b>	<b>\$ 328,232,670</b>
\$ 146,645,677	\$ 148,845,362	\$ 151,078,043	\$ 153,344,214	\$ 155,644,377	\$ 157,979,042	\$ 160,348,728	\$ 162,753,959	\$ 165,195,268
\$ 68,250,189	\$ 69,273,942	\$ 70,313,051	\$ 71,367,747	\$ 72,438,263	\$ 73,524,837	\$ 74,627,710	\$ 75,747,126	\$ 76,883,332
\$ 52,571,092	\$ 53,359,658	\$ 54,160,053	\$ 54,972,454	\$ 55,797,041	\$ 56,633,996	\$ 57,483,506	\$ 58,345,759	\$ 59,220,945
\$ 8,737,578	\$ 8,868,641	\$ 9,001,671	\$ 9,136,696	\$ 9,273,746	\$ 9,412,853	\$ 9,554,045	\$ 9,697,356	\$ 9,842,816
\$ 4,463,355	\$ 4,530,305	\$ 4,598,260	\$ 4,667,234	\$ 4,737,242	\$ 4,808,301	\$ 4,880,425	\$ 4,953,632	\$ 5,027,936
\$ 1,729,312	\$ 1,755,252	\$ 1,781,581	\$ 1,808,304	\$ 1,835,429	\$ 1,862,960	\$ 1,890,905	\$ 1,919,268	\$ 1,948,057
\$ 8,978,589	\$ 9,113,268	\$ 9,249,967	\$ 9,388,716	\$ 9,529,547	\$ 9,672,490	\$ 9,817,578	\$ 9,964,841	\$ 10,114,314
<b>\$ 24,597,815</b>	<b>\$ 25,341,284</b>	<b>\$ 25,341,284</b>	<b>\$ 26,107,224</b>	<b>\$ 26,107,224</b>	<b>\$ 26,896,315</b>	<b>\$ 26,896,315</b>	<b>\$ 27,709,256</b>	<b>\$ 27,709,256</b>
\$ 9,892,863	\$ 10,191,875	\$ 10,191,875	\$ 10,499,924	\$ 10,499,924	\$ 10,817,284	\$ 10,817,284	\$ 11,144,237	\$ 11,144,237
\$ 4,504,854	\$ 4,641,013	\$ 4,641,013	\$ 4,781,287	\$ 4,781,287	\$ 4,925,802	\$ 4,925,802	\$ 5,074,684	\$ 5,074,684
\$ 3,469,955	\$ 3,574,834	\$ 3,574,834	\$ 3,682,884	\$ 3,682,884	\$ 3,794,199	\$ 3,794,199	\$ 3,908,878	\$ 3,908,878
\$ 2,459,557	\$ 2,533,898	\$ 2,533,898	\$ 2,610,485	\$ 2,610,485	\$ 2,689,386	\$ 2,689,386	\$ 2,770,673	\$ 2,770,673
\$ 1,256,398	\$ 1,294,373	\$ 1,294,373	\$ 1,333,495	\$ 1,333,495	\$ 1,373,800	\$ 1,373,800	\$ 1,415,323	\$ 1,415,323
\$ 486,787	\$ 501,501	\$ 501,501	\$ 516,658	\$ 516,658	\$ 532,274	\$ 532,274	\$ 548,362	\$ 548,362
\$ 2,527,400	\$ 2,603,791	\$ 2,603,791	\$ 2,682,490	\$ 2,682,490	\$ 2,763,569	\$ 2,763,569	\$ 2,847,098	\$ 2,847,098
<b>\$ 187,108</b>	<b>\$ 192,721</b>	<b>\$ 192,721</b>	<b>\$ 198,503</b>	<b>\$ 198,503</b>	<b>\$ 204,458</b>	<b>\$ 204,458</b>	<b>\$ 210,592</b>	<b>\$ 210,592</b>
<b>\$ 24,410,707</b>	<b>\$ 25,148,562</b>	<b>\$ 25,148,562</b>	<b>\$ 25,908,721</b>	<b>\$ 25,908,721</b>	<b>\$ 26,691,857</b>	<b>\$ 26,691,857</b>	<b>\$ 27,498,664</b>	<b>\$ 27,498,664</b>
<b>\$ 1,458,833</b>	<b>\$ 1,458,833</b>	<b>\$ 1,502,928</b>	<b>\$ 1,502,928</b>	<b>\$ 1,548,357</b>	<b>\$ 1,548,357</b>	<b>\$ 1,595,159</b>	<b>\$ 1,595,159</b>	<b>\$ 1,643,375</b>
\$ 823,178	\$ 787,730	\$ 776,594	\$ 743,152	\$ 732,646	\$ 701,097	\$ 691,185	\$ 661,421	\$ 652,071

100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>\$ 26,777,657</b>	<b>\$ 27,313,210</b>	<b>\$ 27,859,475</b>	<b>\$ 28,416,664</b>	<b>\$ 28,984,997</b>	<b>\$ 29,564,697</b>	<b>\$ 30,155,991</b>	<b>\$ 30,759,111</b>	<b>\$ 31,374,293</b>
\$ 3,880,820	\$ 3,958,436	\$ 4,037,605	\$ 4,118,357	\$ 4,200,724	\$ 4,284,739	\$ 4,370,434	\$ 4,457,842	\$ 4,546,999
\$ 22,896,837	\$ 23,354,774	\$ 23,821,870	\$ 24,298,307	\$ 24,784,273	\$ 25,279,959	\$ 25,785,558	\$ 26,301,269	\$ 26,827,294
<b>\$ 736,386</b>	<b>\$ 751,113</b>	<b>\$ 766,136</b>	<b>\$ 781,458</b>	<b>\$ 797,087</b>	<b>\$ 813,029</b>	<b>\$ 829,290</b>	<b>\$ 845,876</b>	<b>\$ 862,793</b>
\$ 468,609	\$ 477,981	\$ 487,541	\$ 497,292	\$ 507,237	\$ 517,382	\$ 527,730	\$ 538,284	\$ 549,050
\$ 267,777	\$ 273,132	\$ 278,595	\$ 284,167	\$ 289,850	\$ 295,647	\$ 301,560	\$ 307,591	\$ 313,743
<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>\$ 736,386</b>	<b>\$ 751,113</b>	<b>\$ 766,136</b>	<b>\$ 781,458</b>	<b>\$ 797,087</b>	<b>\$ 813,029</b>	<b>\$ 829,290</b>	<b>\$ 845,876</b>	<b>\$ 862,793</b>
\$ 415,521	\$ 405,581	\$ 395,878	\$ 386,407	\$ 377,163	\$ 368,140	\$ 359,333	\$ 350,736	\$ 342,345

2045 TIF Year 23	2046 TIF Year 24	2047 TIF Year 25
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100%	100%	100%
100%	100%	100%
100%	100%	100%
100%	100%	100%
100%	100%	100%
100%	100%	100%
100%	100%	100%
100%	100%	100%

212	212	212
148	148	148
190	190	190
100	100	100
25,810	25,810	25,810
10,000	10,000	10,000
35,400	35,400	35,400

<b>\$ 352,662,496</b>	<b>\$ 357,952,433</b>	<b>\$ 363,321,720</b>
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\$ 176,498,103	\$ 179,145,574	\$ 181,832,758
\$ 82,143,771	\$ 83,375,928	\$ 84,626,566
\$ 63,272,905	\$ 64,221,998	\$ 65,185,328
\$ 12,488,073	\$ 12,675,394	\$ 12,865,525
\$ 5,371,953	\$ 5,452,532	\$ 5,534,320
\$ 2,081,346	\$ 2,112,566	\$ 2,144,254
\$ 10,806,346	\$ 10,968,441	\$ 11,132,968

<b>\$ 333,156,160</b>	<b>\$ 338,153,503</b>	<b>\$ 343,225,805</b>
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\$ 167,673,197	\$ 170,188,295	\$ 172,741,120
\$ 78,036,582	\$ 79,207,131	\$ 80,395,238
\$ 60,109,259	\$ 61,010,898	\$ 61,926,062
\$ 9,990,459	\$ 10,140,316	\$ 10,292,420
\$ 5,103,355	\$ 5,179,906	\$ 5,257,604
\$ 1,977,278	\$ 2,006,937	\$ 2,037,042
\$ 10,266,029	\$ 10,420,019	\$ 10,576,320

<b>\$ 28,546,768</b>	<b>\$ 28,546,768</b>	<b>\$ 29,409,594</b>
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\$ 11,481,071	\$ 11,481,071	\$ 11,828,087
\$ 5,228,067	\$ 5,228,067	\$ 5,386,085
\$ 4,027,024	\$ 4,027,024	\$ 4,148,741
\$ 2,854,417	\$ 2,854,417	\$ 2,940,691
\$ 1,458,101	\$ 1,458,101	\$ 1,502,173
\$ 564,937	\$ 564,937	\$ 582,012
\$ 2,933,151	\$ 2,933,151	\$ 3,021,806

<b>\$ 216,909</b>	<b>\$ 216,909</b>	<b>\$ 223,417</b>
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<b>\$ 28,329,859</b>	<b>\$ 28,329,859</b>	<b>\$ 29,186,177</b>
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<b>\$ 1,643,375</b>	<b>\$ 1,693,049</b>	<b>\$ 1,693,049</b>
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\$ 623,991	\$ 615,170	\$ 588,679
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100%	100%	100%
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<b>\$ 32,001,779</b>	<b>\$ 32,641,815</b>	<b>\$ 33,294,651</b>
\$ 4,637,939	\$ 4,730,698	\$ 4,825,312
\$ 27,363,840	\$ 27,911,117	\$ 28,469,339

<b>\$ 880,049</b>	<b>\$ 897,650</b>	<b>\$ 915,603</b>
\$ 560,031	\$ 571,232	\$ 582,656
\$ 320,018	\$ 326,418	\$ 332,947

\$ -	\$ -	\$ -
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<b>\$ 880,049</b>	<b>\$ 897,650</b>	<b>\$ 915,603</b>
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\$ 334,155	\$ 326,161	\$ 318,358
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**Table 9**  
**Dedicated Metro District Mill Levy Revenue**  
**TIF Request Review: Gold Hill Mesa**

Continued on next page

Year	Plan Year	Assessed Value (1-Yr. Lag) <sup>[1]</sup>			Residential		
		New Res. Dev.	New Hotel Dev.	New Retail Dev.	Metro District Rev (1-Yr. Lag)	Coverage	Discounted Value
		6.95%	29.00%	29.00%	30.0000 mills	1.3000	4.50%
2022	0	\$0	\$0	\$0	\$0	\$0	\$0
2023	1	\$0	\$0	\$0	\$0	\$0	\$0
2024	2	\$0	\$0	\$0	\$0	\$0	\$0
2025	3	\$0	\$0	\$0	\$0	\$0	\$0
2026	4	\$4,622,108	\$682,305	\$998,732	\$0	\$0	\$0
2027	5	\$9,382,878	\$2,077,619	\$3,041,138	\$138,663	\$106,664	\$85,593
2028	6	\$9,382,878	\$2,811,711	\$4,115,674	\$281,486	\$216,528	\$166,271
2029	7	\$9,666,476	\$2,853,887	\$4,177,409	\$281,486	\$216,528	\$159,111
2030	8	\$9,666,476	\$2,853,887	\$4,177,409	\$289,994	\$223,073	\$156,861
2031	9	\$9,958,645	\$2,940,146	\$4,303,671	\$289,994	\$223,073	\$150,106
2032	10	\$9,958,645	\$2,940,146	\$4,303,671	\$298,759	\$229,815	\$147,984
2033	11	\$10,259,645	\$3,029,012	\$4,433,749	\$298,759	\$229,815	\$141,612
2034	12	\$10,259,645	\$3,029,012	\$4,433,749	\$307,789	\$236,761	\$139,609
2035	13	\$10,569,743	\$3,120,563	\$4,567,759	\$307,789	\$236,761	\$133,598
2036	14	\$10,569,743	\$3,120,563	\$4,567,759	\$317,092	\$243,917	\$131,709
2037	15	\$10,889,213	\$3,214,882	\$4,705,820	\$317,092	\$243,917	\$126,037
2038	16	\$10,889,213	\$3,214,882	\$4,705,820	\$326,676	\$251,290	\$124,255
2039	17	\$11,218,340	\$3,312,052	\$4,848,053	\$326,676	\$251,290	\$118,904
2040	18	\$11,218,340	\$3,312,052	\$4,848,053	\$336,550	\$258,885	\$117,223
2041	19	\$11,557,414	\$3,412,159	\$4,994,586	\$336,550	\$258,885	\$112,175
2042	20	\$11,557,414	\$3,412,159	\$4,994,586	\$346,722	\$266,710	\$110,589
2043	21	\$11,906,737	\$3,515,292	\$5,145,547	\$346,722	\$266,710	\$105,827
2044	22	\$11,906,737	\$3,515,292	\$5,145,547	\$357,202	\$274,771	\$104,331
2045	23	\$12,266,618	\$3,621,541	\$5,301,071	\$357,202	\$274,771	\$99,838
2046	24	\$12,266,618	\$3,621,541	\$5,301,071	\$367,999	\$283,076	\$98,426
2047	25	\$12,637,377	\$3,731,002	\$5,461,296	\$367,999	\$283,076	\$94,188
2048	26	\$12,637,377	\$3,731,002	\$5,461,296	\$379,121	\$291,632	\$92,856
2049	27	\$13,019,341	\$3,843,772	\$5,626,364	\$379,121	\$291,632	\$88,858
2050	28	\$13,019,341	\$3,843,772	\$5,626,364	\$390,580	\$300,446	\$87,601
2051	29	\$13,412,851	\$3,959,950	\$5,796,421	\$390,580	\$300,446	\$83,829
2052	30	\$13,412,851	\$3,959,950	\$5,796,421	\$402,386	\$309,527	\$82,644
2053	31	\$13,818,254	\$4,079,639	\$5,971,617	\$402,386	\$309,527	\$79,085
2054	32	\$13,818,254	\$4,079,639	\$5,971,617	\$414,548	\$318,883	\$77,967
2055	33	\$14,235,911	\$4,202,946	\$6,152,110	\$414,548	\$318,883	\$74,609
2056	34	\$14,235,911	\$4,202,946	\$6,152,110	\$427,077	\$328,521	\$73,555
2057	35	\$14,666,192	\$4,329,981	\$6,338,057	\$427,077	\$328,521	\$70,387
2058	36	\$14,666,192	\$4,329,981	\$6,338,057	\$439,986	\$338,451	\$69,392
2059	37	\$15,109,477	\$4,460,854	\$6,529,625	\$439,986	\$338,451	\$66,404
2060	38	\$15,109,477	\$4,460,854	\$6,529,625	\$453,284	\$348,680	\$65,465
2061	39	\$15,566,161	\$4,595,684	\$6,726,983	\$453,284	\$348,680	\$62,646
2062	40	\$12,266,618	\$3,621,541	\$5,301,071	\$466,985	\$359,219	\$61,760
<b>Total</b>					<b>\$12,880,155</b>	<b>\$9,907,811</b>	<b>\$3,761,305</b>

[1] Reflects a biennial reassessment.

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN213144-Colorado Springs URA Gold Hill Mesa\Models\[213144-MODEL.xlsm]T-Metro District

Hotel			Retail		
Metro District Rev (1-Yr. Lag)	Coverage	Discounted Value	Metro District Rev (1-Yr. Lag)	Coverage	Discounted Value
20.0000	1.3000	4.50%	40.0000	1.3000	4.50%
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$13,646	\$10,497	\$8,423	\$39,949	\$30,730	\$24,659
\$41,552	\$31,963	\$24,545	\$121,646	\$93,573	\$71,855
\$56,234	\$43,257	\$31,787	\$164,627	\$126,636	\$93,056
\$57,078	\$43,906	\$30,874	\$167,096	\$128,536	\$90,384
\$57,078	\$43,906	\$29,545	\$167,096	\$128,536	\$86,492
\$58,803	\$45,233	\$29,127	\$172,147	\$132,421	\$85,269
\$58,803	\$45,233	\$27,873	\$172,147	\$132,421	\$81,597
\$60,580	\$46,600	\$27,478	\$177,350	\$136,423	\$80,444
\$60,580	\$46,600	\$26,295	\$177,350	\$136,423	\$76,980
\$62,411	\$48,009	\$25,923	\$182,710	\$140,546	\$75,891
\$62,411	\$48,009	\$24,807	\$182,710	\$140,546	\$72,623
\$64,298	\$49,460	\$24,456	\$188,233	\$144,794	\$71,596
\$64,298	\$49,460	\$23,403	\$188,233	\$144,794	\$68,513
\$66,241	\$50,955	\$23,072	\$193,922	\$149,171	\$67,545
\$66,241	\$50,955	\$22,079	\$193,922	\$149,171	\$64,636
\$68,243	\$52,495	\$21,767	\$199,783	\$153,680	\$63,722
\$68,243	\$52,495	\$20,829	\$199,783	\$153,680	\$60,978
\$70,306	\$54,081	\$20,535	\$205,822	\$158,325	\$60,116
\$70,306	\$54,081	\$19,650	\$205,822	\$158,325	\$57,527
\$72,431	\$55,716	\$19,373	\$212,043	\$163,110	\$56,714
\$72,431	\$55,716	\$18,538	\$212,043	\$163,110	\$54,272
\$74,620	\$57,400	\$18,276	\$218,452	\$168,040	\$53,504
\$74,620	\$57,400	\$17,489	\$218,452	\$168,040	\$51,200
\$76,875	\$59,135	\$17,242	\$225,055	\$173,119	\$50,476
\$76,875	\$59,135	\$16,500	\$225,055	\$173,119	\$48,303
\$79,199	\$60,922	\$16,266	\$231,857	\$178,351	\$47,620
\$79,199	\$60,922	\$15,566	\$231,857	\$178,351	\$45,569
\$81,593	\$62,764	\$15,346	\$238,865	\$183,742	\$44,925
\$81,593	\$62,764	\$14,685	\$238,865	\$183,742	\$42,990
\$84,059	\$64,661	\$14,477	\$246,084	\$189,296	\$42,383
\$84,059	\$64,661	\$13,854	\$246,084	\$189,296	\$40,557
\$86,600	\$66,615	\$13,658	\$253,522	\$195,017	\$39,984
\$86,600	\$66,615	\$13,070	\$253,522	\$195,017	\$38,262
\$89,217	\$68,629	\$12,885	\$261,185	\$200,912	\$37,721
\$89,217	\$68,629	\$12,330	\$261,185	\$200,912	\$36,097
\$91,914	\$70,703	\$12,156	\$269,079	\$206,984	\$35,587
<b>\$2,508,454</b>	<b>\$1,929,580</b>	<b>\$724,179</b>	<b>\$7,343,553</b>	<b>\$5,648,887</b>	<b>\$2,120,049</b>

**Table 10**  
**Public Improvement Fee Revenue Estimate**  
**TIF Request Review: Gold Hill Mesa**

Year	Plan Yr.	General Retail			Restaurant Retail			Total Sales	PIF 1.25%	PV 4.50%
		10,000 sf	% of Sales	\$300sales/sf 2.0% Esc.	35,400 sf	% of Sales	\$500sales/sf 2.0% Esc.			
2022	0	0	0%	\$0	0	0%	\$0	\$0	\$0	
2023	1	0	0%	\$0	0	0%	\$0	\$0	\$0	
2024	2	0	0%	\$0	0	0%	\$0	\$0	\$0	
2025	3	2,500	25%	\$195,075	8,850	25%	\$1,150,943	\$1,346,018	\$16,825	\$15,407
2026	4	7,500	50%	\$1,193,859	26,550	50%	\$7,043,768	\$8,237,627	\$102,970	\$90,233
2027	5	10,000	75%	\$2,435,472	35,400	75%	\$14,369,287	\$16,804,759	\$210,059	\$176,148
2028	6	10,000	100%	\$3,312,242	35,400	100%	\$19,542,230	\$22,854,473	\$285,681	\$229,245
2029	7	10,000	100%	\$3,378,487	35,400	100%	\$19,933,075	\$23,311,562	\$291,395	\$223,761
2030	8	10,000	100%	\$3,446,057	35,400	100%	\$20,331,736	\$23,777,793	\$297,222	\$218,407
2031	9	10,000	100%	\$3,514,978	35,400	100%	\$20,738,371	\$24,253,349	\$303,167	\$213,182
2032	10	10,000	100%	\$3,585,278	35,400	100%	\$21,153,138	\$24,738,416	\$309,230	\$208,082
2033	11	10,000	100%	\$3,656,983	35,400	100%	\$21,576,201	\$25,233,184	\$315,415	\$203,104
2034	12	10,000	100%	\$3,730,123	35,400	100%	\$22,007,725	\$25,737,848	\$321,723	\$198,245
2035	13	10,000	100%	\$3,804,725	35,400	100%	\$22,447,880	\$26,252,605	\$328,158	\$193,503
2036	14	10,000	100%	\$3,880,820	35,400	100%	\$22,896,837	\$26,777,657	\$334,721	\$188,873
2037	15	10,000	100%	\$3,958,436	35,400	100%	\$23,354,774	\$27,313,210	\$341,415	\$184,355
2038	16	10,000	100%	\$4,037,605	35,400	100%	\$23,821,870	\$27,859,475	\$348,243	\$179,945
2039	17	10,000	100%	\$4,118,357	35,400	100%	\$24,298,307	\$28,416,664	\$355,208	\$175,640
2040	18	10,000	100%	\$4,200,724	35,400	100%	\$24,784,273	\$28,984,997	\$362,312	\$171,438
2041	19	10,000	100%	\$4,284,739	35,400	100%	\$25,279,959	\$29,564,697	\$369,559	\$167,336
2042	20	10,000	100%	\$4,370,434	35,400	100%	\$25,785,558	\$30,155,991	\$376,950	\$163,333
2043	21	10,000	100%	\$4,457,842	35,400	100%	\$26,301,269	\$30,759,111	\$384,489	\$159,426
2044	22	10,000	100%	\$4,546,999	35,400	100%	\$26,827,294	\$31,374,293	\$392,179	\$155,612
2045	23	10,000	100%	\$4,637,939	35,400	100%	\$27,363,840	\$32,001,779	\$400,022	\$151,889
2046	24	10,000	100%	\$4,730,698	35,400	100%	\$27,911,117	\$32,641,815	\$408,023	\$148,255
2047	25	10,000	100%	\$4,825,312	35,400	100%	\$28,469,339	\$33,294,651	\$416,183	\$144,708
2048	26	10,000	100%	\$4,921,818	35,400	100%	\$29,038,726	\$33,960,544	\$424,507	\$141,246
2049	27	10,000	100%	\$5,020,254	35,400	100%	\$29,619,501	\$34,639,755	\$432,997	\$137,867
2050	28	10,000	100%	\$5,120,659	35,400	100%	\$30,211,891	\$35,332,550	\$441,657	\$134,569
2051	29	10,000	100%	\$5,223,073	35,400	100%	\$30,816,128	\$36,039,201	\$450,490	\$131,350
2052	30	10,000	100%	\$5,327,534	35,400	100%	\$31,432,451	\$36,759,985	\$459,500	\$128,207
2053	31	10,000	100%	\$5,434,085	35,400	100%	\$32,061,100	\$37,495,185	\$468,690	\$125,140
2054	32	10,000	100%	\$5,542,766	35,400	100%	\$32,702,322	\$38,245,088	\$478,064	\$122,146
2055	33	10,000	100%	\$5,653,622	35,400	100%	\$33,356,368	\$39,009,990	\$487,625	\$119,224
2056	34	10,000	100%	\$5,766,694	35,400	100%	\$34,023,496	\$39,790,190	\$497,377	\$116,372
2057	35	10,000	100%	\$5,882,028	35,400	100%	\$34,703,966	\$40,585,994	\$507,325	\$113,588
2058	36	10,000	100%	\$5,999,669	35,400	100%	\$35,398,045	\$41,397,714	\$517,471	\$110,871
2059	37	10,000	100%	\$6,119,662	35,400	100%	\$36,106,006	\$42,225,668	\$527,821	\$108,218
2060	38	10,000	100%	\$6,242,055	35,400	100%	\$36,828,126	\$43,070,181	\$538,377	\$105,629
2061	39	10,000	100%	\$6,366,896	35,400	100%	\$37,564,689	\$43,931,585	\$549,145	\$103,102
2062	40	10,000	100%	\$6,494,234	35,400	100%	\$38,315,982	\$44,810,217	\$560,128	\$100,636
<b>Total</b>								<b>\$14,612,323</b>	<b>\$5,758,293</b>	

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\213144-Colorado Springs URA Gold Hill Mesa\Models\213144-MODEL.xlsm]T-PIF

**Table 11**  
**Mill Levy, 2021**  
**TIF Request Review: Gold Hill Mesa**

Description	Mill Levy
EL PASO COUNTY	7.1200
EPC ROAD & BRIDGE SHARE	0.1650
CITY OF COLORADO SPRINGS	3.9290
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.1650
COLO SPGS SCHOOL NO 11	44.0540
PIKES PEAK LIBRARY	3.4900
SOUTHEASTERN COLO WATER CONSERVANCY	0.8390
GOLD HILL MESA METRO #3	0.0000
GOLD HILL MESA COMMERCIAL AREA URA	0.0000
<b>TOTAL</b>	<b>59.7620</b>

---

Source: El Paso County Assessor; Economic & Planning Systems

Z:\Shared\Projects\DEN\213144-Colorado Springs URA Gold Hill Mesa\Models\[213144-MODEL.xlsm]T-Mill Levy



**Table 12**  
**Base Value, 2021**  
**TIF Request Review: Gold Hill Mesa**

#	Parcel	Actual Value		Assessed Value	
		Land	Improv.	Land	Improv.
1	7413300085	\$75,000	\$0	\$21,750	\$0
2	7414100066	\$43,571	\$0	\$12,640	\$0
3	7414100056	\$25,718	\$0	\$7,460	\$0
4	7414100057	\$1,000	\$0	\$0	\$0
5	7414100036	\$12,023	\$0	\$3,490	\$0
6	7414100035	\$53,971	\$0	\$15,650	\$0
7	7414100007	\$73,943	\$0	\$21,440	\$0
8	7414100033	\$97,269	\$0	\$28,210	\$0
9	7414100024	\$57,020	\$0	\$16,540	\$0
10	7414100034	\$27,595	\$0	\$8,000	\$0
11	7414100018	\$5,425	\$0	\$1,570	\$0
12	7414100027	\$13,417	\$0	\$3,890	\$0
13	7414100044	\$1,000	\$0	\$290	\$0
14	7414108088	\$24,640	\$0	\$7,150	\$0
15	7414108064	\$200	\$0	\$60	\$0
16	7414108085	\$0	\$0	\$0	\$0
17	7414100054	\$500	\$0	\$150	\$0
18	7414108089	\$20,680	\$0	\$6,000	\$0
19	7414108084	\$8,300	\$0	\$2,410	\$0
<b>Total</b>		<b>\$541,272</b>	<b>\$0</b>	<b>\$156,700</b>	<b>\$0</b>

Source: El Paso County Assessor; Economic & Planning Systems

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# GOLD HILL MESA

## METRO DISTRICT PLAN

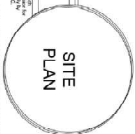
### COLORADO SPRINGS, COLORADO



DATE: 3.8.21

PROJECT: GOLD HILL MESA, COLORADO SPRINGS, CO  
DRAWN BY: J. H. B. / J. H. B.  
CHECKED BY: J. H. B. / J. H. B.  
DATE: 3.8.21

COMMENTS:  
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



# EXHIBIT A

That portion of the Northwest Quarter of Section 13, the East Half of Section 13 and the Northeast Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

Bearings are based on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, records of El Paso County, with a No. 5 rebar and blue plastic cap stamped "PLS 32820", and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

BEGINNING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;  
thence N 00°02'05" E, along the East line of said 21st Street, a distance of 1,690.99 feet to a point on the Southerly line of Moore's Subdivision as recorded in Plat Book A3 at Page 79;  
thence along the Southerly and Southeasterly lines of said Moore's Subdivision the following three (3) courses:  
1) N 89°59'35" E, a distance of 150.12 feet to the beginning of a tangent curve;  
2) 110.68 feet along the arc of a 445.00 foot radius tangent curve to the right, having a central angle of 14°15'00", with a chord that bears S 82°52'55" E, 110.39 feet;  
3) N 14°16'20" E, a distance of 30.01 feet;  
thence N 00°01'29" E, along the East line of said Moore's Subdivision and the East line of Moore's Subdivision Filing No. 2, as recorded in Plat Book B-4 at Page 93, a distance of 338.78 feet;  
thence N 89°59'35" W, along the North line of said Moore's Subdivision Filing No. 2, a distance of 56.90 feet to the Southeast corner of the K & J Subdivision as recorded in Plat Book W-2 at Page 21;  
thence N 00°01'15" W, along the Easterly line of said K & J Subdivision, a distance of 144.62 feet to a point on the Southerly line of the Drainage Easement as shown on the plat of Golden Cycle Subdivision No. 1;  
thence S 89°56'58" E, along said Southerly line, a distance of 19.99 feet to the Southeast corner thereof;  
thence N 00°01'15" W, along the Easterly line of said Golden Cycle Subdivision No. 1, a distance of 180.82 feet to a point on the Northerly line of that parcel of land described in the Quit Claim Deed recorded at Reception No. 202126489;  
thence N 89°44'04" E, along said Northerly line, a distance of 285.10 feet to a point on the Southwesterly line of US Highway 24;  
thence along said Southwesterly line, the following three (3) courses:  
thence S 55°20'40" E, a distance of 281.72 feet;  
thence S 59°07'17" E, a distance of 1,146.85 feet;  
thence 324.37 feet along the arc of a 22,835.00 foot radius tangent curve to the right, having a central angle of 00°48'50", with a chord that bears S 58°42'52" E, 324.37 feet to the Northwest corner of a tract of land conveyed in Book 2033 at Page 614, El Paso County Records;  
thence S 20°33'46" W, along the Northwesterly line of said tract of land, a distance of 101.93 feet to a point 100 feet Southwesterly of the Southwesterly line of said US Highway 24;  
thence 93.86 feet along the arc of a 22,735.00 foot radius non-tangent curve to the right, having a central angle of 00°14'12" and a chord that bears S 58°08'23" E, 93.86 feet;  
thence continuing 100.00 feet Southwesterly and parallel with said Southwesterly line, S 58°00'06" E, a distance of 1,339.64 feet to a point on the East line of said tract of land;  
thence S 00°05'19" E, along said East line, a distance of 397.20 feet;  
thence N 62°26'45" W, a distance of 1,348.15 feet;  
thence S 89°17'31" W, a distance of 90.90 feet;  
thence S 04°46'48" W, a distance of 297.40 feet to a point on the Northerly line of Gold Hill Mesa Filing No 10, recorded at Reception No. 220714607, El Paso County Records,  
thence along said Northerly line 196.15 feet along the arc of a 612.00 foot radius non-tangent curve to the left, having a central angle of 18°21'50", with a chord that bears S 84°47'53" W, 195.31 feet;  
thence continuing along said Northerly line and its Westerly extension, S 75°36'58" W, a distance of 400.65 feet to a point on the Northwesterly extension of the most Westerly Northwest line of said Gold Hill Mesa Filing No 10;  
thence S 14°23'02" E, along said Northwesterly line and its extension, a distance of 184.29 feet;  
thence continuing along said Northwesterly line 61.69 feet along the arc of a 387.50 foot radius tangent curve to the left, having a central angle of 09°07'19", with a chord that bears S 18°56'42" E, 61.63 feet to the most Northerly Northwest corner of Gold Hill Mesa Filing No 6, recorded at Reception No. 215713677, El Paso County Records;  
thence S 18°04'55" W, along the Westerly line of said Gold Hill Mesa Filing No. 6, a distance of 99.40 feet;

**BARRON**  **LAND**  
BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION  
2790 N. Academy Blvd. Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
[www.BARRONLAND.com](http://www.BARRONLAND.com)

DATE: 06/20/2022

REV. DATE:

PROJECT No.: 18-131

SHEET 1 OF 3

# EXHIBIT A

thence N 71°54'55" W, a distance of 204.83 feet;  
thence S 69°02'47" W, a distance of 36.35 feet;  
thence N 70°30'00" W, a distance of 488.19 feet to a point on the West line of Parcel 1 as described at Reception No. 205069916, records of El Paso County;  
thence S 19°30'27" W, along said West line, a distance of 307.48 feet to a point on the North line of Villa De Mesa Drive, as shown in said Gold Hill Mesa Filing No. 3;  
thence along the North and Northwesterly line of said Villa De Mesa Drive the following three (3) courses:  
1) 30.08 feet along the arc of a 390.00 foot radius non-tangent curve to the left, having a central angle of 04°25'09", with a chord that bears N 87°47'27" W, 30.07 feet;  
2) N 90°00'00" W, a distance of 59.96 feet;  
3) S 53°09'48" W, a distance of 195.86 feet to the North corner of said Villa de Mesa Drive and Gold Hill Mesa Drive;  
thence along the Northeasterly line of said Gold Hill Mesa Drive 278.93 feet along the arc of a 335.00 foot radius non-tangent curve to the left, having a central angle of 47°42'21", with a chord that bears N 65°37'24" W, 270.94 feet;  
thence N 89°28'34" W, along the North line of said Gold Hill Mesa Drive, a distance of 46.50 feet to the POINT OF BEGINNING;

Containing a total calculated area of 3,945,602 square feet (90.579 acres) of land, more or less.

Kirk P. Bode  
Colorado Professional Land Surveyor No. 38254  
For and on behalf of Barron Land, LLC

**BARRON**  **LAND**

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION

2790 N. Academy Blvd. Suite 311  
Colorado Springs, CO 80917

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F: 719.466.6527

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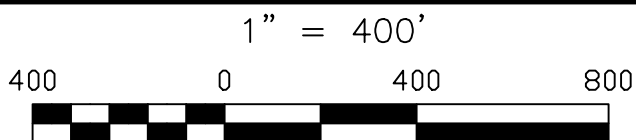
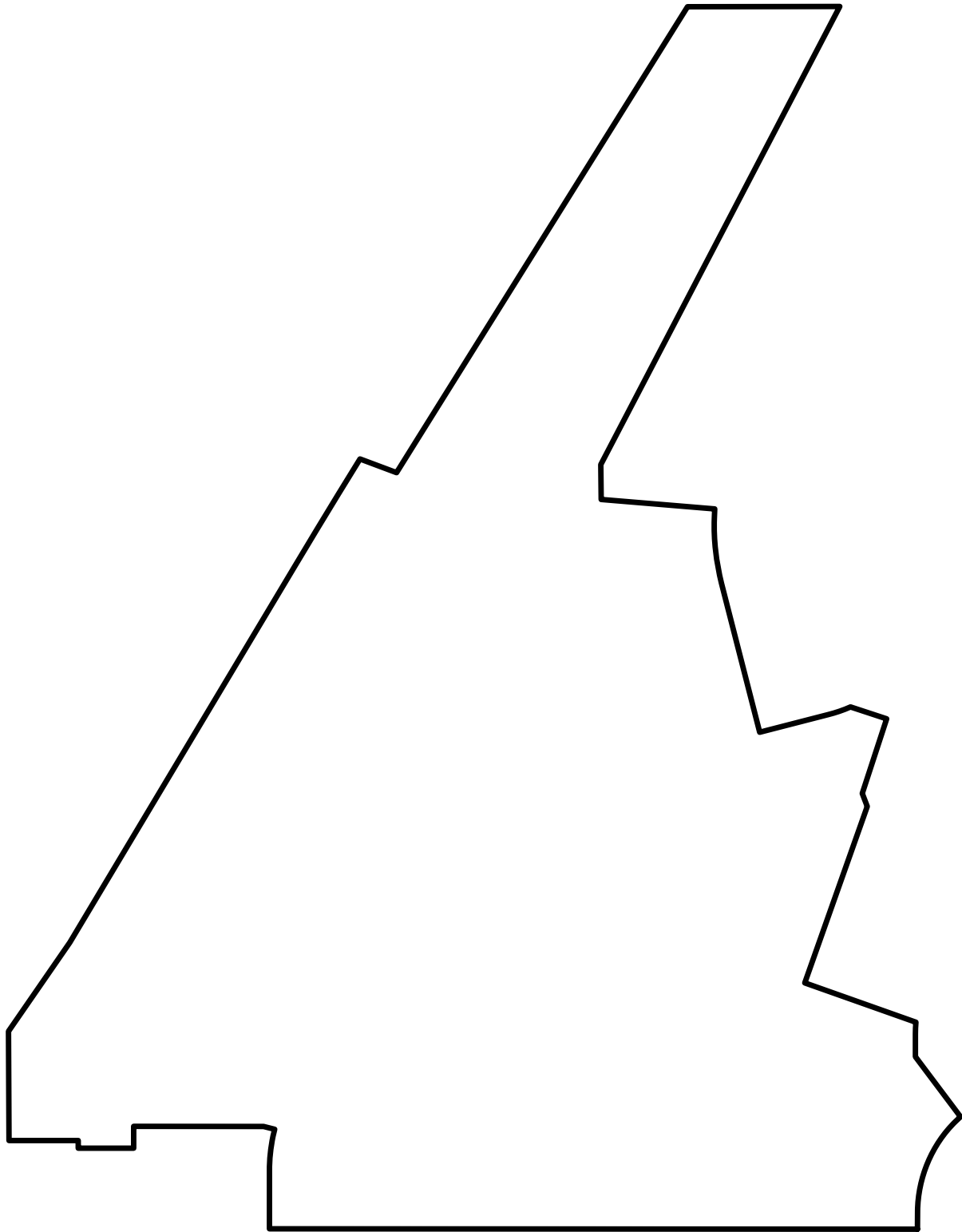
DATE: 06/20/2022

REV. DATE:

PROJECT No.: 18-131

SHEET 2 OF 3

# EXHIBIT B



This is NOT a boundary survey and should not be relied upon for any type of construction purposes.

**BARRON**  **LAND**

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION

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Colorado Springs, CO 80917

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F: 719.466.6527

[www.BARRONLAND.com](http://www.BARRONLAND.com)

DATE: 06/20/2022

REV. DATE:

PROJECT No.: 18-131

SHEET 3 OF 3



# Strategic Plan 2023 - 2025

## *Areas of Focus & Strategies*

---

### Accountability

**PPLD is accountable to all stakeholders through fiscal responsibility, continuous evaluation, and by sharing findings with the public.**

- Evaluate and share the impact of Library resources, services, and spaces.
  - Evaluate and share the internal and external impacts within each area of focus.
  - Gather, evaluate, and share public input.
  - Maintain, track, and share practices of fiscal responsibility.
  - Conduct evaluations of what is offered in the community, where and when, to ensure the Library is not duplicating efforts.
- 

### Community Connections

**PPLD builds community through relationships and partnerships to connect people to relevant resources, services, and spaces.**

- Build, maintain, and strengthen community-based relationships that benefit local and regional communities.
  - Build, maintain, and strengthen strategic partnerships to capitalize on areas of alignment that benefit local and regional communities.
  - Expand existing partnerships and explore new opportunities for innovation.
  - Maintain an ongoing presence in the community.
  - Be responsive to current events and multi-cultural celebrations within our communities, serving as a hub and connector for residents and community groups.
  - Staff participate and engage with local, regional, national, and international entities as PPLD representatives.
- 

### Communications

**PPLD invests in and elevates community awareness of its resources, services, and spaces.**

- Improve the digital user experience and interface for Library patrons.
- Enhance the in-person patron experience at Library locations and through community outreach.
- Ensure staff serve as Library ambassadors.

- Develop and implement a public relations and marketing plan that demonstrates the Library's value and showcases what is offered in its physical and digital spaces.
  - Enhance internal communications to ensure all staff are aware, knowledgeable, and using provided tools about the Library's value and what is offered to the community.
  - Ensure patrons have a consistent brand experience across all PPLD channels, including brand identity and messaging.
- 

## Access

**PPLD is an access point for everyone to engage with resources, services, and spaces as they choose.**

- Ensure the right of all Library patrons to exercise intellectual freedom.
  - Protect the right of individuals to create and consume content without censorship.
  - Offer services and resources that meet the needs and wants of the community.
  - Provide spaces and hours of operation that meet the needs and wants of the community.
- 

## Physical and Virtual Spaces

**PPLD provides equitable access to physical and virtual spaces in safe and inclusive environments.**

- Create a facilities' master plan to identify and address current and future facility, safety, and accessibility needs across the Library District.
  - Create a technology and equipment master plan to identify and address current and future IT needs across the Library District.
- 

## Staff

**PPLD values, trusts, and invests in staff.**

- Support staff in their educational goals and growth.
- Ensure staff have digital literacy skills.
- Train staff to provide awareness of Library and community resources.
- Ensure excellence in internal and external customer service.
- Align individual staff talents to meet the community needs.
- Apply equity, diversity, and inclusion best practices in hiring and retention.
- Strengthen relationships within and among PPLD staff.
- Continue to offer salary and benefits that are on par with local, state, and national standards and in compliance with legal requirements to recruit and retain an excellent workforce.
- Increase the skills, capabilities, and confidence of PPLD's direct supervisors and managers.

March, 1 2022

*Via Email and Certified Mail*

Board of Trustees

Pikes Peak Library District

20 N. Cascade Ave.

Colorado Springs, CO 80903

Attention: John Spears, CEO and Teona Shaindze-Krebs, Deputy Chief Librarian

Re: Notice of creation of Hancock Commons Urban Renewal Plan and Proposed Tax Sharing Agreement

Dear Mr. Spears and Ms. Shainidze-Krebs:

The Board of Commissioners of the Colorado Springs Urban Renewal Authority (“CSURA”) is considering a proposed urban renewal in the city’s S/E side near the intersection of S. Chelton Road and Hancock Expressway, for the redevelopment of the site into an attainable housing (for sale) and commercial/retail development project. As of 2016, changes to the Colorado Urban Renewal Law require the CSURA to notify the taxing entities whose incremental property taxes would be allocated pursuant to any urban renewal plan before any such plan may be approved by the City Council. The area within the proposed Hancock Commons Urban Renewal Plan (the “Plan”) is located within the jurisdiction of the Pikes Peak Library District (“PPLD”) and would allocate property tax increment generated by the project of taxing entities including PPLD. This letter constitutes notice of the proposed Plan pursuant to CSURA’s obligations under C.R.S. § 31-25-107(9.5)(a).

Enclosed herewith please find (i) a copy of the Tax Forecast and County Impact Report for the Hancock Commons Urban Renewal Area in Colorado Springs, Colorado prepared by EPS Consulting, (ii) the proposed Property Tax Increment Revenue Agreement between the CSURA and PPLD and (iii) a copy of the proposed Plan. CSURA believes the implementation of the Plan would eliminate blight within the Plan area and be a benefit to the community.

Sincerely,

Jariah Walker

Executive Director, Colorado Springs Urban Renewal Authority

Enclosures



## **Impact Report**

# El Paso County Impact Report

Hancock Commons Urban Renewal Area

**Prepared for:**

Colorado Springs Urban Renewal Authority

**Prepared by:**

Economic & Planning Systems, Inc.

EPS #213073

October 04, 2021

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# 1. Introduction

This report includes a summary of the expected fiscal impacts of the site included in the Hancock Commons Urban Renewal Plan (Plan) in El Paso County (the County). The El Paso County Impact Report for Hancock Commons Urban Renewal Area (report) was prepared by Economic & Planning Systems (EPS) for the Colorado Springs Urban Renewal Authority ("CSURA" or "Authority").

The report includes a summary of forecasted property tax revenues as well as El Paso County fiscal and service impacts associated with development in accordance with the Urban Renewal Plan. It specifically responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

## C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (3.5) "Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:
- I. The estimated duration of time to complete the urban renewal project;
  - II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
  - III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
  - IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
  - V. Any other estimated impacts of the urban renewal project on county services or revenues."

# Urban Renewal Plan Description

The Hancock Commons Urban Renewal Area (“URA” or “Plan Area”) is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of one parcel, currently divided by Hancock Expressway, on approximately 18.59 acres of land and adjacent right of way. The boundaries of the Plan Area include a portion of Hancock Expressway that divides the parcel and Chelton Road to the east as illustrated in red below in **Figure 1**.

**Figure 1. Hancock Commons URA Boundary**



## 2. Development Program

The proposed project for the Plan Area is a residential development with a commercial site, as shown in the site plan illustrated in **Figure 2**. The residential development includes approximately 150 apartment units and 87 townhome units. The townhome units will be for-sale and priced for attainable housing for the local workforce. The commercial site will include approximately 10,000 square feet of retail, restaurant, and/or neighborhood services. The current plan calls for this development program, but the actual units and square footage may see minor changes over the course of buildout.

Infrastructure improvements are a significant component of the development plan. Hancock Expressway will be re-routed and aligned along the north edge of the property. This realignment improves the street network and connectivity to the surrounding neighborhoods and will include an updated drainage system with a gravity sewer to serve the development on site.

**Figure 2. Hancock Commons Site Plan**



## 3. County Fiscal Impact

In order to estimate the anticipated impact of the development of the parcels included in the Plan area boundary on the County, EPS evaluated expected property tax revenues, infrastructure costs, and impacts on cost of service for the County.

### Property Taxes

CSURA is expected to keep 100 percent of the property tax revenues generated by the Plan increment, which includes any property tax that is generated by new development on the parcels included in the Plan Area. These revenues are necessary to allow the project to move forward and will be used to fund eligible improvements.

### Assumptions

To estimate potential property tax revenues of Hancock Commons, EPS has estimated market values for townhomes at \$400,000 per unit and multifamily units at \$220,000 per unit. These estimated values are based on the capitalized value of the project. Additionally, based on El Paso assessor data the estimated market values fall within the market valuation of similar product type in Colorado Springs. Commercial space market values were estimated at \$150 per square foot based on industry standards for construction values. EPS has also assumed an annual growth rate in property values of 3.0 percent per year, which is reassessed on odd-number years in accordance with Colorado Legislature.

## Property Tax Base

The current property taxes paid on the vacant land in the proposed Hancock Commons are roughly \$129,160 per year, shown below in **Table 1**. This base reflects the total value of the vacant land parcel. The assessment rate and mill levy are two universally used factors that generate revenue streams that are a portion of total valuation. The assessment rate for commercial property in Colorado is 29 percent. Note that per State regulations, vacant land is classified as commercial (29 percent) while multifamily is assessed as residential (7.15 percent). The 2021 mill levies for all parcels in the taxing district that includes the proposed Urban Renewal Area are shown in **Table 2**. The total mill levy in 2021 was 65.5550, which includes 7.9200 mills for El Paso County (including El Paso County Road and Bridge share).

**Table 1. Property Base Value, 2021**

Parcel	Land	Improvements	Total
<b>Actual Value</b>			
HANCOCK EXPY	\$445,379	\$0	\$445,379
<b>Subtotal</b>	<b>\$445,379</b>	<b>\$0</b>	<b>\$445,379</b>
<b>Assessment Rate</b>			
HANCOCK EXPY	29.00%	29.00%	
<b>Assessed Value</b>			
HANCOCK EXPY	\$129,160	\$0	\$129,160
<b>Subtotal</b>	<b>\$129,160</b>	<b>\$0</b>	<b>\$129,160</b>

Source: El Paso County Assessor; Economic & Planning Systems

**Table 2. Mill Levies, 2021**

Description	Mill Levy
EL PASO COUNTY	7.7550
EPC ROAD & BRIDGE SHARE	0.1650
CITY OF COLORADO SPRINGS	4.2790
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.1650
HARRISON SCHOOL NO 2	48.3940
PIKES PEAK LIBRARY	3.8550
SOUTHEASTERN COLO WATER CONSERVANCY	0.9420
EL PASO COUNTY CONSERVATION	0.0000
<b>TOTAL</b>	<b>65.5550</b>

Source: El Paso County Assessor; Economic & Planning Systems



## Property Tax Increment

Based on the assumptions stated above and information from the developer, the cumulative value of the residential development is estimated at \$67.8 million, and commercial development is estimated at \$1.5 million, shown in **Table 3**. The future property taxes due to new development is referred to as the “Increment” and would be deferred. The development of Hancock Commons over the next 25 years is expected to generate approximately \$10.3 million in property tax increment over the 25-year period, which equates to an average of approximately \$413,086 per year, as shown in **Table 4**. Following the 25-year period, the parcels included in Plan Area are expected to generate approximately \$680,785 in total property taxes, which includes approximately \$17,728 that is attributed to the base values and \$684,485 that is generated by the increment or new development.

**Table 3. Development Value, 2021-2046**

Year	Plan Year	TH Prog.	TH Val.	MF Prog.	MF Val.	In-Line Retail	Value per SF	Retail Center	Value per SF	CUMULATIVE TOTAL	
		87 units	\$400,000/unit	150 units	\$220,000/unit	4,000 sf	\$150/sf	6,000 sf	\$150/sf	Residential	Commercial
2021	0	0	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0
2022	1	0	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0
2023	2	40	\$16,000,000	50	\$11,000,000	2,000	\$300,000	0	\$0	\$27,000,000	\$300,000
2024	3	47	\$18,800,000	50	\$11,000,000	2,000	\$300,000	6,000	\$900,000	\$56,800,000	\$1,500,000
2025	4	0	\$0	50	\$11,000,000	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2026	5	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2027	6	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2028	7	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2029	8	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2030	9	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2031	10	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2032	11	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2033	12	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2034	13	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2035	14	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2036	15	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2037	16	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2038	17	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2039	18	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2040	19	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2041	20	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2042	21	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2043	22	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2044	23	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2045	24	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2046	25	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000

Source: Economic & Planning Systems

**Table 4. Property Tax Increment, 2021-2046**

Year	Plan Year	Cml. Actual Statutory Val.			Assessed Value (1-Yr. Lag) <sup>[1]</sup>				Property Tax Increment (1-Yr. Lag) 65.555 mill levy
		Base Val. 3.0% Ann. Esc.	New Res. Val. 3.0% Ann. Esc.	New Com. Val. 3.0% Ann. Esc.	Base Val. 29.00%	New Res. 7.15%	New Com. 29.00%	Increment Val.	
2021	0	\$445,379	\$0	\$0	\$129,160	\$0	\$0	\$0	\$0
2022	1	\$458,740	\$0	\$0	\$129,160	\$0	\$0	\$0	\$0
2023	2	\$472,503	\$28,644,300	\$318,270	\$133,035	\$0	\$0	\$0	\$0
2024	3	\$486,678	\$62,066,894	\$1,639,091	\$133,035	\$0	\$0	\$0	\$0
2025	4	\$501,278	\$76,309,497	\$1,688,263	\$141,137	\$4,437,783	\$475,336	\$4,771,983	\$0
2026	5	\$516,316	\$78,598,782	\$1,738,911	\$141,137	\$4,437,783	\$475,336	\$4,771,983	\$312,827
2027	6	\$531,806	\$80,956,746	\$1,791,078	\$149,732	\$5,619,813	\$504,284	\$5,974,365	\$312,827
2028	7	\$547,760	\$83,385,448	\$1,844,811	\$149,732	\$5,619,813	\$504,284	\$5,974,365	\$391,650
2029	8	\$564,193	\$85,887,012	\$1,900,155	\$158,850	\$5,962,060	\$534,995	\$6,338,204	\$391,650
2030	9	\$581,119	\$88,463,622	\$1,957,160	\$158,850	\$5,962,060	\$534,995	\$6,338,204	\$415,501
2031	10	\$598,552	\$91,117,531	\$2,015,875	\$168,524	\$6,325,149	\$567,576	\$6,724,201	\$415,501
2032	11	\$616,509	\$93,851,056	\$2,076,351	\$168,524	\$6,325,149	\$567,576	\$6,724,201	\$440,805
2033	12	\$635,004	\$96,666,588	\$2,138,641	\$178,788	\$6,710,351	\$602,142	\$7,133,705	\$440,805
2034	13	\$654,054	\$99,566,586	\$2,202,801	\$178,788	\$6,710,351	\$602,142	\$7,133,705	\$467,650
2035	14	\$673,676	\$102,553,583	\$2,268,885	\$189,676	\$7,119,011	\$638,812	\$7,568,147	\$467,650
2036	15	\$693,886	\$105,630,191	\$2,336,951	\$189,676	\$7,119,011	\$638,812	\$7,568,147	\$496,130
2037	16	\$714,703	\$108,799,097	\$2,407,060	\$201,227	\$7,552,559	\$677,716	\$8,029,048	\$496,130
2038	17	\$736,144	\$112,063,069	\$2,479,271	\$201,227	\$7,552,559	\$677,716	\$8,029,048	\$526,344
2039	18	\$758,228	\$115,424,962	\$2,553,650	\$213,482	\$8,012,509	\$718,989	\$8,518,017	\$526,344
2040	19	\$780,975	\$118,887,710	\$2,630,259	\$213,482	\$8,012,509	\$718,989	\$8,518,017	\$558,399
2041	20	\$804,404	\$122,454,342	\$2,709,167	\$226,483	\$8,500,471	\$762,775	\$9,036,764	\$558,399
2042	21	\$828,536	\$126,127,972	\$2,790,442	\$226,483	\$8,500,471	\$762,775	\$9,036,764	\$592,405
2043	22	\$853,392	\$129,911,811	\$2,874,155	\$240,275	\$9,018,150	\$809,228	\$9,587,103	\$592,405
2044	23	\$878,994	\$133,809,165	\$2,960,380	\$240,275	\$9,018,150	\$809,228	\$9,587,103	\$628,483
2045	24	\$905,364	\$137,823,440	\$3,049,191	\$254,908	\$9,567,355	\$858,510	\$10,170,957	\$628,483
2046	25	\$932,525	\$141,958,144	\$3,140,667	\$254,908	\$9,567,355	\$858,510	\$10,170,957	\$666,757
<b>Total</b>									<b>\$10,327,143</b>

[1] Reflects a biennial reassessment.

Source: Economic & Planning Systems

# Taxing District Impact

## El Paso County Impact

El Paso County property tax revenues, which include El Paso County (7.7550 mills) and El Paso County Road and Bridge (0.1650 mills), are based on the combined 7.92 mill levy. Existing property taxes refer to the “Base” and would not be deferred. The County’s share of the current property tax base is \$1,023, shown in **Table 5**. The base amount is expected to grow at 3.0 percent per year, which is shown biannually due to reassessments by the county assessor occurring every odd year, resulting in an annual amount of \$2,019 for El Paso County in year 25 and generating a total of approximately \$37,783 over the 25-year period. The increment value will be deferred by the County for the 25-year period. Over this time, the total property tax deferred by the County would be approximately \$1.2 million or \$49,907 per year.

**Table 5. El Paso County Property Tax Revenue, 2021-2046**

Year	Plan Year	El Paso County Property Tax: 7.92 mills		Total
		Base	Increment 1-Yr. Lag	
2021	0	\$1,023	\$0	\$1,023
2022	1	\$1,023	\$0	\$1,023
2023	2	\$1,054	\$0	\$1,054
2024	3	\$1,054	\$0	\$1,054
2025	4	\$1,118	\$0	\$1,118
2026	5	\$1,118	\$37,794	\$38,912
2027	6	\$1,186	\$37,794	\$38,980
2028	7	\$1,186	\$47,317	\$48,503
2029	8	\$1,258	\$47,317	\$48,575
2030	9	\$1,258	\$50,199	\$51,457
2031	10	\$1,335	\$50,199	\$51,533
2032	11	\$1,335	\$53,256	\$54,590
2033	12	\$1,416	\$53,256	\$54,672
2034	13	\$1,416	\$56,499	\$57,915
2035	14	\$1,502	\$56,499	\$58,001
2036	15	\$1,502	\$59,940	\$61,442
2037	16	\$1,594	\$59,940	\$61,533
2038	17	\$1,594	\$63,590	\$65,184
2039	18	\$1,691	\$63,590	\$65,281
2040	19	\$1,691	\$67,463	\$69,153
2041	20	\$1,794	\$67,463	\$69,256
2042	21	\$1,794	\$71,571	\$73,365
2043	22	\$1,903	\$71,571	\$73,474
2044	23	\$1,903	\$75,930	\$77,833
2045	24	\$2,019	\$75,930	\$77,949
2046	25	\$2,019	\$80,554	\$82,573
<b>Total</b>		<b>\$37,783</b>	<b>\$1,247,670</b>	<b>\$1,285,452</b>

Source: Economic & Planning Systems

## Harrison School No. 2 Impact

The Plan Area is located within the Harrison District Number 2, which has a 48.3940 mill levy. The School District's share of the current property tax base is \$6,251, shown in **Table 6**. The base amount is expected to grow at 3.0 percent per year, which is shown biannually due to reassessments by the county assessor occurring every odd year, resulting in an annual amount of \$12,336 in year 25 and generating a total of approximately \$230,866 over the 25-year period. The increment value will be deferred by the School District for the 25-year period. Over this time, the total property tax deferred by the School District would be approximately \$7.6 million or \$304,948 per year.

**Table 6. School District Property Tax Revenue, 2021-2046**

Year	Plan Year	School Dist. Property Tax: 48.394 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$6,251	\$0	\$6,251
2022	1	\$6,251	\$0	\$6,251
2023	2	\$6,438	\$0	\$6,438
2024	3	\$6,438	\$0	\$6,438
2025	4	\$6,830	\$0	\$6,830
2026	5	\$6,830	\$230,935	\$237,765
2027	6	\$7,246	\$230,935	\$238,181
2028	7	\$7,246	\$289,123	\$296,370
2029	8	\$7,687	\$289,123	\$296,811
2030	9	\$7,687	\$306,731	\$314,418
2031	10	\$8,156	\$306,731	\$314,887
2032	11	\$8,156	\$325,411	\$333,567
2033	12	\$8,652	\$325,411	\$334,063
2034	13	\$8,652	\$345,229	\$353,881
2035	14	\$9,179	\$345,229	\$354,408
2036	15	\$9,179	\$366,253	\$375,432
2037	16	\$9,738	\$366,253	\$375,991
2038	17	\$9,738	\$388,558	\$398,296
2039	18	\$10,331	\$388,558	\$398,889
2040	19	\$10,331	\$412,221	\$422,552
2041	20	\$10,960	\$412,221	\$423,181
2042	21	\$10,960	\$437,325	\$448,286
2043	22	\$11,628	\$437,325	\$448,953
2044	23	\$11,628	\$463,958	\$475,586
2045	24	\$12,336	\$463,958	\$476,294
2046	25	\$12,336	\$492,213	\$504,549
<b>Total</b>		<b>\$230,866</b>	<b>\$7,623,702</b>	<b>\$7,854,568</b>

Source: Economic & Planning Systems

## City of Colorado Springs Impact

The City of Colorado Springs has a 4.279 mill levy. The city’s share of the current property tax base is \$553, shown in **Table 7**. The base amount is expected to grow at 3.0 percent per year, which is shown biannually due to reassessments by the county assessor occurring every odd year. This results in an annual amount of \$1,091 in year 25 and generating a total of approximately \$20,413 over the 25-year period. The increment value of property taxes generated, which will be deferred by the city, would be approximately \$674,088 over the 25-year period or \$26,964 per year.

**Table 7. City of Colorado Springs Property Tax Revenue, 2021-2046**

Year	Plan Year	Co. Springs Property Tax: 4.279 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$553	\$0	\$553
2022	1	\$553	\$0	\$553
2023	2	\$569	\$0	\$569
2024	3	\$569	\$0	\$569
2025	4	\$604	\$0	\$604
2026	5	\$604	\$20,419	\$21,023
2027	6	\$641	\$20,419	\$21,060
2028	7	\$641	\$25,564	\$26,205
2029	8	\$680	\$25,564	\$26,244
2030	9	\$680	\$27,121	\$27,801
2031	10	\$721	\$27,121	\$27,842
2032	11	\$721	\$28,773	\$29,494
2033	12	\$765	\$28,773	\$29,538
2034	13	\$765	\$30,525	\$31,290
2035	14	\$812	\$30,525	\$31,337
2036	15	\$812	\$32,384	\$33,196
2037	16	\$861	\$32,384	\$33,245
2038	17	\$861	\$34,356	\$35,217
2039	18	\$913	\$34,356	\$35,270
2040	19	\$913	\$36,449	\$37,362
2041	20	\$969	\$36,449	\$37,418
2042	21	\$969	\$38,668	\$39,637
2043	22	\$1,028	\$38,668	\$39,696
2044	23	\$1,028	\$41,023	\$42,051
2045	24	\$1,091	\$41,023	\$42,114
2046	25	\$1,091	\$43,522	\$44,612
<b>Total</b>		<b>\$20,413</b>	<b>\$674,088</b>	<b>\$694,501</b>

Source: Economic & Planning Systems

## Pikes Peak Library District Impact

The Plan Area is located within the Pikes Peak Library District, which has a 3.8550 mill levy. The Library District’s share of the current property tax base is \$498, shown in **Table 8**. The base amount is expected to grow at 3.0 percent per year, which is shown biannually due to reassessments by the county assessor occurring every odd year. This results in an annual amount of \$983 in year 25 and generating a total of approximately \$18,390 over the 25-year period. The increment value of property taxes generated, which will be deferred by the Library District, would be approximately \$607,294 over the 25-year period or \$24,292 per year.

**Table 8. Library Property Tax Revenue, 2021-2046**

Year	Plan Year	Library Property Tax: 3.855 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$498	\$0	\$498
2022	1	\$498	\$0	\$498
2023	2	\$513	\$0	\$513
2024	3	\$513	\$0	\$513
2025	4	\$544	\$0	\$544
2026	5	\$544	\$18,396	\$18,940
2027	6	\$577	\$18,396	\$18,973
2028	7	\$577	\$23,031	\$23,608
2029	8	\$612	\$23,031	\$23,644
2030	9	\$612	\$24,434	\$25,046
2031	10	\$650	\$24,434	\$25,083
2032	11	\$650	\$25,922	\$26,571
2033	12	\$689	\$25,922	\$26,611
2034	13	\$689	\$27,500	\$28,190
2035	14	\$731	\$27,500	\$28,232
2036	15	\$731	\$29,175	\$29,906
2037	16	\$776	\$29,175	\$29,951
2038	17	\$776	\$30,952	\$31,728
2039	18	\$823	\$30,952	\$31,775
2040	19	\$823	\$32,837	\$33,660
2041	20	\$873	\$32,837	\$33,710
2042	21	\$873	\$34,837	\$35,710
2043	22	\$926	\$34,837	\$35,763
2044	23	\$926	\$36,958	\$37,885
2045	24	\$983	\$36,958	\$37,941
2046	25	\$983	\$39,209	\$40,192
<b>Total</b>		<b>\$18,390</b>	<b>\$607,294</b>	<b>\$625,684</b>

Source: Economic & Planning Systems

## Southeastern Colorado Water Conservancy District Impact

The Plan Area is located within the Southeastern Colorado Water Conservancy District, which has a 0.9420 mill levy. The Water Conservancy District's share of the current property tax base is \$122, shown in **Table 9**. The base amount is expected to grow at 3.0 percent per year, which is shown biannually due to reassessments by the county assessor occurring every odd year. This results in an annual amount of \$240 in year 25 and generating a total of approximately \$4,494 over the 25-year period. The increment value of property taxes generated, which will be deferred by the Water Conservancy District, would be approximately \$148,397 over the 25-year period or \$5,936 per year.

**Table 9. Water Conservancy Property Tax Revenue, 2021-2046**

Year	Plan Year	Water Conserv. Property Tax: 0.942 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$122	\$0	\$122
2022	1	\$122	\$0	\$122
2023	2	\$125	\$0	\$125
2024	3	\$125	\$0	\$125
2025	4	\$133	\$0	\$133
2026	5	\$133	\$4,495	\$4,628
2027	6	\$141	\$4,495	\$4,636
2028	7	\$141	\$5,628	\$5,769
2029	8	\$150	\$5,628	\$5,777
2030	9	\$150	\$5,971	\$6,120
2031	10	\$159	\$5,971	\$6,129
2032	11	\$159	\$6,334	\$6,493
2033	12	\$168	\$6,334	\$6,503
2034	13	\$168	\$6,720	\$6,888
2035	14	\$179	\$6,720	\$6,899
2036	15	\$179	\$7,129	\$7,308
2037	16	\$190	\$7,129	\$7,319
2038	17	\$190	\$7,563	\$7,753
2039	18	\$201	\$7,563	\$7,764
2040	19	\$201	\$8,024	\$8,225
2041	20	\$213	\$8,024	\$8,237
2042	21	\$213	\$8,513	\$8,726
2043	22	\$226	\$8,513	\$8,739
2044	23	\$226	\$9,031	\$9,257
2045	24	\$240	\$9,031	\$9,271
2046	25	\$240	\$9,581	\$9,821
<b>Total</b>		<b>\$4,494</b>	<b>\$148,397</b>	<b>\$152,891</b>

Source: Economic & Planning Systems

## **Cost of Service and Infrastructure Costs**

Residential development in the County has a direct impact on County services and infrastructure costs. However, the cost of service and infrastructure costs vary depending on whether or not the development occurs within incorporated or unincorporated areas. The entire Plan Area is located within the City of Colorado Springs municipal boundaries. It is also noteworthy that the majority of urban services required by the new development will be provided by the City of Colorado Springs, such as police, parks and recreation, water, sewer, and general administration such as planning, zoning, land use code enforcement, business licensing, etc.

For the purposes of this analysis, EPS assumes that the modest additional service cost to the County associated with the future development within the City of Colorado Springs is balanced by additional revenue sources, such as intergovernmental transfers and fees for services. The County will receive sales tax revenues from the commercial space and from the residents living within the development, while the City of Colorado Springs will differ a 1 percent sales tax increment during the 25-year tax increment financing period. The County is expected to have no financial exposure for infrastructure costs or other capital improvements. Future infrastructure costs that are associated with development on parcels included in the Plan boundary are anticipated to be financed by the developer initially, and by the Colorado Springs Urban Renewal Authority and the City of Colorado Springs in the future.

It's important to note that the project will alleviate the burden on infrastructure commitments by the city, county, or Pikes Peak RTA. The proposed infrastructure, specifically the Hancock Expressway realignment, provides a regional transportation solution and could enable other governing entities to allocate their financial resources to other projects.

## **Summary of the Net County Impact**

Based on the analysis included in this report, EPS anticipates that the impact of the proposed Hancock Commons Urban Renewal Plan on El Paso County will be positive. If the County portion of the property taxes was deferred during this period, the County would experience an annual fiscal impact of \$1,054 in 2023, the first year of development. By 2047, the end of the 25-year tax increment financing period, the County's portion of property tax is expected to increase to \$87,602 per year as a result from the inclusion of developed parcels in the URA.

Based on previous experience evaluating county fiscal structures, EPS has an understanding of expenditures, revenues, and alternative revenue sources that new development generates as well as the corresponding costs of service attributed to various development types. Moreover, because the future development will be located within the City of Colorado Springs, and the City is responsible for a majority of services, including ones with typically higher costs to



local government (i.e., police, public works, water), the County's exposure in terms of its financial outlay will be modest and is expected to be mitigated with user fees and other revenue sources.

PROPERTY TAX INCREMENT REVENUE AGREEMENT  
(Pikes Peak Library District)  
(Hancock Commons Urban Renewal Plan)

This Property Tax Increment Revenue Agreement (the “Agreement”) is entered into as of \_\_\_\_\_, 2022 (the “Effective Date”) by and between the COLORADO SPRINGS URBAN RENEWAL AUTHORITY, a body corporate and politic of the State of Colorado (the “Authority”), whose address is 30 South Nevada Avenue, Colorado Springs, Colorado 80903, and the PIKES PEAK LIBRARY DISTRICT, a political subdivision of the State of Colorado (the “Library District”), whose address is 12 North Cascade Avenue, Colorado Springs, Colorado 80903. The Authority and the Library District are referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS.

The following recitals are incorporated in and made a part of this Agreement. Capitalized terms used herein and not otherwise defined are defined in Section 1 below.

A. Proposed Redevelopment. The Parties have been advised that the real property described in Exhibit A (the “Property”) lying within the corporate limits of the City of Colorado Springs, Colorado (the “City”) is being studied for designation as an urban renewal area to be redeveloped by one or more developers and/or property owner(s) as a mixed use development(s) that will eliminate existing blighted conditions which constitute threats to the health, safety and welfare of the community and barriers to development.

B. Urban Renewal and Tax Increment Financing. To accomplish the proposed redevelopment and to provide certain required public improvements, the Authority has recommended inclusion of the Property in a proposed urban renewal plan, entitled as the “Hancock Commons Urban Renewal Plan” (the “Plan” or “Urban Renewal Plan”) authorizing and utilizing tax increment financing in accordance with the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”), to pay Eligible Costs of the Improvements. The proposed Plan that includes the Property has been provided to the Library District under separate cover. The final Plan approved by the City Council of the City shall be the “Plan” for purposes of this Agreement.

C. Nature of Urban Renewal Project and Purpose of Agreement. The proposed Urban Renewal Project consists of designing, developing and constructing the Improvements (which includes paying the Eligible Costs of public improvements) necessary to serve the proposed Urban Renewal Area and to comply with §31-25-107(4)(g) of the Act that requires the Plan to afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise. Approval of the Urban Renewal Plan is subject to recent legislation, including requirements imposed by HB 15-1348 for new urban renewal plans adopted after January 1, 2016.

D. Impact Report. The Authority has submitted to the Library District a copy of the Impact Report required to be submitted to El Paso County by §31-25-107(3.5) of the Act, which includes a tax forecast for the Library District.

E. Colorado Urban Renewal Law. In accordance with the Act as amended to the date of this Agreement (including the requirements of HB 15-1348 and SB 18-248), the Parties desire to enter into this Agreement to facilitate adoption of the Plan and redevelopment of the proposed Urban Renewal Area described therein. The Agreement addresses, among other things, the estimated impacts of the Urban Renewal Plan on Library District services associated solely with the Urban Renewal Plan.

## AGREEMENT

NOW, THEREFORE, in consideration of the covenants, promises and agreements of each of the Parties hereto, to be kept and performed by each of them, it is agreed by and between the Parties hereto as set forth herein.

1. DEFINITIONS. As used in this Agreement:

1.1. “Act” means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S.

1.2. “Agreement” means this Agreement, as it may be amended or supplemented in writing. References to sections or exhibits are to this Agreement unless otherwise qualified.

1.3. “Authority” means the Party described in the Preamble to this Agreement, the Colorado Springs Urban Renewal Authority, a body corporate and politic of the State of Colorado.

1.4. “Bonds” shall have the same meaning as defined in §31-25-103 of the Act.

1.5. “City” means the Party described in Recital A to this Agreement, the City of Colorado Springs, Colorado.

1.6. “District Increment” means the portion of Property Tax Increment Revenues generated by the District’s mill levy received by the Authority from the El Paso County Treasurer and paid into the Special Fund as specified in Section 3.1.

1.7. “Duration” means the twenty-five (25) year period that the tax increment or tax allocation provisions will be in effect as specified in §31-25-107(9)(a) of the Act, the Plan, and the Impact Report.

1.8. “Eligible Costs” means those costs eligible to be paid or reimbursed from the Tax Increment Revenues pursuant to the Act.

1.9. “Future Mill Levy” has the meaning set forth in Section 3.2.

1.10. “Impact Report” means the impact report setting forth the burdens and benefits of the Urban Renewal Project previously submitted to the Library District.

1.11. “Improvements” means the public improvements and private improvements to be constructed on the Property pursuant to the Plan.

1.12. “Library District” means the Party described in the Preamble to this Agreement, Pikes Peak Library District, a public body corporate and political subdivision of the State of Colorado.

1.13. “Party” or “Parties” means the Authority or the Library District or both and their lawful successors and assigns.

1.14. “Plan” means the urban renewal plan defined in Recital B above.

1.15. “Project” shall have the same meaning as Urban Renewal Project.

1.16. “Property Tax Increment Revenues” means all the TIF revenues derived from ad valorem property tax levies described in §31-25-107(9)(a)(II) of the Act allocated to the Special Fund for the Duration of the Urban Renewal Project.

1.17. “Special Fund” means the fund described in the Plan and §31-25-107(9)(a)(II) of the Act into which the Property Tax Increment Revenues will be deposited.

1.18. “TIF” means the property tax increment portion of the property tax assessment roll described in §31-25-107(9)(a)(II) of the Act.

1.19. “Urban Renewal Area” means the area included in the boundaries of the Plan.

1.20. “Urban Renewal Plan” means the urban renewal plan defined in Recital B above.

1.21. “Urban Renewal Project” means all undertakings and activities, or any combination thereof, required to carry out the Urban Renewal Plan pursuant to the Act.

2. Impact Report. The Parties acknowledge and agree that the Impact Report addresses the following information and hereby make and adopt the following findings relating to the Impact Report:

(a) The Urban Renewal Project is projected to create significant new employment opportunities and other benefits as specified in the Impact Report that will benefit the Parties, the region, and the State of Colorado.

(b) The Duration of time estimated to complete the Urban Renewal Project is the twenty-five (25) year period of time specified in §31-25-107(9)(a) of the Act.

(c) The estimated annual Property Tax Increment Revenue to be generated by the Urban Renewal Project for the Duration of the Urban Renewal Project and the portion of such Property Tax Increment Revenue to be allocated to fund the Urban Renewal Project are set forth in this Agreement and the Impact Report.

(d) The nature and relative size of the revenue and other benefits expected to accrue to the City, the Library District, and other taxing entities that levy property taxes in the Urban Renewal Area are set forth in the Impact Report and include, without limitation:

- (i) The increase in base value resulting from biennial general reassessments for the Duration in accordance with §31-25-107(9)(e) of the Act;
- (ii) The benefit of improvements in the Urban Renewal Area to existing taxing entity infrastructure in accordance with §31-25-107(3.5) of the Act;
- (iii) The estimate of the impact of the Urban Renewal Project on Library District and taxing entity revenues in accordance with §31-25-107(3.5) of the Act;
- (iv) The cost of additional Library District and taxing body infrastructure and services required to serve development in the Urban Renewal Area in accordance with §31-25-107(3.5) of the Act;
- (v) The capital or operating costs of the Parties, the City, and other taxing bodies that are expected to result from the Urban Renewal Project in accordance with HB 15-1348;
- (vi) The legal limitations on the use of revenues belonging to the Parties, the City, and any taxing entity in accordance with HB 15-1348 and SB 18-248; and
- (vii) The other estimated impacts of the Urban Renewal Project on Library District and other taxing body services or revenues in accordance with §31-25-107(3.5) of the Act.

3. RETENTION OF PROPERTY TAX INCREMENT REVENUES. In compliance with the requirements of HB 15-1348 and SB 18-248, the Parties have negotiated and agreed to the sharing of Property Tax Increment Revenues as set forth herein.

3.1. District Increment Revenues. The Library District and the Authority agree that the Authority may retain and expend in furtherance of the Urban Renewal Project one hundred percent (100%) of the District Increment, commencing on the date of approval by the City of the Plan, and lasting for the Duration.

3.2. Mill Levy Allocation. If the Library District’s eligible electors approve a new or increased mill levy for any lawful purpose (“Future Mill Levy”), any revenue derived from the Future Mill Levy shall not be considered part of the District Increment. Rather, upon approval by the eligible electors of the Library District of a Future Mill Levy, the Library District shall provide notification of the same to the Authority. From the date of such notice until the Duration has expired, the Authority shall annually deduct from the Property Tax Increment Revenue it receives any revenues attributable to the Future Mill Levy, as applicable, and shall remit such revenues to the Library District.

4. PLEDGE OF PROPERTY TAX INCREMENT REVENUES. The Library District recognizes and agrees that in reliance on this Agreement and in accordance with the provisions of §31-25-109(12) of the Act, the adoption and approval of the Plan includes an irrevocable pledge of all of the Property Tax Increment Revenues, including the District

Increment, to pay the Authority's Bonds and other financial obligations in connection with the Urban Renewal Project. The Authority has elected to apply the provisions of §11-57-208, C.R.S., to this Agreement. The Property Tax Increment Revenues, when and as received by the Authority are and shall be subject to the lien of such pledge without any physical delivery, filing, or further act and are and shall be an obligation of the Parties pursuant to §31-25-107(9) of the Act. The Parties agree that the creation, perfection, enforcement and priority of the pledge of the Property Tax Increment Revenues as provided herein shall be governed by §11-57-208, C.R.S. The lien of such pledge on the Property Tax Increment Revenues shall have priority over any of all other obligations and liabilities of the Parties with respect to the Property Tax Increment Revenues.

5. NOTIFICATION OF PROPOSED MODIFICATIONS OF THE PLAN; AGREEMENT NOT PART OF PLAN. The Authority agrees to notify the Library District of any intended modification of the Plan as required by §31-25-107(7) of the Act. This Agreement is not part of the Plan.

6. WAIVER. Except for the notices required by this Agreement, the Library District, as authorized by §31-25-107(9.5)(b) and §31-25-107(11) of the Act, hereby waives any provision of the Act that provides for notice to the Library District, requires any filing with or by the Library District, requires or permits consent from the Library District, and provides any enforcement right to the Library District for the Duration, provided, however, that the Library District shall have the right to enforce this Agreement.

7. LIMITATION OF AGREEMENT. This Agreement applies only to the District Increment, as calculated, produced, collected and paid to the Authority from the Urban Renewal Area by the El Paso County Treasurer in accordance with §31-25-107(9)(a)(II) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of the City or the Authority.

8. MISCELLANEOUS.

8.1. Delays. Any delays in or failure of performance by any Party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God; fires; floods; earthquake; abnormal weather; strikes; labor disputes; accidents; regulation or order of civil or military authorities; shortages of labor or materials; or other causes, similar or dissimilar, including economic downturns, which are beyond the control of such Party.

8.2. Termination and Subsequent Legislation or Litigation. In the event of termination of the Plan, including its TIF financing component, the Authority may terminate this Agreement by delivering written notice to the Library District. The Parties further agree that in the event legislation is adopted or a decision by a court of competent jurisdiction after the Effective Date of this Agreement that invalidates or materially effects any provisions hereof, the Parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement, but does not impair any otherwise valid contracts in effect at such time.

8.3. Entire Agreement. This instrument embodies the entire agreement of the Parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the Parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the Parties.

8.4. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their successors in interest.

8.5. No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned Parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that any person or entity other than the undersigned Parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

8.6. No Waiver of Immunities. Nothing in this Agreement shall be construed as a waiver of the rights and privileges of the Parties pursuant to the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as the same may be amended from time to time. No portion of this Agreement shall be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

8.7. Amendment. This Agreement may be amended only by an instrument in writing signed by the Parties.

8.8. Parties not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties shall not be deemed to be partners or joint venturers, and no Party shall be responsible for any debt or liability of any other Party.

8.9. Interpretation. All references herein to Bonds shall be interpreted to include the incurrence of debt by the Authority in any form consistent with the definition of “Bonds” in the Act, including payment of Eligible Costs or any other lawful financing obligation.

8.10. Incorporation of Recitals and Exhibits. The provisions of the Recitals and the Exhibits attached to this Agreement are incorporated in and made a part of this Agreement.

8.11. No Assignment. No Party may assign any of its rights or obligations under this Agreement.

8.12. Section Captions. The captions of the sections are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

8.13. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

8.14. Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.

8.15. No Presumption. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the Party causing the Agreement to be drafted.

8.16. Notices. Any notice required by this Agreement shall be in writing. All notices, demands, requests and other communications required or permitted hereunder shall be in writing, and shall be (a) personally delivered with a written receipt of delivery; (b) sent by a nationally-recognized overnight delivery service requiring a written acknowledgement of receipt or providing a certification of delivery or attempted delivery; (c) sent by certified or registered mail, return receipt requested; or (d) sent by confirmed facsimile transmission or electronic delivery with an original copy thereof transmitted to the recipient by one of the means described in subsections (a) through (c) no later than 5 business days thereafter. All notices shall be deemed effective when actually delivered as documented in a delivery receipt; provided, however, that if the notice was sent by overnight courier or mail as aforesaid and is affirmatively refused or cannot be delivered during customary business hours by reason of the absence of a signatory to acknowledge receipt, or by reason of a change of address with respect to which the addressor did not have either knowledge or written notice delivered in accordance with this paragraph, then the first attempted delivery shall be deemed to constitute delivery. Each Party shall be entitled to change its address for notices from time to time by delivering to the other Party notice thereof in the manner herein provided for the delivery of notices. All notices shall be sent to the addressee at its address set forth in the Preamble to this Agreement.

8.17. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to C.R.S. § 24-11-101(1), such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.

8.18. Authority. The persons executing this Agreement on behalf of the Parties covenant and warrant that each is fully authorized to execute this Agreement on behalf of such Party.

[Remainder of page intentionally left blank]



IN WITNESS WHEREOF, the Authority and the Library District have caused their duly authorized officials to execute this Agreement effective as of the Effective Date.

PIKES PEAK LIBRARY DISTRICT, a political  
subdivision of the State of Colorado

By: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

COLORADO SPRINGS URBAN RENEWAL  
AUTHORITY, a body corporate and politic of the  
State of Colorado

By: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

**Exhibit A**

The Property

## Final Report

# Hancock Commons Existing Conditions Survey

*The Economics of Land Use*



**Prepared for:**

City of Colorado Springs Urban Renewal Authority

**Prepared by:**

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EPS #213073

July 23, 2021

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# 1. Introduction

In May of 2021, Economic & Planning Systems (EPS), working with the City of Colorado Springs Urban Renewal Authority (CSURA), conducted the following existing conditions survey (Survey) of the proposed Hancock Commons Urban Renewal Plan Area (Study Area). This proposed plan area is north and south of Hancock Expressway and bound by Chelton Street to the east and residential development to the west, as shown in **Figure 1** on page 6.

The CSURA anticipates creating a new plan area to support redevelopment plans of the site. The proposed Urban Renewal Area captures the redevelopment plans and, if approved, will aide in supporting the proposed redevelopment and enabling needed public improvements to be constructed in the area.

## Purpose

The primary purpose of this Survey is to determine whether the Study Area qualifies as a “blighted area” within the meaning of Colorado Urban Renewal Law. Secondly, this Survey will influence whether the Study Area should be recommended to be established as a URA Plan Area for such urban renewal activities, as the URA and City Council deem appropriate.

## Colorado Urban Renewal Law

The requirements for the establishment of a URA plan are outlined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq. In order to establish an area for urban renewal, there are an array of conditions that must be documented to establish a condition of blight. The determination that constitutes a blighted area depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a multiplicity of conditions which, in combination, tend to accelerate the phenomenon of deterioration of an area and prevent new development from occurring.

## Urban Renewal Law

### ***Blight Factors (C.R.S. § 31-25-103)***

*"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of 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 nonmarketable;*
- (h) The existence of conditions that endanger life or property by fire or other causes;*
- (i) 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;*
- (j) Environmental contamination of buildings or property;*
- (k.5) 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; or*
- (l) 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 specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation."*

### ***Use of Eminent Domain***

In order for an Urban Renewal Authority to use the powers of eminent domain to acquire properties, 5 of the 11 blight factors must be present (C.R.S. § 31-25-105.5(a)).

*"Blighted area" shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "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 specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare."*



### **Urban Renewal Case Law**

In addition to the State statute, several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. The following parameters have been established through case law for determining blight and the role of judiciary review.

#### ***Tracy v. City of Boulder (Colo. Ct. App. 1981)***

- Upheld the definition of blight presented in the Urban Renewal Law as a broad condition encompassing not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisioning the prevention of deterioration. Therefore, the existence of widespread nuisance violations and building condemnation is not required to designate an area blighted.
- Additionally, the determination of blight is the responsibility of the legislative body and a court's role in review is to verify if the conclusion is based upon factual evidence determined by the City Council at the time of a public hearing to be consistent with the statutory definition.

#### ***Interstate Trust Building Co. v. Denver Urban Renewal Authority (Colo. 1970)***

- Determined that blight assessment is not on a building-to-building basis but is based on conditions observed throughout the plan area as a whole. The presence of one well maintained building does not defeat a determination that an area constitutes a blighted area.

## Methodology

This Survey was completed by EPS to inventory and establish the existing conditions within the Study Area through data gathering and field observations of physical conditions. The Study Area was defined by the URA to encompass the proposed redevelopment of the property at Hancock Expressway. An inventory of parcels within the Study Area was compiled using parcel data from the El Paso County Assessor, documenting parcel ownership, use, vacancy, and assessed value. A series of Study Area maps were then developed to facilitate the field survey, and parcels were photographed to illustrate site conditions.

The field survey was conducted by EPS in May of 2021. The 11 factors of blight in the state statute were broken down into "conditions" - existing situations or circumstances identified in the Study Area that may qualify as blight under each of the 11 factors. The conditions documented in this report are submitted as evidence to support a "finding of blight" according to Urban Renewal Law. Under the Urban Renewal Law, the final determination of blight within the Study Area is within the sole discretion of the Colorado Springs City Council.

## 2. Study Area Analysis

### Study Area

The proposed Hancock Commons Urban Renewal Plan Area is comprised of one parcel on approximately 18.59 acres of land, as shown in **Table 1** and **Figure 1**. The parcel is owned by FKF Group. The parcel is divided by Hancock Expressway with Chelton Road to the east and Clarendon Drive to the west. The parcel is vacant with no building improvements.

**Table 1. Parcels Contained in the URA Study Area**

Parcel	Address	Owner	Occupancy	Acres	Sq. Ft.	Assessed Value
6435400035	Hancock Expy	FKF Group	Vacant	18.59	809,780	\$129,160

Source: El Paso County Assessor; Economic & Planning Systems

**Figure 1. Hancock Commons Proposed URA Boundary and Parcels**



## Field Survey Approach

The following assessment is based on a field survey conducted by EPS in May 2021. The survey team walked the entire Study Area, taking notes and photographs to document existing conditions corresponding to the blight factor evaluation criteria detailed in the following section.

## Blight Factor Evaluation Criteria

This section details the conditions used to evaluate blight during the field survey. The following conditions correspond with 4 of the 11 blight factors in the Urban Renewal Law. Additional information on a number of these factors for which data was available was also collected. The remaining blight factors cannot be visually inspected and are dependent on other data sources. Given the prevalence of physically observable conditions of blight, these remaining blight factors were not investigated.

### Street Layout

The following conditions evaluate the Urban Renewal Law blight factor “(b) *predominance of defective or inadequate street layout,*” through assessment of the safety, quality, and efficiency of street layouts, site access, and internal circulation.

Typical examples of conditions that portray this criterion include:

- Inadequate Street or Alley Width / Cross-section / Geometry
- Poor Provision of Streets or Unsafe Conditions for Vehicular Traffic
- Poor Provision of Sidewalks/Walkways or Unsafe Conditions for Pedestrians
- Insufficient Roadway Capacity
- Inadequate Emergency Vehicle Access
- Poor Vehicular or Pedestrian Access to Buildings or Sites
- Excessive Curb Cuts / Driveways along Commercial Blocks
- Poor Internal Vehicular or Pedestrian Circulation

### Unsafe/Unsanitary

The following conditions establish evidence of Urban Renewal Law blight factor “(d) *unsanitary or unsafe conditions,*” by evaluating visual conditions that indicate the occurrence of activities that inhibit the safety and health of the area including, but not limited to, excessive litter, unenclosed dumpsters, and vandalism.

Typical examples include:

- Floodplains or Flood Prone Areas
- Inadequate Storm Drainage Systems/Evidence of Standing Water
- Poor Fire Protection Facilities
- Above Average Incidences of Public Safety Responses
- Inadequate Sanitation or Water Systems
- Existence of Contaminants or Hazardous Conditions or Materials
- High or Unusual Crime Statistics
- Open/Unenclosed Trash Dumpsters
- Cracked or Uneven Surfaces for Pedestrians
- Illegal Dumping/Excessive Litter
- Vagrants/Vandalism/Graffiti/Gang Activity

- Open Ditches, Holes, or Trenches in Pedestrian Areas
- Poorly Lit or Unlit Areas
- Insufficient Grading/Steep Slopes
- Unsafe or Exposed Electrical Wire

## Infrastructure

The observation of the following infrastructure insufficiencies is evidence of Urban Renewal Law blight factor "(f) *unusual topography or inadequate public improvements or utilities.*"

Prototypical features of blight under this topic include:

- Deteriorated Pavement, Curb, Sidewalks, Lighting, or Drainage
- Lack of Pavement, Curb, Sidewalks, Lighting, or Drainage
- Presence of Overhead Utilities or Billboards
- Inadequate Fire Protection Facilities/Hydrants
- Inadequate Sanitation or Water Systems
- Unusual Topography

## Vacancy

The following conditions are evidence of Urban Renewal Law blight factor "(k) *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.*" Various examples of features that fulfill this criterion include:

- An Undeveloped Parcel in a Generally Urbanized Area
- Disproportionately Underdeveloped Parcel
- Vacant Structures
- Vacant Units in Multi-Unit Structures

## Other Considerations

The remaining seven blight factors specified in the Urban Renewal Law were not investigated further due to sufficient evidence from the visual field survey supporting a condition of blight in 5 of the 11 blight factors.

*(a) Slum, deteriorated, or deteriorating structures;*

*(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.*

*(e) Deterioration of site or other improvements;*

*(g) Defective or unusual conditions of title rendering the title nonmarketable.*

*(h) The existence of conditions that endanger life or property by fire or other causes.*

*(i) 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.*

*(j) Environmental contamination of buildings or property.*

## Results of Field Survey

This section summarizes the findings of the visual field survey of the Study Area conducted in May 2021. **Table 2** documents the specific blight conditions observed. These conditions are further detailed following the table, for each specific category, and include image documentation.

**Table 2. Blight Conditions Observed in Study Area**

Conditions Observed			
Street Layout	2.01	Inadequate Street or Alley Width / Cross-section / Geometry	
	2.02	Poor Provisions or Unsafe Conditions for Vehicular Traffic	
	2.03	Poor Provisions or Unsafe Conditions for Pedestrians	X
	2.04	Insufficient Roadway Capacity Leading to Unusual Congestion	
	2.05	Inadequate Emergency Vehicle Access	
	2.06	Poor Vehicular or Pedestrian Access to Buildings or Sites	
	2.07	Excessive Curb Cuts / Driveways along Commercial Blocks	
	2.08	Poor Internal Vehicular or Pedestrian Circulation	
Unsafe / Unsanitary	4.01	Floodplains or Flood Prone Areas	X
	4.02	Inadequate Storm Drainage Systems/Evidence of Standing Water	X
	4.03	Poor Fire Protection Facilities	
	4.04	Above Average Incidences of Public Safety Responses	
	4.05	Inadequate Sanitation or Water Systems	
	4.06	Existence of Contaminants or Hazardous Conditions or Materials	
	4.07	High or Unusual Crime Statistics	
	4.08	Open / Unenclosed Trash Dumpsters	
	4.09	Cracked or Uneven Surfaces for Pedestrians	
	4.10	Illegal Dumping / Excessive Litter	X
	4.11	Vagrants/Vandalism/Graffiti/Gang Activity	
	4.12	Open Ditches, Holes, or Trenches in Pedestrian Areas	
Infrastructure	6.01	Deteriorated pavement, curb, sidewalks, lighting, or drainage	
	6.02	Lack of pavement, curb, sidewalks, lighting, or drainage	X
	6.03	Presence of Overhead Utilities or Billboards	
	6.04	Inadequate Fire Protection Facilities / Hydrants	
	6.05	Inadequate Sanitation or Water Systems	
	6.06	Unusual Topography	
Vacancy	11.04	An Undeveloped Parcel in a Generally Urbanized Area	X
	11.05	Disproportionately Underdeveloped Parcel	
	11.06	Vacant Structures	
	11.07	Vacant Units in Multi-Unit Structures	



**1. Street Layout; predominance of defective or inadequate street layout**

Along Hancock Expressway, provisions of walkways for pedestrians were observed in the form of lack of sidewalks. It was observed sidewalks are needed for pedestrian safety as there is an informal pathway along the south side of Hancock Expressway through the Study Area, shown in **Figure 2**.

**Figure 2. Lack of Sidewalks**



**2. Unsafe/Unsanitary: unsaitary or unsafe conditions**

Throughout the Study Area unsafe and unsanitary conditions were documented. Excessive litter was observed and documented throughout the property and was especially apparent along Hancock Expressway, shown in **Figure 3**. The litter observed was more than just typical highway litter (food wrappers and drink containers) and included rubber car mats, foam insulation, blankets, cardboard boxes, and plywood. The Study Area is also in a floodplain and is prone to flooding due to the inadequate drainage system under Hancock Expressway, shown below in **Figure 5**.

**Figure 3. Excessive Litter**



Hancock Commons Existing Conditions Survey



**3. Infrastructure: unusual topography or inadequate public improvements or utilities**

Inadequate infrastructure was observed throughout the Study Area, in the form of missing sidewalks, shown in **Figure 4**, and inadequate drainage. The drainage under Hancock Expressway is undersized and backs up causing the property to flood. Majority of the Study Area is within the 100-year and 500-year floodplain, shown below in **Figure 5**.

**Figure 4. Missing Sidewalks**



**Figure 5. Floodplain**



**4. Vacancy: 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.**

The entire 18.59-acre Study Area is vacant with no building improvements. The Study Area is surrounded by residential development, shown in **Figure 6**, with single family detached homes to the north, west, and south of the property. Additionally, to the east of Chelton Road are townhome units. This area in southeast Colorado Springs and near the airport is largely developed and predominantly residential.

**Figure 6. Vacant Property in Generally Urbanized Area**



### 3. Conclusions

Based on the definition of a blighted area in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq., and based on the field survey results of the Study Area, EPS concludes that the Study Area is a blighted area as defined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq.

The visual field survey conducted in May 2021 documented 4 of the 11 factors of blight within the Study Area. Therefore, this blighted area, as written in the Urban Renewal Law, “substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.”

Evidence of the following Urban Renewal Law blight factors are documented in this report:

- (b) Predominance of defective or inadequate street layout.*
- (d) Unsanitary or unsafe conditions.*
- (f) Unusual topography or inadequate public improvements or utilities.*
- (k.5) 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.*

Evidence of the following Urban Renewal Law blight factors were not visually observable, and based on the presence of other, more significant physical conditions, these factors of blight did not warrant further investigation.

- (a) Slum, deteriorated, or deteriorating structures.*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.*
- (e) Deterioration of site or other improvements.*
- (g) Defective or unusual conditions of title rendering the title nonmarketable.*
- (h) The existence of conditions that endanger life or property by fire or other causes.*
- (i) 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.*
- (j) Environmental contamination of buildings or property.*

As established by Urban Renewal case law in Colorado, this assessment is based on the condition of the Study Area as a whole. There is substantial evidence and documentation of 4 of the 11 blight factors in the Study Area as a whole.

## Draft Report

# Hancock Commons Urban Renewal Plan

*The Economics of Land Use*



**Prepared for:**  
Colorado Springs Urban Renewal Authority

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EPS #213073

August 18, 2021

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# 1. Introduction

## Preface

This Hancock Commons Urban Renewal Plan (“Plan” or the “Urban Renewal Plan”) has been prepared for the City of Colorado Springs, Colorado, a home rule municipal corporation of the State of Colorado (the “City”). The Plan will be carried out by the Colorado Springs Urban Renewal Authority (the “Authority”), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended to date (the “Act”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

## Blight Findings

Under the Act, an urban renewal area is a blighted area, as defined by the Act, and has been designated as appropriate for an urban renewal project by the City Council of the City (the “City Council”). In each urban renewal area, conditions of blight must be present, and the City Council must find that the presence of those conditions of blight substantially impair or arrest the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in order for the Authority to exercise its powers.

The Hancock Commons Conditions Survey prepared by Economic & Planning Systems (EPS) in July 2021 (“Conditions Survey”) was provided to the Authority under separate cover and demonstrates that the Almagre Study Area (“Study Area”), as defined in the Conditions Study, is eligible to be declared a blighted area by the City Council under the Act. The Conditions Survey identified and documented 4 of the 11 blight factors present in the Study Area. A description of the blight factors and observations is presented below in Section 4 of this report.

## Urban Renewal Area Boundaries

The Hancock Commons Urban Renewal Area (“URA” or “Plan Area”) is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of one parcel on approximately 18.59 acres of land. The boundaries of the Plan Area to which this Plan applies is divided by Hancock Expressway with Chelton Road to the east, Clarendon Drive to the west, as shown below in **Figure 1**.



**Figure 1. Hancock Commons Urban Renewal Plan Area**



### Ownership

The parcel located within the Plan Area is owned by FKF Group. FKF Group is anticipated to be the developer for the project, if approved.

### Zoning and Land Use

The property within the Plan Area is currently vacant with no building improvements. The Plan Area is zoned as a Planned Unit Development (PUD). PUDs allow for a variety of land uses and encourage appropriate mixed use developments. The PUD concept plan or PUD development plan determines the specifically allowed residential and nonresidential land uses, and intensity and density of development.

The Plan Area is also within Office Complex (OC), Office Residential (OR), Planned Business Center District, and Airport Overlay District. Office Complex is defined by the Colorado Springs Zoning Code as a district that, "Accommodates various types of office uses performing administrative, professional and personal services." Office Residential is defined as, "Transitional zone district that accommodates a variety of residential unit types and offices." Multifamily dwellings are a conditional use in OR and a permitted use in OC. Two family dwellings are a permitted use in both OC and OR. The Planned Business Center (PBC) is defined by the Colorado Springs Zoning Code as a district that "Accommodates commercial land uses and preserves and enhances areas for a range of retail sales and service establishments." Multifamily dwellings and two family dwellings are defined as a conditional use under PBC and require a development plan. The Airport Overlay Zone is defined by the Colorado Springs Zoning Code as, "An overlay zone, including associated subzones that are together superimposed on existing base zones." The Airport Overlay Zone does not preclude residential uses.

## 2. Definitions

Terms used in this Plan are defined below and are representative of Urban Renewal Law C.R.S. 31-25-103.

- **Act or Urban Renewal Law** – Urban Renewal Law of the State of Colorado, Colo. Rev. Stat. § 31-25-101 et seq.
- **Available Property Tax Increment Revenues** – all Property Tax Increment Revenues available pursuant to the Tax Increment Financing provisions of the Act not payable to taxing bodies pursuant to agreements, if any, with the Authority or otherwise as provided in §31-25-107(9.5) of the Act. In the event that an agreement is reached with a taxing body pursuant to § 31-25-107(9.5) of the Act after the effective date of Plan approval by the City Council, the Property Tax Increment Revenues generated by said taxing body’s mill levy shall become Available Property Tax Increment Revenues, and the addition of such revenue shall not be a substantial modification to this Plan.
- **Available Revenues** – any and all revenues available to the Authority, including, without limitation, Available Property Tax Increment Revenues, any revenues available to the Authority from Districts, or any other source that are available under this Plan or otherwise under the Act.
- **Bonds** – any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations.
- **District (or Districts)** – means a metropolitan district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et seq., C.R.S., as from time to time amended, or a business improvement district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Business Improvement District Act, 31-25-1201, et seq., C.R.S., as from time to time amended, or any successor District or Districts thereto as may be approved by the City.
- **Property Taxes** – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in the Area.
- **Property Tax Increment Revenues** – the property tax revenues allocated to the Authority pursuant to §31-25-107(9) of the Act and Section 7.0 of this Plan.

- **Real property** – lands, lands under water, structures, and any and all easements, franchises, incorporeal hereditaments, and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage, or otherwise.
- **Redevelopment/Development Agreement** – one or more agreements between the Authority and developer(s) and/or property owners or such other individuals or entities as determined by the Authority to be essential to carry out the objectives of this Plan.
- **Slum area** – an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.
- **Tax increment financing (TIF)** – the tax allocation financing as described in C.R.S. 31-25-107(9) of the Act as in effect on the date this Plan is approved by City Council.
- **Urban Renewal Authority or Authority** – a corporate body organized pursuant to the provisions of the Act for the purposes, with the powers, and subject to the restrictions set forth in the Act.
- **Urban Renewal Plan or Plan** – a plan, as it exists from time to time, for an urban renewal project, which plan conforms to a general or master plan for the physical development of the municipality as a whole and which is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
- **Urban Renewal Project** – undertakings and activities for the elimination and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation, or any combination or part thereof, in accordance with an urban renewal plan.

### 3. Purpose

The purpose of this Plan is to reduce, eliminate, and prevent the spread of blight within the Plan Area through private development. The Plan sets goals to achieve this through implementing established objectives for the Area and assisting with the eligible costs of redevelopment, promoting economic growth and private investment through the tools available within the context of urban renewal tools, laws, and guidelines, including, without limitation, tax increment financing (TIF).

Establishment of the Urban Renewal Area will take advantage of improving conditions and the upcoming development cycle by focusing urban renewal efforts in a small area for the duration in accordance with the mandates of the Act.

#### Vision

The vision of the Plan Area, as expressed by the developer, is a residential development with 1.1-acre commercial site, as shown in the site plan illustrated in **Figure 2**. The residential development includes 150 apartment units and 86 townhome units. The townhome units will be for-sale and priced in the high \$300,000s to the low \$400,000s in order to offer attainable housing for the local workforce. The commercial site will include a range of retail, restaurant, and neighborhood service spaces. Total retail space is currently estimated at approximately 10,000 square feet.

Infrastructure improvements are a significant component of the development plan. Hancock Expressway will be re-routed and aligned along the north edge of the property. This realignment improves the street network and connectivity to the surrounding neighborhoods and will include an updated drainage system with a gravity sewer to serve the development on site. In addition, the Hancock Expressway realignment creates a safer environment for vehicles and pedestrians by removing the curved section of the road. The Plan Area will also include three detention ponds and a 1.3-acre park/open space.

**Figure 2. Hancock Commons Site Plan**



## 4. Blight Conditions

Before an urban renewal plan can be adopted by the City Council, there must be a determination that an area constitutes a blighted area. This determination depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a range of conditions that, in combination, tend to accelerate the phenomenon of deterioration of an area. The definition of a blighted area is based upon the definition articulated in the Urban Renewal Law (C.R.S. § 31-25-103) as follows:

*"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

- a. Slum, deteriorated, or deteriorating structures;*
- b. Predominance of 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 nonmarketable;*
- h. The existence of conditions that endanger life or property by fire and other causes;*
- i. 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;*
- j. Environmental contamination of buildings or property;*
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, building, or other improvements; or*
- l. 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 specified in paragraphs (a) to (k.5)*

*of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

To use the powers of eminent domain, the definition of "blighted" is broadened to require that five of the eleven blight factors must be present (C.R.S. § 31-25-105.5(5)(a)):

*(a) "Blighted area" shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "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 specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.*

The methodology used to prepare the Conditions Survey for the Plan Area involved the following steps: (i) identify parcels to be included in the Plan Area; (ii) gather information about the properties and infrastructure within the Plan Area boundaries; (iii) evaluate evidence of blight through field reconnaissance; and (iv) record observed and documented conditions listed as blight factors in State Statute. The entire Conditions Survey is provided under separate cover.



## 5. Plan Goals and Conformance

### Plan Goals and Objectives

The overall objective of this Plan is to remediate unfavorable existing conditions and prevent further deterioration by implementation of the relevant provisions contained in the following documents:

- PlanCOS (City of Colorado Springs Comprehensive Plan), 2019
- HomeCOS (City of Colorado Springs Affordable and Attainable Housing Plan), 2020
- City of Colorado Springs Strategic Plan, 2020-2024

The Plan is intended to stimulate private sector development in the Plan Area with a combination of private investment and Authority financing. The Plan has the following objectives:

- Implement PlanCOS
- Prevent and eliminate conditions of blight within the City of Colorado Springs
- Encourage and provide incentives for the private development of housing
- Encourage the development of projects that would not otherwise be considered financially feasible without the participation of Colorado Springs Urban Renewal Authority (CSURA)
- Enhance the current property tax revenue within the City and county with development that will increase the assessed valuation and provide additional sales tax collections throughout the city.

### Plan Conformance

#### Urban Renewal Law

This Plan is in conformity with and subject to the applicable statutory requirements of the Urban Renewal Law.

#### PlanCOS

The City of Colorado Springs' adopted Comprehensive Plan, known as *PlanCOS*, describes the City's vision of creating a vibrant community organized around six themes of vibrant neighborhoods, unique places, thriving economy, strong connections, renowned culture, and majestic landscapes. This Plan is intended to implement *PlanCOS* and is in direct conformance with *PlanCOS*. The URA Plan

supports two themes in *PlanCOS* of vibrant neighborhoods and unique places. The following excerpts from *PlanCOS* highlight the linkage between *PlanCOS* and this Plan under these two themes. These are representative excerpts, and not an all-inclusive list of relevant statements:

- **Vision Map** – The Plan Area in the PlanCOS Vision Map is within an activity center identified as a reinvestment area and community hub. Neighborhood planning and attainable housing are specifically listed as major initiatives for areas in this category.
- **Vibrant Neighborhoods Framework** – The Plan Area is located in Southborough and Deerfield Hills neighborhoods in Colorado Springs, which are identified as changing neighborhoods.
- **Goal VN-2** – Strive for a diversity of housing types, styles, and price points distributed throughout the city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.
- **Goal VN-3** – Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.
- **Unique Places Framework** – The unique places framework shows the vision of unique places in the city and focuses on designing these places to be compatible with surrounding neighborhoods and business areas. The Plan Area is located within the reinvestment area and community hub. The goal of reinvestment areas is to
- **Goal UP-2** – Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.
  - **Policy UP-2.A:** Support infill and land use investment throughout the mature and developed areas of the city.

## HomeCOS

The City of Colorado Springs adopted *HomeCOS*, a comprehensive affordable and attainable housing plan, in 2020. *HomeCOS* addresses the region's housing affordability challenges by analyzing the current housing needs and identifying strategies and tools to increase housing supply. The Hancock Commons URA Plan will create new townhome units for ownership, which directly supports and implements objective 3 in *HomeCOS*, which is to increase homeownership opportunities.

### **City of Colorado Springs Strategic Plan**

The City of Colorado Springs Strategic Plan for 2020-2024 ensures programs, services, and initiatives are aligned and serve a strategic vision. The Strategic Plan's core values include promoting job creation, investing in infrastructure, excelling in City services, and building community and collaborative relationships. The Hancock Commons URA Plan directly implements the Strategic Plan and the following excerpts are representative of the alignment between the two:

- **Building Community and Collaborative Relationships – 3.0** – Provide strategic City services and community partnerships to improve citizen quality of life by reducing crime, reducing the number of persons experiencing chronic homelessness, increasing affordable housing opportunities, and facilitating community investment.
- **Investing in Infrastructure – 2.0** – Address infrastructure and transportation needs by providing smart and innovative mobility solutions to create a connected, safe, and accessible community.

### **Development Standards and Procedures**

All development within the Plan Area shall conform to the City's Land Use Code and any site-specific City zoning regulations and policies that might impact properties in the Plan Area, all as in effect and as may be amended. However, as authorized by the Urban Renewal Law, the Authority may arrange with the City for the planning, replanning, zoning or rezoning of any part of the Plan Area as needed in connection with the urban renewal project described in this Plan.

## 6. Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. The Authority is authorized to provide both financial assistance and improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public private partnerships and other forms of cooperative development, including Cooperation Agreements, will be essential to the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions. Without limitation, undertakings and activities of the Authority in the furtherance of this Plan as described as follows.

### Undertakings and Activities to Remedy Blight

As described in **Section 4** of this Plan, four qualifying conditions of blight were identified in the Study Area of which this Urban Renewal Areas is a part. Each of the five qualifying conditions was observed within the Urban Renewal Area. Implementation of this Plan by providing urban renewal resources for public and private improvements will remedy the conditions identified:

- (b) *Predominance of defective or inadequate street layout - Observed***  
Roadway improvements including road realignment, curbs, and sidewalks will improve the existing street layout and function ability.
- (d) *Unsanitary or unsafe conditions - Observed***  
The private investments and onsite development will eliminate the excessive litter and dumping as well as provide a safe and welcoming environment with enhanced lighting and streetscape for vehicles and pedestrians.
- (f) *Unusual topography or inadequate public improvements or utilities - Observed***  
Infrastructure improvements including drainage and gravity sewer will improve the drainage issues of the existing floodplain within the Plan Area. Sidewalks will also be added throughout the Plan Area to provide safe and adequate conditions for pedestrians.

***(k.5) 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 - Observed***

The Plan Area is currently vacant and does not generate taxable revenue for the city. Through private investment and support from the Authority, the Plan Area will development into a vibrant property and be fully utilized.

**Project Development Plan**

The primary goal of this Plan is to eliminate the current conditions of blight in the Urban Renewal Area and prevent those conditions from reoccurring. The contemplated redevelopment of the Area is for use as housing, retail, and related facilities; provided however, the Authority is authorized to approve any uses for the Area that eliminate blight and are consistent with the Comprehensive Plan and applicable zoning, including, without limitation, mixed use development, including residential, hotel, commercial, retail, office, industrial, cultural, and public uses.

**Complete Public Improvements and Facilities**

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or may cause others, including, without limitation, one or more Districts to install, construct, and reconstruct any public improvements, including, without limitation, parking facilities. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

**Plan Modification**

The Authority may propose, and City Council may make, modifications to this Plan as may be necessary; provided, however, any modification of the Plan shall (a) comply with the provisions of the Act, including §31-25-107(7); (b) not impair Available Revenues then-pledged by the Authority or the ability of the Authority to pay any outstanding Bonds, including any reimbursement obligations of the Authority; or (c) not impair the ability of the Authority or any party to any then-existing agreement to fully perform their respective covenants and duties under any such agreement. The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement or application of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

### **Provide Relocation Assistance**

While it is not anticipated as of the date of this Plan that acquisition of real property will result in the relocation of any individuals, families, or business concerns; if such relocation becomes necessary, the Authority will adopt a relocation plan as necessary to comply with applicable provisions of the Act.

### **Demolition, Clear and Prepare Improvements**

The Authority is authorized to demolish or cooperate with others to clear buildings, structures, and other improvements within the Area in an effort to advance projects deemed consistent with the vision stated herein. Such demolition or site clearance is necessary to eliminate unhealthy, unsanitary, and unsafe conditions; eliminate obsolete uses deemed detrimental to the public welfare; remove and prevent the spread of blight; and facilitate redevelopment of the Area by private enterprise.

### **Acquire and Dispose of Property**

It is not expected that the Authority will be required to acquire property to carry out the project. However, if the Authority determines such acquisition is necessary, it is authorized to acquire any such property by negotiation or any other method, except that the Authority is not authorized to acquire property by eminent domain. Properties acquired by the Authority by negotiation may be temporarily operated, managed and maintained by the Authority if requested to do so by the acquiring entity and deemed in the best interest of the Urban Renewal Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the Act and this Plan.

### **Enter into Redevelopment/Development Agreements**

The Authority may enter into Redevelopment/Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this Plan, including the pledge by the Authority of Available Revenues to pay eligible costs pursuant to the Act or any other applicable law. Further, such Redevelopment/Development Agreements, or other contracts, may contain terms, provisions, activities, and undertakings contemplated by this Plan and the Act. Any existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect unless all parties to such agreements agree otherwise.

### **Enter into Cooperation Agreements**

The Authority is authorized to enter into such Cooperation Agreements as may be required by the Act, including tax sharing agreements. The Authority may also use the mediation and other provisions of the Act when necessary to provide adequate financing to carry out this Plan. This paragraph shall not be construed to require any particular form of cooperation.

### **Other Project Undertakings and Activities**

Other project undertakings and activities deemed necessary by the Authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any applicable law or laws.

## 7. Project Financing

### Financing Powers

Except as hereafter specifically provided, the undertakings and activities of the urban renewal project described in this Plan may be financed, in whole or in part, by the Authority to the full extent authorized under the TIF provisions of CRS § 31-25-107(9)(a) in the Urban Renewal Law, as amended, and with any other available sources of revenues and means of financing authorized to be undertaken by the Authority pursuant to the Urban Renewal Law and under any other applicable law, which shall include, without limitation:

- The collection and use of revenues from property tax increments, sales tax increments, interest income, federal loans or grants, agreements with public, quasi-public, or private parties and entities, loans or advances from any other available source, and any other available sources of revenue.
- The issuance of bonds and other indebtedness, including, without limitation, notes or any other financing instruments or documents in amounts sufficient to finance all or part of the Plan. The borrowing of funds and creation of other indebtedness.
- The use of any and all financing methods legally available to the City, the Authority, any private developer, redeveloper, or owner to finance in whole or in part any and all costs, including without limitation the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development of the Plan Area. Such methods may be combined to finance all or part of activities and undertakings throughout the Plan Area.
- The principal, interest, any premiums and any other amounts legally due on or in connection with any indebtedness or obligation of the Authority may be paid from property tax increments, sales tax increments or any other funds, revenues, assets or property legally available to the Authority.

This Plan contemplates, however, that the primary method of assisting with financing eligible expenses in the Plan Area will be through the use of revenues generated by Property Tax Increment and Sales Tax Increment. It is the intent of the City Council in approving this Plan to authorize the use of TIF by the Authority as part of its efforts to advance the vision, objectives, and activities described herein.



## Tax Increment Financing District

Pursuant to the provisions of Section 31-25-107(9) of the Urban Renewal Law, in approving this Plan, the City Council hereby approves the Plan Area as a single tax increment financing district with the same boundary as the Plan Area (the "TIF District"). The boundaries of this TIF District shall therefore be as depicted in **Figure 1**.

## Property Tax Increment Financing

The Authority is specifically authorized to collect and expend property tax increment revenue to the full extent authorized by the Urban Renewal Law and to use that revenue for all purposes authorized under this Plan.

### Property Tax Increment Limitations

The Authority shall establish a fund for the financing authorized under this Plan that shall be funded with the property tax allocation authorized to the Authority under the Urban Renewal Law in C.R.S. Section 31-25-107(9). Under this method, the property taxes of specifically designated public bodies, if any, levied after the effective date of the approval of this Plan upon taxable property in the Plan Area each year by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

**Base Amount** – That portion of the taxes that are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Plan Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Plan Area, the effective date of the modification of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

**Increment Amount** – That portion of said property taxes in excess of such base amount must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess property tax collections not allocated in this way must be paid into the funds of the municipality or other taxing entity, as applicable.

Unless and until the total valuation for assessment of the taxable property in the Plan Area exceeds the base valuation for assessment of the taxable property in the Plan Area, all of the taxes levied upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies.

When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies, and all moneys remaining in the special fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body, other than the City, within the boundaries of the Plan Area must be repaid to each taxing body based on the pro rata share of the prior year's property tax increment attributable to each taxing body's current mill levy in which property taxes were divided. Any moneys remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement. Notwithstanding any other provision of law, revenues excluded by §31-25-107(9)(a)(II) of the Act are not intended to be included in Available Property Tax Increment Revenues.

Notwithstanding any other provision of law, any additional revenues the City, county, special district, or school district receives either because the voters have authorized the City, county, special district, or school district to retain and spend said moneys pursuant to section 20(7)(d) of Article X of the Colorado Constitution subsequent to the creation of this special fund or as a result of an increase in the property tax mill levy approved by the voters of the City, county, special district, or school district subsequent to the creation of the special fund, to the extent the total mill levy of the City, county, special district, or school district exceeds the respective mill levy in effect at the time of approval or substantial modification of the Plan, are not included in the amount of the increment that is allocated to and, when collected, paid into the special fund of the authority.

In calculating and making these payments, the County Treasurer may offset the Authority's pro rata portion of any property taxes that are paid to the Authority under these terms and that are subsequently refunded to the taxpayer against any subsequent payments due to the Authority for an urban renewal project. The Authority shall make adequate provision for the return of overpayments in the event that there are not sufficient property taxes due to the Authority to offset the Authority's pro rata portion of the refunds. The Authority may establish a reserve fund for this purpose or enter into an intergovernmental agreement with the municipal governing body in which the municipality assumes responsibility for the return of the overpayments.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S. The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

At the time of general reassessment of taxable property valuations in El Paso County, including all or part of the Plan Area subject to division of valuation for assessment between base and increment, as provided above, the portions of valuations for assessment to be allocated as provided above shall be proportionately adjusted in accordance with such reassessment or change. Note that at the time of this Plan adoption, such a general reassessment occurs every two years, in the odd-numbered years

## Sales Tax Increment Financing

The urban renewal project under the Plan may also be financed by the Authority under the sales tax allocation financing provisions of the Urban Renewal Law in C.R.S. Section 31-25-107(9). The Urban Renewal Law allows that upon the adoption or amendment of an Urban Renewal Plan, sales taxes flowing to the City may be “frozen” at their current level. The current level is established based on the previous 12 months prior to the adoption of this Plan. Thereafter, the City can continue to receive this fixed sales tax revenue. The Authority thereafter may receive all, or an agreed upon portion of the additional sales taxes (the increment) that are generated above the base. The Authority may use these incremental revenues to finance the issuance of bonds, reimburse developers for public improvement costs, reimburse the City for public improvement costs, and pay off financial obligations and other debts incurred in the administration of the Plan. This increment is not an additional sales tax, but rather is a portion of the established tax collected by the City, and the sales tax increment resulting from redevelopment efforts and activities contemplated in this Plan.

Pursuant to the provisions of Section 31-25-107(9) of the Urban Renewal Law, in approving this Plan, the City Council specifically authorizes the use of Tax Increment from the 2.00 percent City general purpose sales tax, and agrees to allow 100 percent of the Sales Tax Increment generated under this Plan to be received by the Authority to further the goals of the Plan.

### City Sales Tax Increment Limitations

A fund for financing projects may be accrued and used by the Authority under the tax allocation financing provisions of the Urban Renewal Law. Under this method, municipal sales taxes collected within the Plan Area, by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

**Base Amount** – That portion of municipal sales taxes, not including any sales taxes for remote sales as specified in § 39-26-104 (2), C.R.S., collected within the boundaries of the Plan Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

**Increment Amount** – All or any portion of said municipal sales taxes in excess of such base amount, must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess municipal sales tax collections not allocated in this way must be paid into the funds of the municipality, as applicable.

Unless and until the total municipal sales tax collections in the Plan Area exceed the base year municipal sales tax collections in the Plan Area, all such sales tax collections must be paid into the funds of the City.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with C.R.S. Section 31-25-107(9)(a)(III) and (b). The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

In the event there is a change in the sales tax percentage levied in the City including all or part of the Plan Area subject to division of sales taxes between base and increment, as provided above, the portions of valuations for sales taxes to be allocated as provided above shall be proportionately adjusted in accordance with such change.

## **Tax Increment Reimbursements**

Tax increment revenues may be used to reimburse the City and/or a developer for costs incurred for improvements related to a project to pay the debt incurred by the Authority with such entities for urban renewal activities and purposes. Tax increment revenues may also be used to pay bonded indebtedness, financial obligations, and debts of the Authority related to urban renewal activities under this Plan.

Within the 12-month period prior to the effective date of the approval or modification of the Plan requiring the allocation of moneys to the Authority as outlined previously, the City, county, special district, or school district is entitled to the reimbursement of any moneys that such City, county, special district, or school district pays to, contributes to, or invests in the Authority for a project. The reimbursement is to be paid from the special fund of the Authority.

## 8. Severability and Reasonable Variations

The Authority shall have the ability to approve reasonable variations (as determined by the Board) from the strict application of these Plan provisions, so long as such variations reasonable accommodate the intent and purpose of this Plan and the Urban Renewal Law. Plan provisions may be altered by market conditions, redevelopment opportunities and/or the needs of the community affected by the Plan.

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

## 9. Effective Date of the Plan

This Plan shall be effective upon its final approval by the City Council. Except as otherwise permitted under the Urban Renewal Law, the term of the TIF period is twenty-five (25) years from the effective date of the Plan, unless the Authority deems, to the extent consistent with the terms in the applicable, agreements, including, without, limitation, Redevelopment/Development Agreements and Cooperation Agreements, that all activities to accomplish the Project have been completed and all debts incurred to finance such activities and all expenses of the Authority have been repaid. In that event, the Authority may declare the Plan fully implemented.



## Use of Force Policy

### BOARD POLICY

The purpose of this policy is to provide guidance to Pikes Peak Library District Security Officers in using force in connection with their duties with PPLD. As a general matter, Security Officers are expected to attempt to de-escalate, without using force, situations that interfere with the operation of PPLD facilities and the use of those facilities by PPLD patrons. ~~PPLD Security Officers are not authorized to use weapons.~~

Security Officers are not required to use force to defend themselves or third parties, including PPLD patrons and employees. In general, they are expected to observe, contact and summon law enforcement, report, and attempt to cease any altercations with loud verbal commands and de-escalation techniques. Security Officers should focus on keeping other patrons and employees safely out of the way until law enforcement arrives. Although not required to do so, Security Officers may decide to use reasonable force to protect themselves and PPLD patrons and employees.

### PROCEDURES

#### I. Operations

Security Officers may use physical force against another person in order to defend themselves or PPLD patrons or employees from what they reasonably believe to be the use or imminent use of unlawful physical force on another person. Security Officers may use a degree of force which they reasonably believe to be necessary for that purpose.

- A. When using force, Security Officers must immediately cease such use when the offending party ceases the aggressive behavior.
- B. An officer has a duty to intervene or stop the use of excessive force by another officer when it is safe and reasonable to do so.
- C. Any use of force by Security Officers must be consistent with state and federal laws applicable to the use of force, the parameters of this policy, and the training provided by PPLD, including, but not limited to, training in Crisis Prevention Institute Nonviolent Crisis Intervention.

**D. Security Officers are not authorized to use or carry weapons in the library.**

#### II. Reporting

If force is utilized to protect an officer, another staff member, or a patron, the Security Officer must immediately call 911 and request both law enforcement and medical responses. A paramedic will provide an opportunity for the Security Officer and the offending person to receive immediate medical treatment and for the paramedic or other medical professional to document any visual injuries to, or medical complaints made by, the offending person.

- A. Security Officers must immediately report any use of force to a member of the

Security leadership team (CSO, any Regional Security Supervisor) and complete an incident report as soon as it is safe to do so.

- B. Security Officers should immediately obtain witness statements from all available patrons and employees in the area.

### **III. Review**

All instances of use of force will be reviewed by PPLD's Use of Force Review Team based on a standard of "objective reasonableness." The Use of Force Review Team will consist of the Chief Security Officer, Chief Librarian, Chief Human Resources and Organizational Development Officer, and Chief Financial Officer. Specifically, PPLD's Use of Force Review Team will review the facts of a case as they were presented to the Security Officer when the decision to use force was made and determine if the actions were "reasonable" given the circumstances and what was known to the Security Officer at the time.

- A. Security Officers will receive training at least annually on PPLD's Use of Force Policy and related legal updates.
- B. This policy will be reviewed annually, and any questions or concerns may be addressed to the Chief Security Officer for clarification.



## Friends of PPLD SEPTEMBER 2022 Report

The board's focus in September was to look at committee structure and any changes that we believe should be made for better effectiveness and efficiency. Two of our Directors have reached their term limit, so we are once again looking for interested persons who would like to join the Friends BOD.

<b>Sales for September</b>		(Gross)
	Amazon	\$2,004
	eBay	\$2,773
	Web storefront	-
	East Bookstore	\$3,568
	Library 21C	\$1,752
	Penrose	\$559
<b>TOTAL SALES</b>		<b>\$10,656</b>

### FALL BOOK SALE UPDATE:

- It was decided to offer the Universal Studios Orlando/Islands of Adventure Park passes as a closed bid auction at the Fall Book Sale. A display is being created, bid forms have been printed, and advertising placed.
- Past President Wilma Palic offered to reimburse Friends for the cost of a color ad (up to \$500) in the Gazette for the Book Sale. There was a 1/4<sup>th</sup> page ad in the weekly "GO" section published the Thursday before the sale.



## REPORT

Received American Rescue Plan Act funds from Colorado Department of Education in the amount of \$208,375 to support purchase of self-check devices

Submitted Burt Foundation letter of interest in support of Family & Children's Services early literacy programs and services

Submitted Buell Foundation 2021-22 grant report for support of Family & Children's Services LENA Start program

Submitted annual Enterprise Zone tax credit recertification report to El Paso County Enterprise Zone office

Named Sara Gallagher as PPLD's new Individual Giving Coordinator

Presented to the Rampart Range Rotary Club of Colorado Springs about PPLD's spaces, programs, and resources

Met with Gary Amella, Comcast's Government Affairs Officer, to discuss ways to expand the relationship between Comcast and PPLD

Met with Janet Rhodes, West Custer County Library Director about library fundraising and the pros and the considerations of setting up a library foundation

Met virtually with Roop Wazir, Next50 Initiative's new Program Officer for introductory and bookmobile grant update

Attended Association of Fundraising Professionals Southern Colorado's Summit on Philanthropy

Attended Chamber/EDC's State of the City Address

Attended UCCS Economic Development Forum

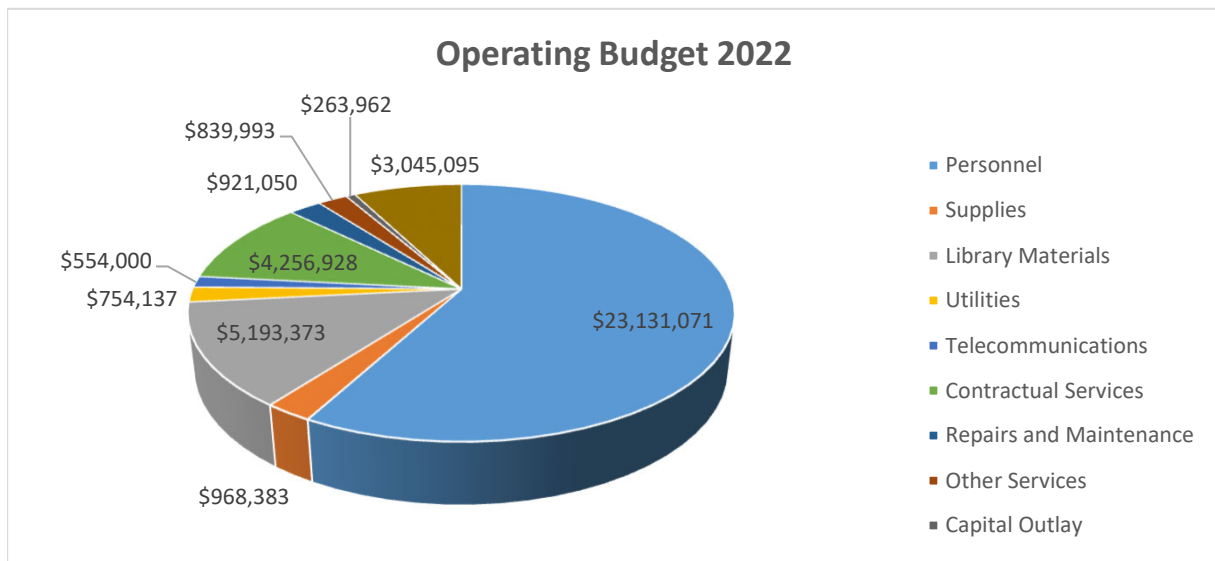
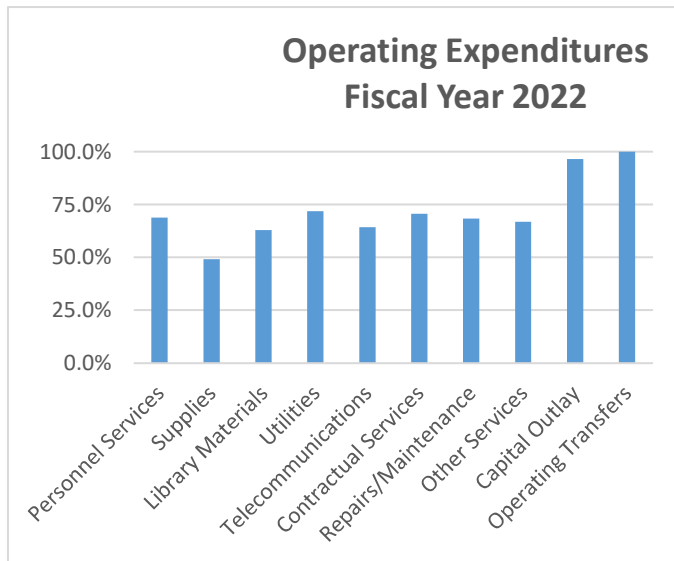
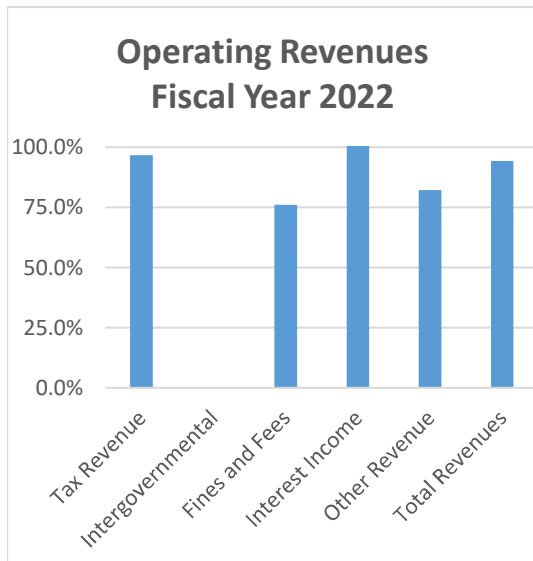
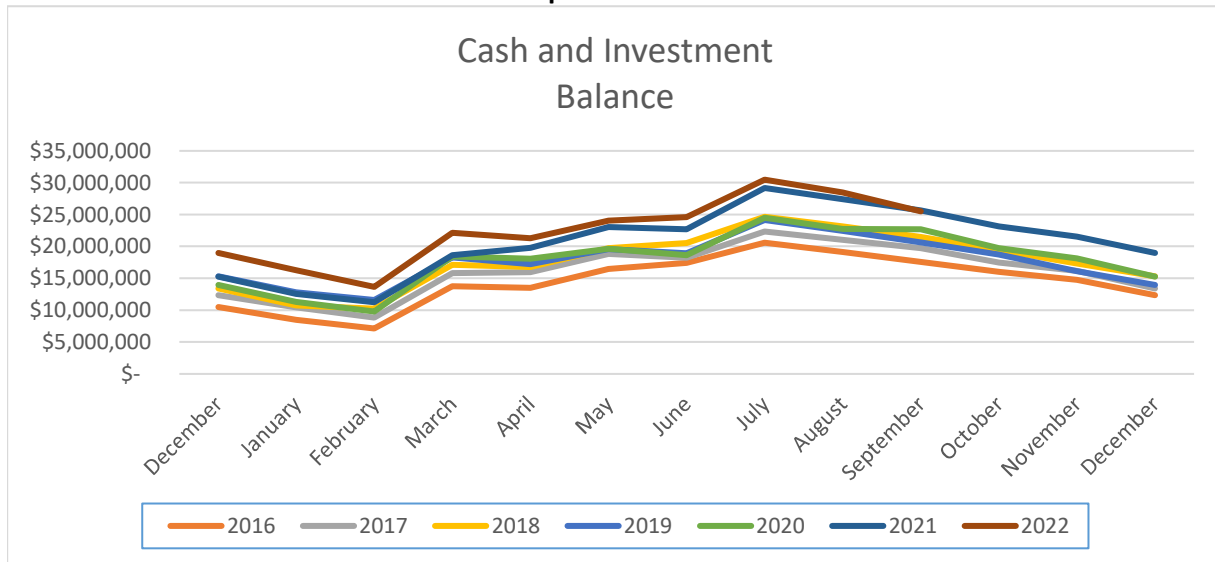
Attended a virtual meeting with bookmobile consultant as part of the Next50 Initiative grant funding for the project

Attended Shivers Fund Organizing Committee meeting

Attended Friends of PPLD monthly board of directors meeting

# Pikes Peak Library District Financial Dashboard

September 2022



# **Pikes Peak Library District**

## **September 2022 Financial Report**

Presented to Board of Trustees on October 19, 2022

**Pikes Peak Library District  
 General Fund Summary  
 For the Nine-Month Period Ended September 30, 2022**

General Fund	Year-To-Date				Notes
	2022	2021	Change	% Chg.	
<b>Revenues</b>					
Property taxes	\$ 33,084,447	\$ 31,136,770	\$ 1,947,677	6.3%	
Specific ownership taxes	2,639,524	2,791,368	(151,844)	-5.4%	
Fines/fees	51,335	66,369	(15,034)	-22.7%	
Investment earnings	155,622	7,595	148,027	1949.0%	
Other	237,621	767,187	(529,567)	-69.0%	
<b>Total Revenues</b>	<b>\$ 36,168,548</b>	<b>\$ 34,769,289</b>	<b>\$ 1,399,259</b>	<b>4.0%</b>	

**Pikes Peak Library District  
Statement of Revenues  
General Fund**

**Percent of Year 75.0%**

**For the Nine-Month Period Ended September 30, 2022**

<b>Account Description</b>	<b>2022 Budget</b>	<b>YTD Actual</b>	<b>Variance</b>	<b>% Used</b>
<b>Tax Revenue</b>				
Property taxes				
Current	\$ 33,245,736	\$ 33,103,511	\$ (142,225)	99.6%
Abatements/refunds	(125,000)	(71,852)	53,148	57.5%
Omitted properties	7,200	2,416	(4,784)	33.6%
Delinquent	18,500	6,312	(12,188)	34.1%
Penalties/interest	37,500	33,601	(3,899)	89.6%
Specific ownership taxes	3,800,000	2,639,524	(1,160,476)	69.5%
Local government in lieu of prop. taxes	10,000	10,459	459	104.6%
<b>Total Tax Revenue</b>	<b>36,993,936</b>	<b>35,723,971</b>	<b>(1,269,965)</b>	<b>96.6%</b>
<b>Intergovernmental</b>				
Federal funds - other categories	179,006	-	(179,006)	0.0%
Federal - eRate Funding	655,000	-	(655,000)	0.0%
State Grant - library materials	170,624	-	(170,624)	0.0%
<b>Total Intergovernmental</b>	<b>1,004,630</b>	<b>-</b>	<b>(1,004,630)</b>	<b>0.0%</b>
<b>Fines and Fees</b>	<b>67,500</b>	<b>51,335</b>	<b>(16,165)</b>	<b>76.1%</b>
<b>Interest Income</b>	<b>15,750</b>	<b>155,622</b>	<b>139,872</b>	<b>988.1%</b>
<b>Other Revenue</b>				
Donations/grants/gifts				
PPLD Foundation	225,000	161,040	(63,960)	71.6%
Other	-	46,328	46,328	100.0%
Copier charges/PMS charges	45,000	23,234	(21,766)	51.6%
Parking lot collections	10,000	2,061	(7,939)	20.6%
Merchandise sales	-	727	727	100.0%
Miscellaneous	4,500	2,844	(1,656)	63.2%
Asset sales proceeds	5,000	1,387	(3,613)	27.7%
<b>Total Other Revenue</b>	<b>289,500</b>	<b>237,621</b>	<b>(51,879)</b>	<b>82.1%</b>
<b>Total General Fund Revenues</b>	<b>\$ 38,371,316</b>	<b>\$ 36,168,548</b>	<b>\$ (2,202,768)</b>	<b>94.3%</b>

**Pikes Peak Library District  
General Fund Summary  
For the Nine-Month Period Ended September 30, 2022**

General Fund	Year-To-Date				Notes
	2022	2021	Change	% Chg.	
<b>Expenditures</b>					
Personnel	\$ 15,904,020	\$ 14,162,148	\$ 1,741,872	12.3%	1)
Supplies	474,550	415,223	59,327	14.3%	
Library materials	3,264,949	2,925,348	339,601	11.6%	3)
Utilities	540,795	427,257	113,538	26.6%	
Telecommunication costs	355,723	471,396	(115,674)	-24.5%	
Contractual services	3,004,368	2,561,615	442,753	17.3%	2)
Repairs and maintenance	628,994	555,381	73,613	13.3%	
Other services	560,743	389,683	171,060	43.9%	
Capital outlay	254,505	121,193	133,312	110.0%	
Operating transfers - other funds	3,045,095	2,086,826	958,269	45.9%	4)
<b>Total Expenditures</b>	<b>\$ 28,033,744</b>	<b>\$ 24,116,072</b>	<b>\$ 3,917,672</b>	<b>16.2%</b>	

- 1) Overall, the YoY variance in Personnel spending is due to a cost of living increase 2% higher in 2022 than 2021, 2022 Market Study adjustments, and a 2.2% increase in PPLD's 2022 contributions to the El Paso County Retirement fund.
- 2) As of YTD September 2022, YoY (2022 vs. 2021) spending increased by 17.3% or \$443k, compared to an estimated YTD 2022 budget increase of \$205k (or 6.8% of the 2021 YTD Budget). The \$238k in unbudgeted spend can be attributed to increased spending on janitorial, carpet cleaning, laundry services of \$25k, library facilities rent of \$79k, common area maintenance of \$36k, Audit Fees \$9k, Legal Fees of \$33k, and Liability / Property Insurance of \$12k, Programming of \$19k, Computer Support and Maintenance of \$20k, and Other of \$5k.
- 3) Likewise, as of YTD September 2022, YoY (2022 vs. 2021) spending increased by 11.6% or \$340k, compared to an estimated YTD 2022 budget increase of \$44k (or 1.1% of the 2021 YTD Budget). The net \$296k in unbudgeted spend can be attributed to increased spending in audio-visual and e-material of \$423k and under-budget spending on books, library materials-other, periodicals, and Databases-Online Services of \$127k.
- 4) During July 2022, 2022 Budget approved Operating Transfers were moved to other funds as follows (per approved 2022 Budget):

East Library Support Fund	\$	117,000
Penrose Library Support Fund		1,191,200
Library 21C Library Support Fund		194,500
Capital Reserve Fund		1,542,395
<b>Total 2022 Oper. Transfers</b>	<b>\$</b>	<b>3,045,095</b>

**Pikes Peak Library District  
Statement of Expenditures  
General Fund  
For the Nine-Month Period Ended September 30, 2022**

**Percent of Year 75.0%**

<b>Account Description</b>	<b>2022 Budget</b>	<b>YTD Actual</b>	<b>Available Budget</b>	<b>% Used</b>
<b>Personnel Services</b>				
Regular employees	\$ 17,684,024	\$ 12,113,360	\$ 5,570,664	68.5%
Temporary employees	13,900	1,825	12,075	13.1%
Substitute employees	21,500	-	21,500	0.0%
Work-Study And internship	14,500	-	14,500	0.0%
Internships	4,500	-	4,500	0.0%
Social security contributions	1,306,852	894,345	412,507	68.4%
Retirement contributions	1,408,296	989,402	418,894	70.3%
Health Plan contributions	2,400,000	1,726,885	673,115	72.0%
Unemployment insurance	47,500	16,704	30,796	35.2%
Workers compensation	50,000	46,545	3,455	93.1%
Vision Plan insurance	70,000	41,537	28,463	59.3%
Life A&D insurance	70,000	49,371	20,629	70.5%
Tuition assistance	40,000	24,047	15,953	60.1%
<b>Total Personnel Services</b>	<b>23,131,071</b>	<b>15,904,020</b>	<b>7,227,051</b>	<b>68.8%</b>
<b>Supplies</b>				
General	309,161	108,608	200,553	35.1%
Microform	2,450	-	2,450	0.0%
Software purchases/licenses	377,870	313,290	64,580	82.9%
Computer supplies	45,620	12,895	32,725	28.3%
Processing	75,000	8,271	66,729	11.0%
Office	61,828	16,586	45,242	26.8%
Food - culinary lab	4,500	-	4,500	0.0%
Other	91,954	14,900	77,054	16.2%
<b>Total Supplies</b>	<b>968,383</b>	<b>474,550</b>	<b>493,833</b>	<b>49.0%</b>
<b>Library Materials</b>				
Audio-visual materials	468,300	223,991	244,309	47.8%
Books	1,581,289	693,633	887,656	43.9%
e-materials	2,011,500	1,640,618	370,882	81.6%
Library materials - other	258,000	138,261	119,739	53.6%
Microforms	5,000	-	5,000	0.0%
Periodicals	110,250	92,251	17,999	83.7%
Serials	25,000	8,667	16,333	34.7%
Databases - online services	734,034	465,788	268,246	63.5%
Memorials	-	1,742	(1,742)	100.0%
<b>Total Library Materials</b>	<b>5,193,373</b>	<b>3,264,949</b>	<b>1,928,424</b>	<b>62.9%</b>



**Pikes Peak Library District  
Statement of Expenditures  
General Fund  
For the Nine-Month Period Ended September 30, 2022**

**Percent of Year 75.0%**

<b>Account Description</b>	<b>2022 Budget</b>	<b>YTD Actual</b>	<b>Available Budget</b>	<b>% Used</b>
<b>Utilities</b>				
Gas	108,700	91,188	17,512	83.9%
Electric	509,150	378,561	130,589	74.4%
Water/sewer	125,847	69,645	56,202	55.3%
Storm water fees	10,440	1,402	9,038	13.4%
<b>Total Utilities</b>	<b>754,137</b>	<b>540,795</b>	<b>213,341</b>	<b>71.7%</b>
<b>Telecommunications</b>				
Data	377,000	267,924	109,076	71.1%
Voice	73,000	47,600	25,400	65.2%
Cellular	104,000	40,199	63,801	38.7%
<b>Total Telecommunications</b>	<b>554,000</b>	<b>355,723</b>	<b>198,277</b>	<b>64.2%</b>
<b>Contractual Services</b>				
Janitorial services	339,000	254,008	84,992	74.9%
Carpet cleaning services	136,000	109,553	26,447	80.6%
Laundry services	-	-	-	0.0%
Library facility rental	702,833	563,589	139,244	80.2%
Common area maintenance	167,117	132,118	34,999	79.1%
Storage rental	3,000	-	3,000	0.0%
Audit	83,800	83,600	200	99.8%
Legal	50,000	61,110	(11,110)	122.2%
Consultant	415,985	135,984	280,001	32.7%
Cataloging	40,000	26,816	13,184	67.0%
Trash removal	24,628	15,417	9,211	62.6%
Copier services	62,000	-	62,000	0.0%
Courier services	230,000	141,599	88,401	61.6%
Liability/property insurance	170,000	171,176	(1,176)	100.7%
Printing	82,000	51,844	30,156	63.2%
Programming	478,158	207,311	270,847	43.4%
Strategic plan	65,000	40,000	25,000	61.5%
Treasurer fees	494,000	497,188	(3,188)	100.6%
Microfilming services	22,600	40	22,560	0.2%
Computer support agreements	114,800	103,733	11,067	90.4%
Computer equipment maintenance	402,259	316,861	85,399	78.8%
Software licenses	53,031	29,055	23,976	54.8%
Software subscriptions	40,862	19,878	20,984	48.6%
Employee Assistance Program	21,855	7,327	14,527	33.5%
Parking	58,000	36,162	21,838	62.3%
<b>Total Contractual Services</b>	<b>4,256,928</b>	<b>3,004,368</b>	<b>1,252,560</b>	<b>70.6%</b>

**Pikes Peak Library District  
Statement of Expenditures  
General Fund  
For the Nine-Month Period Ended September 30, 2022**

**Percent of Year 75.0%**

<b>Account Description</b>	<b>2022 Budget</b>	<b>YTD Actual</b>	<b>Available Budget</b>	<b>% Used</b>
<b>Repairs and Maintenance</b>				
Grounds maintenance	95,600	59,083	36,517	61.8%
Vehicle operating costs	80,000	88,050	(8,050)	110.1%
Equipment maintenance	514,050	400,508	113,543	77.9%
Equipment repairs	50,650	4,548	46,102	9.0%
Furniture repairs	33,500	18,731	14,769	55.9%
Building repairs	147,250	58,073	89,177	39.4%
<b>Total Repairs and Maintenance</b>	<b>921,050</b>	<b>628,994</b>	<b>292,056</b>	<b>68.3%</b>
<b>Other Services</b>				
Translation services	300	-	300	0.0%
Advertising	1,000	-	1,000	0.0%
Bank And trustee Fees	8,000	13,901	(5,901)	173.8%
School engagement	1,200	465	735	38.7%
Mileage/Travel reimbursement	78,850	34,202	44,648	43.4%
Employee recruitment	57,500	18,807	38,693	32.7%
Dues and memberships	71,596	32,773	38,823	45.8%
Merchandising	9,612	3,980	5,632	41.4%
Employee recognition	22,025	7,694	14,331	34.9%
Board of Trustees	7,000	2,299	4,701	32.8%
Community outreach	253,009	90,397	162,612	35.7%
Training	331,294	137,699	193,595	41.6%
Signage	30,000	5,679	24,321	18.9%
Bindery	5,000	1,984	3,016	39.7%
Book mending	1,500	-	1,500	0.0%
Safety	6,000	7,968	(1,968)	132.8%
Summer Adventure Club	93,892	62,948	30,944	67.0%
Patron reimbursement	500	-	500	0.0%
Postage	61,000	30,039	30,961	49.2%
Volunteer program	6,500	1,054	5,446	16.2%
Safety and wellness	8,000	19	7,981	0.2%
Other	(213,785)	108,836	(322,622)	-50.9%
<b>Total Other Services</b>	<b>839,993</b>	<b>560,743</b>	<b>279,249</b>	<b>66.8%</b>
<b>Capital Outlay</b>				
Other	263,962	254,505	9,457	96.4%
<b>Total Capital Outlay</b>	<b>263,962</b>	<b>254,505</b>	<b>9,457</b>	<b>96.4%</b>

**Pikes Peak Library District  
Statement of Expenditures  
General Fund  
For the Nine-Month Period Ended September 30, 2022**

**Percent of Year 75.0%**

<b>Account Description</b>	<b>2022 Budget</b>	<b>YTD Actual</b>	<b>Available Budget</b>	<b>% Used</b>
<b>Operating Transfers to Other Funds</b>				
Fund transfers out	3,045,095	3,045,095	-	100.0%
<b>Total Expenditures</b>	<b>\$ 39,927,992</b>	<b>\$ 28,033,744</b>	<b>\$ 11,894,248</b>	<b>70.2% 1)</b>

1) As an overall favorable indicator, the district has utilized 70.2% of budgeted expenditures, while being 75%, into the fiscal year. All major expenditure categories shown above posted YTD Budget Usage of less than 75%, with the exception of Capital Outlay at 96.4%, and Operating Transfers to Other Funds at 100%.

Of the total budgeted expenditures of approximately \$39.9M, \$13.5M is allocated to Operating Expenses and \$23.1M is allocated to Personnel Services. Adjusting these totals to the Percent of Year transpired at 75%, results in estimated budget allocations to Operating Expenses and Personnel Services of \$10.1 M and \$17.3M, respectively, with corresponding actual spend of \$8.8M and \$15.9M, respectively. As of the end of this period, 11% or \$2.7 M of the estimated Operating Expenses and Personnel Services YTD Budget of \$27.5M remains unused, contributing positively to the overall usage rate of 70.2%.

**Pikes Peak Library District  
Special Revenue Funds  
For the Nine-Month Period Ended September 30, 2022**

<b>Fund Balance - January 1, 2022</b>	\$ 103,205
<b>Expenditures / Encumbrances</b>	38,463
<b>Fund Balance - September 30, 2022</b>	<u>\$ 64,742</u>

**Fund Balance - By Fund - September 30, 2022**

Cheyenne Mountain Library Fund	\$ 812
High Prairie Library Fund	51,647
Sand Creek Library Fund	12,283
	<u>\$ 64,742</u>

**Pikes Peak Library District  
 East Library Capital Projects Fund  
 For the Nine-Month Period Ended September 30, 2022**

Account Description	Activity				
	Multi-Year Budget	Prior Years	2022	Encumbrances	Available Budget
<b>Revenues and Other Sources of Funds</b>					
Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Transfers In	349,372	232,372	117,000	-	-
Insurance Proceeds-EA Roof	-	-	437,073	-	(437,073)
<b>Total Revenues and Other Sources of Funds</b>	<b>349,372</b>	<b>232,372</b>	<b>554,073</b>	<b>-</b>	<b>(437,073)</b>
<b>Expenditures</b>					
<b>2022 Projects</b>					
Parking Lot Consultant	30,000	-	-	-	30,000
Land Improvement	5,000	-	-	-	5,000
Dock Concrete Repair/Replace	22,000	-	16,257	-	5,743
Security Operations Center	35,000	-	-	6,000	29,000
Roof Replacement	900,000	-	887,711	955	11,334
Contingency	25,000	-	-	-	25,000
<b>Pre-2021 Projects</b>					
Add a closet with cooling for IT	25,000	20,344	-	-	4,656
Computer lab tables	20,000	-	-	-	20,000
COVID upgrades	14,200	-	-	-	14,200
Chiller roof structure over pit	8,715	8,715	-	-	-
2018 Enclose Chiller Pit	3,665	3,665	-	-	-
Roofing evaluation & design	13,241	2,078	-	-	11,163
External filtration system	1,907	1,907	-	-	-
Renovate security office	5,978	5,978	-	-	-
Replace aging fire panel	17,140	16,432	-	-	708
Replace emergency lighting generator	97,224	97,224	-	-	0
Furniture	30,000	5,038	-	-	24,962
Reading room furniture	20,000	16,865	-	-	3,135
Shared workstation - 4-person	2,765	2,765	-	-	-
Additional study room chairs	3,547	3,547	-	-	-
Contingency	45,143	12,292	-	6,846	26,004
Contingency IT	2,071	-	903	1,168	-
<b>Total Expenditures</b>	<b>1,327,596</b>	<b>196,850</b>	<b>904,871</b>	<b>14,969</b>	<b>210,905</b>
<b>Excess Revenues over Expenditures</b>			(350,798)		
<b>Fund Balance - January 1, 2022</b>			113,493		
<b>Fund Balance - September 30, 2022</b>			<u>\$ (237,305)</u>		

**Pikes Peak Library District  
 Penrose Library Capital Projects Fund  
 For the Nine-Month Period Ended September 30, 2022**

Account Description	Activity				Available Budget
	Multi-Year Budget	Prior Years	2022	Encumbrances	
<b>Revenues and Other Sources of Funds</b>					
Fund transfers in	1,288,424	97,224	1,191,200	-	-
<b>Total Revenues and Other Sources of Funds</b>	<b>1,288,424</b>	<b>97,224</b>	<b>1,191,200</b>	<b>-</b>	<b>-</b>
<b>Expenditures</b>					
<b>2022 Projects</b>					
Replace Door Openers	10,000	-	-	-	10,000
Roof Replacement	950,000	-	703,424	42,022	204,554
Replace Rooftop Unit	23,500	-	-	-	23,500
Personal Belongs Lockers	18,000	-	-	8,000	10,000
Add A/C to Network Closet	15,000	-	-	-	15,000
Add Teen Center - Consultant	10,000	-	1,384	8,616	-
Mezzanine Redesign	10,000	-	5,228	352	4,420
Enclose Lower Classroom	15,000	-	4,800	-	10,200
Painting Allowance	75,000	-	9,150	-	65,850
Adult area tables	5,000	-	-	-	5,000
Furniture for children's area	7,800	-	-	-	7,800
Tables & chairs - Adults	15,000	-	-	-	15,000
Service point chairs	3,200	-	-	-	3,200
Adjustable height chairs	8,700	-	5,749	-	2,951
Contingency	25,000	-	-	17,221	7,779
<b>Pre-2022 Projects</b>					
Open chairs for Adult Education Services	2,500	-	2,400	(2,400)	2,500
Roofing consultant to evaluate existing roof	35,000	11,520	8,100	-	15,380
Install glass wall structure - Executive Assistant area	15,000	10,650	-	-	4,350
Add Office for Manager	20,000	309	-	-	19,691
Add IT Closet	25,000	24,662	-	-	338
Add messinine door structure	15,000	7,842	-	-	7,158
Painting allowance	25,000	-	-	-	25,000
Asphalt crack fill	15,764	15,764	-	-	-
Roofing evaluation	30,000	2,078	-	-	27,922
KCH-movable walls/partitions	3,000	-	-	-	3,000
KCH-interior paint	22,390	22,390	-	-	-
KCH-replace awning - front entrance	1,500	-	-	-	1,500
Install carpet In vault for meeting room	1,064	1,064	-	-	-
Purchase mural on garage wall	5,250	5,250	-	-	-
Add storefront wall to create office for Adult Education	11,757	11,757	-	-	-
Replace existing parking meters	50,000	-	680	25,258	24,062
Penrose campus renovation project	560,381	560,381	0	-	-
Replace lobby rooftop unit	20,544	20,544	-	-	-
Replace existing fire panel	16,921	16,921	-	-	-
Chiller replacement	55,000	-	-	43,110	11,890
Adjustable height desks	852	852	-	-	-
KCH - chairs For mezzanine	2,550	-	-	-	2,550
KCH - work tables (4), mezzanine	6,200	-	-	-	6,200
Replace all wooden chairs in public area	12,458	12,458	-	-	-
Contingency	147,461	33,174	25,256	29,509	59,522
<b>Total Expenditures</b>	<b>2,291,792</b>	<b>757,615</b>	<b>766,170</b>	<b>171,688</b>	<b>596,319</b>
<b>Excess Revenues over Expenditures</b>			425,030		
<b>Fund Balance - January 1, 2022</b>			342,977		
<b>Fund Balance - September 30, 2022</b>			<u>\$ 768,007</u>		

**Pikes Peak Library District  
Library 21c Capital Projects Fund  
For the Nine-Month Period Ended September 30, 2022**

Account Description	Multi-Year Budget	Activity			Available Budget
		Prior Years	2022	Encumbrances	
<b>Revenues and Other Sources of Funds</b>					
Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Transfers In	1,578,967	1,384,467	194,500	-	-
<b>Total Revenues and Other Sources of Funds</b>	<b>1,578,967</b>	<b>1,384,467</b>	<b>194,500</b>	<b>-</b>	<b>-</b>
<b>Expenditures</b>					
<b>2022 Projects</b>					
Seal Coat and Restripe	20,000	-	-	-	20,000
Initial irrigation repairs/UPG	25,000	-	-	-	25,000
Covert turf to native grass	75,000	-	-	3,500	71,500
Elevator starter	5,000	-	3,635	-	1,365
Elevator Lighting	12,000	-	10,635	-	1,365
Community meeting room	12,500	-	-	12,500	-
Fire magnetic lock ADA Studio	6,000	-	-	-	6,000
Auto openers ADA for Maker	14,000	-	-	-	14,000
Contingency	25,000	-	-	3,733	21,267
<b>Pre-2022 Projects</b>					
Awning for curbside service	25,000	-	-	-	25,000
Back up generator	105,000	-	89,870	(88,571)	103,701
Contingency	25,000	5,307	2,285	17,408	-
Closet UPS	10,000	-	9,746	-	254
Courtyard improvements	19,916	19,916	-	-	-
Roof replacement	712,758	712,758	-	-	-
Replace skylight/repairs	104,560	104,560	-	-	-
Signage	4,851	4,851	-	-	-
Add gas supply to kitchen	25,000	24,750	-	-	250
Install new service point first floor	20,000	-	-	-	20,000
Install one way window	6,727	6,727	-	-	-
Revamp Creative Service area	3,000	-	-	-	3,000
Culinary Lab equipment	86,020	22,836	-	1,554	61,630
Office chairs-meeting room	7,200	7,200	-	-	-
Adjustable height tables - Collection Management	1,200	-	-	-	1,200
Replace chairs - business center	17,000	17,000	-	-	-
Replace desk-Children's Services	6,000	-	-	-	6,000
Three sit/stand converters	874	874	-	-	-
Replace tables and chairs - training room	9,500	9,500	-	-	-
Boiler replacement	291,744	291,744	-	-	-
Contingency	85,293	83,031	-	2,262	-
Audio/visual equipment	4,686	3,974	-	-	713
Studio noise mitigation	21,979	1,417	-	-	20,562
Increase stage size	4,908	1,788	-	-	3,120
Venue LED lighting	3,572	3,095	-	-	477
<b>Total Expenditures</b>	<b>1,796,288</b>	<b>1,321,327</b>	<b>116,171</b>	<b>(47,613)</b>	<b>406,404</b>
<b>Excess Revenues over Expenditures</b>			<b>78,329</b>		
<b>Fund Balance - January 1, 2022</b>			<b>305,235</b>		
RECLASS:					
REV: Culinary Lab Eq to Dsg Fund 10952465 44100 (Lives Empowered Grant-OVENS) 2021 P13			(11,277)		
EXPEND: Culinary Lab Eq to Dsg Fund 10952465 65560 (Lives Empowered Grant-Kitchen Eq) 2021 P13			21,445		
<b>Fund Balance - September 30, 2022</b>			<b>\$ 393,732</b>		

**Pikes Peak Library District  
Capital Reserve Fund  
For the Nine-Month Period Ended September 30, 2022**

Account Description	Multi-Year Budget	Activity			Available Budget
		Prior Years	2022	Encumbrances	
<b>Revenues and Other Sources of Funds</b>					
Fundraising	\$ 75,000	\$ 75,000	\$ 100,000	\$ -	\$ (100,000)
Tenant improvement reimbursement	71,897	71,897	0	-	-
Fund transfers in	6,129,137	4,586,742	1,542,395	-	-
Sale of assets	12,500	12,500	-	-	-
<b>Total Revenues and Other Sources of Funds</b>	<b>6,288,534</b>	<b>4,746,139</b>	<b>1,642,395</b>	<b>-</b>	<b>(100,000)</b>
<b>Expenditures</b>					
<b>Facilities Capital</b>					
<b>2022 Projects</b>					
DW CONCRETE REPLACEMENT	15,000	-	-	-	15,000
DW ASPHALT REPAIRS & MAINTENAN	20,000	-	-	6,332	13,668
CH PAINTING ALLOWANCE	18,000	-	-	10,610	7,390
FO 5 RTU'S REPLACEMENT	35,000	-	-	-	35,000
FO REMODEL STAFF ROOM	15,000	-	1,560	-	13,440
FO WATER FOUNTAIN REPLACEMENT	5,000	-	-	-	5,000
MO NETWORK CLOSET REWORK	20,000	-	-	-	20,000
OL PAINTING ALLOWANCE	10,000	-	-	10,000	-
OL LIGHTING UPGRADE	1,500	-	-	-	1,500
OL WINDOW CORNICES	3,000	-	1,627	1,373	-
PA CARPET REPLACEMENT	8,500	-	-	6,380	2,120
PA PAINTING ALLOWANCE	3,000	-	-	-	3,000
PA INSTALL CENTRAL AIR CONDIT	15,000	-	-	-	15,000
PA ENGINNERING FOR A/C & RENO	10,000	-	-	-	10,000
PA LIGHTING UPGRADE	1,000	-	-	-	1,000
RO PUBLIC RESTROOM IMPROVEM	1,500	-	-	400	1,100
SA RESTROOM REFRESH	1,500	-	921	-	579
CA AFTER HOURS LOCKERS	11,000	-	-	-	11,000
ROOF INSPECTION	20,000	-	-	-	20,000
RECYCLING RETAINERS	10,000	-	-	-	10,000
HVAC CONTROLLER	30,000	-	6,775	6,842	16,383
CH READING & STUDY ROOM CHAIR	7,500	-	-	-	7,500
FO DESK REPLACE - ADJ HEIGHT	7,500	-	-	-	7,500
FO COLLABORARIVE WORK SPACE	11,000	-	-	-	11,000
HO MEMORIAL FOR RUTH HOLLEY	5,000	-	-	-	5,000
HO FURNITURE REPL CHILDR&TEEN	2,000	-	-	-	2,000
OL CUSTOM TABLE TOP SCREEN	6,000	-	-	6,000	-
PA CARPET REPLACEMENT	-	-	-	-	-
PA PAINTING ALLOWANCE	-	-	-	-	-
PA REPLACE SERVICE DESK	10,000	-	8,693	-	1,307
SA STAFF CHAIRS	7,500	-	4,686	982	1,832
FURNITURE CONTINGENCY 2022	25,000	-	-	-	25,000
BOOKMOBILE	324,000	-	10,150	10,150	303,700
VEHICLES REPLACEMENT	45,000	-	-	-	45,000
CONTINGENCY 2022	50,000	-	14,883	6,396	28,721
CAPITAL PROJECTS FAC 2022	-	-	-	-	-
<b>Pre-2022 Projects</b>					
City bookmobile headlight upgrade	2,500	-	528	-	1,972
City bookmobile leaf spring upgrade	5,000	6,074	-	-	(1,074)
County bookmobile - back-up camera upgrade	1,500	-	-	-	1,500
Lobby stop van - replace lift gate	4,000	-	-	-	4,000



**Pikes Peak Library District  
Capital Reserve Fund  
For the Nine-Month Period Ended September 30, 2022**

Account Description	Multi-Year Budget	Activity			Available Budget
		Prior Years	2022	Encumbrances	
Cheyenne Mountain - Meeting room tables	5,000	2,701	-	-	2,299
Ruth Holley - Curbside drive-up window	10,000	-	-	-	10,000
Ruth Holley - Learning lab - tables	5,000	5,000	-	-	-
Monument - Four (4) Rtu's replacement allowance	12,500	-	-	-	12,500
Old Colorado City - HVAC replacement/upgrades	5,000	-	-	-	5,000
Sand Creek - Replace rooftop unit	50,000	-	-	-	50,000
Sand Creek - Replace crash bar and lock on front door	5,568	5,704	-	-	(136)
Sand Creek - Adjustable height tables	2,052	1,953	-	-	99
Sand Creek - Locking drive-up book returns	6,000	3,743	-	-	2,257
Concrete replacement - districtwide allowance	10,000	-	-	-	10,000
Upgrade fire system dialers to cellular	12,000	3,570	3,885	1,500	3,045
Asphalt repairs and maintenance - districtwide allowance	15,000	14,713	-	-	287
Furniture replacement contingency	25,000	4,097	10,452	-	10,451
Roof inspections, preventative maintenance repairs	15,000	4,250	-	-	10,750
Story walks at East, Penrose 21c and Fountain Libraries	16,000	15,263	-	-	737
Elevator electronic access at East and Penrose	3,966	-	-	-	3,966
Purchase uniform recycling retainers at all facilities	10,000	-	-	-	10,000
District-wide - asphalt maintenance	7,628	7,628	-	-	-
Landscape allowance	39,859	37,354	-	2,506	0
Ruth Holley - replace meeting room carpet	13,000	13,000	-	-	-
Ruth Holley - repaint interior	10,000	10,000	-	-	-
Update service points	4,421	4,421	-	-	-
Ruth Holley - add electricity In storage	2,078	2,078	-	-	-
Monument - replace bulbs	864	864	-	-	-
Old Colorado City - replace floor main level	75,000	70,390	-	-	4,610
Roof inspection	25,000	20,892	-	-	4,108
Cheyenne Mountain - replace entry tile with carpet	1,980	1,980	-	-	-
Old Colorado City - canopy over book drop	5,000	-	-	-	5,000
Old Colorado City - replace carpet	3,500	-	-	-	3,500
Rockrimmon - replace carpet in meeting room	5,000	5,000	-	-	-
Calhan project	284,202	275,426	2,793	813	5,171
Manitou Arts Council (MAC) project	198,946	176,542	1,901	2,841	17,663
MAC - intrusion alarms	12,559	12,558	-	-	1
MAC - furniture	38,694	37,523	0	-	1,171
Improvements other than buildings	15,111	14,263	-	848	(0)
District-wide - concrete replacement	23,560	17,830	-	3,520	2,210
District-wide - asphalt repairs	47,072	21,154	-	25,918	-
Staff lounge improvements - Penrose	9,972	234	-	-	9,738
Staff lounge improvements - East Library	9,972	1,018	-	-	8,954
Staff lounge improvements - L21c	9,972	2,195	-	-	7,777
Water management system	685	685	-	-	-
District-wide - tree trimming	6,880	6,880	-	-	-
Intrusion alarm system	2,850	2,850	-	-	-
Bookmobile - awning replacement	4,000	-	-	4,000	-
Bookmobile - (2) half wraps	15,000	10,787	4,213	-	-
Furniture	25,736	21,390	0	3,734	612
Furniture - prior year	37,389	37,389	-	-	-
Cheyenne Mountain - workroom cabinets storage	2,000	-	-	-	2,000
Ruth Holley meeting room furniture	15,198	15,198	-	-	-
Ruth Holley study room furniture	2,962	2,962	-	-	-
Rockrimmon - redesign Children's area	1,883	1,883	-	-	-
Cheyenne Mountain circulation desk replacement	15,035	15,035	-	-	-
Fountain - furniture teen gaming area	5,000	-	-	-	5,000
Fountain - chair replacement meeting room	6,500	-	-	-	6,500
Ruth Holley - furniture meeting room	7,032	7,032	-	-	-

**Pikes Peak Library District  
Capital Reserve Fund  
For the Nine-Month Period Ended September 30, 2022**

Account Description	Multi-Year Budget	Activity			Available Budget
		Prior Years	2022	Encumbrances	
Monument - replace chairs adult area	2,400	-	-	-	2,400
Monument - blind replacement community room	4,700	-	-	-	4,700
Monument - tables and chairs replacement	8,000	-	-	8,000	-
Monument - PC tables and chair replacement	2,000	-	-	-	2,000
Old Colorado City - table and chairs replacement	5,650	4,080	-	-	1,570
Old Colorado City - charging tables and computer tables	12,000	-	-	2,048	9,952
Rockrimmon - meeting room tables	2,881	2,881	-	-	-
Shelving	14,428	14,428	-	-	-
Replace tractor	9,975	9,975	-	-	-
Replace generator bookmobile	12,500	-	-	-	12,500
Contingency	439,064	224,978	79,591	57,909	76,586
Signage allowance	7,618	7,618	(0)	-	-
<b>Total Facilities Capital</b>	<b>2,488,342</b>	<b>1,185,466</b>	<b>152,658</b>	<b>179,101</b>	<b>971,117</b>

**Communications Capital**

**2022 Projects**

EA PHOTO EXHIBIT	5,000	-	-	-	5,000
PE CUMMUNITY MURAL	5,000	-	-	-	5,000
BRANDED CANOPIES	1,500	-	-	-	1,500
RHG & EAST SIGNAGE	2,000	-	-	-	2,000
CH SIGNAGE	4,395	-	-	-	4,395
SA SIGNAGE	7,500	-	-	-	7,500

**Pre-2022 Projects**

Signage projects	7,550	2,500	1,005	-	4,045
20 MAC-Event Needs	1,000	-	-	-	1,000
20 MAC-Art Contest	100	100	-	-	-
20 MAC-Printing	3,000	-	-	-	3,000
20 MAC-Branded Merchandising	600	531	-	-	69
20 MAC-Marketing / Promotion	1,500	450	-	-	1,050
20 MAC-Contingency	1,750	68	-	-	1,682
20 MAC-Signage	17,500	10,698	-	-	6,802
Monument - signage	3,000	-	-	-	3,000
Palmer Lake - signage	2,000	984	984	-	32
Rockrimmon - signage	2,500	-	-	-	2,500
Ute Pass- signage	2,000	-	-	-	2,000

**Total Communications Capital**

<b>67,895</b>	<b>15,331</b>	<b>1,989</b>	<b>-</b>	<b>50,575</b>
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**Information Technology Capital**

**2022 Projects**

REPORT SERVERS	16,000	-	-	-	16,000
COPIERS	5,000	-	2,347	1,449	1,204
ZEBRA PRINTER	9,000	-	-	6,664	2,336
HI MFD	1,500	-	-	1,500	-
RECEIPT PRINTERS	12,500	-	-	1,800	10,700
AWE LITERACY STATIONS	74,300	-	-	-	74,300
SECURITY COMPUTERS	3,000	-	-	-	3,000
MLS LAPTOP FOR ASTROVAN	1,400	-	-	-	1,400
SE LAPTOPS	3,600	-	-	3,600	-
CRS - LAPTOPS	2,500	-	-	2,500	-
KCH LAPTOP	2,500	-	-	-	2,500
SECURITY ONCALL TABLET	1,400	-	-	1,400	-

**Pikes Peak Library District  
Capital Reserve Fund  
For the Nine-Month Period Ended September 30, 2022**

Account Description	Multi-Year Budget	Activity			Available Budget
		Prior Years	2022	Encumbrances	
CM IT SCANPRO	11,000	-	-	-	11,000
BARCODE SCANNERS	12,500	-	-	-	12,500
TELECOMMUNICATIONS SWITCHES	270,000	-	-	270,000	-
REMOTE ACCESS TERMINALS	60,000	-	-	-	60,000
UPS ROTATION	14,000	-	-	-	14,000
WIRELESS SYSTEM	200,000	-	-	-	200,000
CABLING INFRASTRUCTURE	18,872	-	2,300	210	16,361
CABLING PE ADM & STAFF	50,000	-	24,323	-	25,677
ADDITIONAL DROPS	7,000	-	-	-	7,000
SECURITY 21C CAMERA ST MONITOR	600	-	-	-	600
SECURITY MONITORS 16 LOCATIONS	10,000	-	-	-	10,000
HR DIGITAL SIGNAGE	5,000	-	-	-	5,000
KCH BUSINESS CENTER	6,000	-	-	-	6,000
HYTERRA POC RADIO SYSTEM	45,000	-	-	45,000	-
SECURITY EXTERIOR DEVICE CHARG	30,000	-	-	30,000	-
SECURITY INTERION DIV CHARG	11,300	-	-	10,969	331
BODY CAMERA	6,000	-	6,000	-	-
AUDIO/VISUAL EQUIP STANDARD	14,375	-	7,188	7,188	-
SA AUDIO/VISUAL EQUIP	-	-	-	-	-
KCH BUSINESS CENTR AV	-	-	-	-	-
RU AV REPLACEMENT	-	-	-	-	-
SA MAKERSPACE VIDEO DISPLAY	-	-	-	-	-
SA AV CONFERENCE RM	-	-	-	-	-
CONTINGENCY IT	25,000	-	-	25,000	-
FCS LENA EARLY EDUCATION	17,800	-	-	-	17,800
STAFF INCREASE IT SUPPORT	2,400	-	-	-	2,400
HR PERFORMANCE MANAG TOOL	11,750	-	-	-	11,750
	-	-	-	-	-
<b>Pre-2022 Projects</b>					
Telecommunications switches and UPS	65,596	-	19,340	46,256	-
Cabling infrastructure repair	25,000	-	-	25,000	-
East Admin and staff cabling	85,000	85,000	-	-	-
Penrose Admin and staff cabling	35,000	13,630	-	21,370	-
Contingency cabling (non eRate)	15,000	-	-	15,000	-
Technology refresh (staff)	110,000	11,151	27,144	66,162	5,543
Technology refresh (patrons)	230,000	745	97,338	61,126	70,791
AWE literacy stations	35,700	35,700	-	-	-
Adult Education Chromebook and hotspots	5,000	-	-	-	5,000
Creative Service specialized sap top (3D Capable)	3,200	1,414	-	1,786	-
Young Adult Services programming Chromebook	5,300	-	-	-	5,300
Security system elevator access control	3,966	-	-	-	3,966
Staff and public printers	5,000	1,200	3,800	-	-
Contingency	20,000	7,323	8,406	4,271	-
Access control	850,000	-	313,789	4,999	531,213
Surveillance cameras	100,000	-	-	-	100,000
District-wide audio-visual equipment standardization	170,225	4,111	46,956	1,371	117,787
Receipt printers	12,500	-	4,980	7,520	-
Barcode scanners	12,500	97	12,403	-	-
Upgrade to Drupal	40,000	7,500	4,084	5,816	22,600
Servers-East Library data updates	2,000	2,000	-	-	-
Data center redesign	90,000	90,000	-	-	-
PC purchases	382,639	60,411	135,629	2,001	184,598
Technology refresh (staff)	44,000	34,378	0	4,163	5,459
Technology refresh (patrons)	131,000	131,000	-	-	-

**Pikes Peak Library District  
Capital Reserve Fund  
For the Nine-Month Period Ended September 30, 2022**

Account Description	Multi-Year Budget	Activity			Available Budget
		Prior Years	2022	Encumbrances	
Replace computers	38,454	38,454	0	-	-
Technology refresh (patrons)	43,795	43,795	-	-	-
Laptops- Young Adult Services	6,000	6,000	-	-	-
Laptops-Children's iPad	6,000	6,000	-	-	-
Self check - Penrose additional data ports	2,500	2,500	-	-	-
Self-Check & Security Gates	-	-	481,113	3,887	(485,000)
Scanners-Collect Management	2,080	2,080	-	-	-
Barcode scanners	15,102	15,102	-	-	-
RFID wands	15,000	13,416	1,584	-	-
Copier replacement	291,245	291,245	(0)	-	-
Network switches/UPS	385,604	181,762	99,203	61,293	43,346
MAC - networking	80,253	80,253	-	-	0
MAC - phone system	7,672	5,115	0	2,557	-
MAC - other	800	-	-	800	-
MAC - endpoints	31,944	30,608	0	1,336	0
MAC - security	97,456	94,893	0	2,563	0
Surveillance System redesign	18,473	18,473	(0)	-	-
Telephone switches	94,834	61,503	-	-	33,331
Firewall replacement	60,537	60,537	(0)	-	-
Switches/UPS replacement	40,000	40,000	-	-	-
ILS peripherals	265,000	32,122	14,395	62,958	155,526
IT equipment	49,145	49,145	(0)	-	-
Archival management system	22,800	-	-	-	22,800
AMH bins (2)	20,000	-	7,969	12,031	-
Genealogy equipment	19,600	19,600	(0)	-	0
East Library teen computers	4,000	4,000	-	-	-
Datacenter project	111,399	64,145	185	9,860	37,209
Security system	203,078	-	36,582	152,722	13,774
Surveillance System	-	-	22,646	102,354	(125,000)
AV Equipment - districtwide	126,676	1,676	-	-	125,000
IT management reserve	24,277	-	12,551	11,726	-
Contingency	2,320	2,320	-	-	-
<b>Total Information Technology Capital</b>	<b>5,525,966</b>	<b>1,650,403</b>	<b>1,392,253</b>	<b>1,098,207</b>	<b>1,385,103</b>

**Video Studio Capital**

**2022 Projects**

CAPITAL PROJECTS COMM 2022	-	-	-	-	-
	-	-	-	-	-

**Pre-2022 Projects**

Video projector replacements and additions	5,000	-	-	-	5,000
Wireless mic kit	1,327	1,327	0	-	-
Audio recorder	272	272	-	-	-
Audio recorder kit	1,064	1,064	-	-	-
Microphones	8,192	8,192	-	-	-
Video equipment and accessories	1,620	-	-	-	1,620
Video projectors replacement and additions	5,000	-	-	-	5,000
Cameras - Studio21c	33,960	33,960	-	-	-
DSLR cameras - checkout	5,700	-	-	-	5,700
Teleprompter	868	868	-	-	-
Video cam kit - checkout	2,235	2,235	(0)	-	-
GoPro kits	1,541	1,541	(0)	-	-

**Pikes Peak Library District  
Capital Reserve Fund  
For the Nine-Month Period Ended September 30, 2022**

Account Description	Multi-Year Budget	Activity			Available Budget
		Prior Years	2022	Encumbrances	
Photo roller system	1,274	1,274	-	-	-
Checkout equipment - L21c	3,242	3,242	(0)	-	-
Contingency	8,215	-	-	-	8,215
Isolation booth 21C studio	20,000	20,000	-	-	-
<b>Total Video Studio Capital</b>	<b>99,510</b>	<b>73,976</b>	<b>(0)</b>	<b>-</b>	<b>25,535</b>
<b><u>Creative Services Capital</u></b>					
<b>2022 Projects</b>					
EQUIPMENT REPLACEMENT	1,500	-	-	1,497	3
CAPITAL PROJECTS CRS 2022	-	-	-	-	-
	-	-	-	-	-
<b>Pre-2022 Projects</b>					
3D scanner	3,000	2,920	-	-	80
Equipment initiatives	27,900	23,272	(0)	-	4,628
Cricut machines	412	412	-	-	-
Sand Creek-larger kiln	2,994	2,994	-	-	-
East-larger laser cutter	17,440	17,440	-	-	-
New maker kits	1,000	-	-	-	1,000
Equipment replacement	3,500	792	-	-	2,708
Contingency	52,740	5,333	0	-	47,407
<b>Total Creative Services Capital</b>	<b>110,486</b>	<b>53,162</b>	<b>(0)</b>	<b>1,497</b>	<b>55,827</b>
<b>Total Expenditures</b>	<b>8,292,199</b>	<b>2,978,338</b>	<b>1,546,900</b>	<b>1,278,805</b>	<b>2,488,157</b>
<b>Excess Revenues over Expenditures</b>			95,495		
<b>Fund Balance - January 1, 2022</b>			3,476,115		
<b>Fund Balance - September 30, 2022</b>			<u>\$ 3,571,610</u>		

**Pikes Peak Library District  
Receipts and Disbursements by Cash Account  
For the Nine-Month Period Ended September 2022**

	<b>COLOTRUST Investments</b>	<b>US Bank Checking</b>	<b>Total Cash</b>
<b>Cash and Investments Balance - September 1, 2022</b>	\$ 28,691,365	\$ (307,302)	\$ 28,384,063
<b>Receipts</b>			
Property Taxes	606,323		606,323
Cash Receipts		17,522	17,522
Credit card and other activity			-
eRate funding			-
Interest	58,909		58,909
<b>Disbursements</b>			
Payment of Bills week of 09/02/2022			-
Payment of Bills week of 09/09/2022		(3,115)	(3,115)
Payment of Bills week of 09/16/2022		(407,398)	(407,398)
Payment of Bills week of 09/23/2022		(635,310)	(635,310)
Payment at end of month 09/30/2022		(143,363)	(143,363)
Payroll 09/02/2022		(699,895)	(699,895)
Payroll 09/16/2022		(729,122)	(729,122)
Payroll and end of month 09/30/2022		(948,018)	(948,018)
<b>Transfer between funds</b>	(3,250,000)	3,250,000	-
<b>Cash and Investments Balance - September 30, 2022</b>	<u>\$ 26,106,597</u>	<u>\$ (606,001)</u>	<u>\$ 25,500,596</u>

## Public Services Report September 2022

### Community Engagement

Senior Librarian Mikaela Fortune met with the El Paso County Youth Suicide Prevention (YSP) Ad Hoc committee. The committee finalized the vision and mission statements for the YSP workgroup and continued work on the objectives

Senior Librarian Mikaela Fortune wrote talking points on Social and Emotional Learning as a part of her work with Inside Out Youth Service's Policy Advocacy Committee.

Senior Library Associate Danielle Seltenright met with Brittany Riffle at El Paso County Public Health to discuss the hygiene supplies pilot program at PPLD.

### Compliments

From a patron who attended one of the Behind the Stacks tours of Collection Management: *Not only is your group great fun but the facts shared were interesting, mind-blowing, and reinforced how valuable you are to the community. Your dedicated and meticulous work in bringing us those coveted, treasured books and other resources is quite a feat, and your generosity in sharing your work with us was a delight.*

East Librarian Jenny Gaechter brought a bubble machine to one of her recent Toddler Time programs and at the end of the program an adult thanked her for doing that. She said that her son is very shy and has never wanted to leave her lap from the back row before, but the bubbles encouraged him to interact with his peers and smile.

East Senior Library Associate Jen Hernandez shared with a mom and her two children about the ERC and everything it has, and she really liked that the library offered a place with educational games for children. A few days later when Jen was on the Public Services desk, the mom came in and saw her and said, "We're going to the ERC!" and the kids were super excited. Jen said, "It was awesome to see how happy that family was to use our library!"

Feedback from a parent about the Red Cross Babysitter training offered to teens:  
"1/ Love, love, love that PPLD offered this course for young patrons. My son learned so much from the class and really enjoyed the experience.  
2/ I appreciate the Saturday schedule. My son is in school during the week so any other day would have been impossible unless on a holiday break, which many go on vacation for.  
3/ This is an outstanding use of funding (covering the course).  
Thanks again for offering the incredibly wonderful class to our youth."

Feedback from Hayley Moran, Director of Education at the Zeb Pike Youth Services Center:  
Hi June & Lauren. I am in the process of labeling our new books so I can add them to the library to be checked out by students tomorrow. I want to let you know how much we appreciate the time you spent with our students, as well as the addition of the new books. Some of the students were still talking about the visit at the end of the day, and were sure to remind me to get the books labeled before I left for the day. Thank you for all you do for the youth in our community. Your work is noticed and greatly appreciated!

Young Adult Services teen intern Clare Wiersma did her first outreach at Rampart Range High School, and despite being a little nervous, she quickly got the hang of it and was soon talking to folks with confidence.

## **North Region** **Community**

Monument & Palmer Lake Senior Library Associate Meredith Moore and Monument Senior Library Assistant Megan Dooley did an outreach to the Palmer Lake Wine Festival. They talked to 123 people from across the county and created 15 new library accounts.

Rockrimmon Library is hosting its Fifth Annual Community Art Show during October. We have started collecting art from patrons and already know it will be a wonderful exhibit for everyone!

Harvest Festival took place on September 24 and was the first time High Prairie hosted it in-person since the pandemic. The crowds were smaller, but the people who joined us seemed to have a nice time. We had about 500 people total for this year, and we had a lot of cookie contest entries! This year the Eastern Plains Chamber of Commerce joined us with a booth, and we had new entertainment such as the ERT (Experimental Research Team) Ghostbusters and Top Hogs.

Library 21c Senior Library Assistant Sherri Hendrich created and facilitated shelving training for thirteen volunteers. Since receiving thorough training on shelving, Library 21c's volunteers have offered to help shelve, especially when they recognize that the work room is running low on book carts! Library 21c staff are assessing and organizing the collection and have invited volunteers to support these efforts.

## **Resources**

Monument & Palmer Lake Library Associate Mae Lage and Monument & Palmer Lake Senior Library Associate Kendra Burr did a fun Marble Run Program that was attended by 15 kids. Monument Library is having record numbers for Toddler Times lately.

Library 21c hosted Tween Make: Intro to Sewing in Library 21c's Makerspace. This program was facilitated by Library 21c Senior Library Associate Alli Brooks, Creative Services Senior Librarian Lauren Fellers, and Creative Services Senior Librarian Jennifer Eltringham. Each participant learned the basics of sewing machine operation and left the program with a completed pencil pouch.

## **Innovation/Creativity**

In early September, tween patron Kaylee made a special visit to the Library 21c Makerspace. This was no ordinary library trip. Kaylee had been waiting until she turned nine years old to use the library's makerspaces. When the day arrived, she accessed the laser engraver to customize a bottle. From the look on her face, it is apparent she had been looking forward to the big day for quite some time!

## **Internal/Staff**

High Prairie & Calhan Library Manager Liz Willhoff and High Prairie Library Supervisor Laura Foye attended the Green Business Network Recognition event in Denver on September 30. The recognition event presented this year's awards, recognized newly certified businesses, and recognized existing Environmental Leadership members making the transition to the Green Business Network.

Rockrimmon Library has hired Rachel Sedore as a Library Assistant. She has a background in customer service and teaching.

## **Accountability**



After many months of planning Palmer Lake Library is finally getting a renovation. New carpet and a new service desk will be installed at the beginning of November.

### Service

The staff at Palmer Lake Library continue to get comments about reopening the library on Saturdays. Monument & Palmer Lake Library Manager Jean Carrier wrote a proposal to increase the operating hours at Palmer Lake.

### Southeast Region Community

Sand Creek Library patron, Adrian, who has been using our studio since 2019, recently shared his LP record which was 100% recorded in Studio 916 at Sand Creek Library. He is one of the few to use the studio to track and mix his music alone, which means we record, and export his files only, and they are delivered to a third party for mixing. Check out his awesome album art and cool Magic the Gathering inspired business card. Studio916 is given credit in the liner.



### Resources

Sand Creek Library started its first Family Place Playgroup series since before the pandemic. Our new Senior Library Associate Johana Pacheco worked with Family & Children's Services to schedule and set up the series that began on September 14 and will continue until October 12. Johana was happy to report that a few Spanish-speaking families have attended and since she is bilingual, she has been able to provide this valuable early literacy programming to this portion of our community.

### Innovation/Creativity

Fountain Library Senior Library Associate Melody Philbrick started a ticket system for Toddler Time attendance. Toddler Time is very popular in Fountain Library with attendance creeping up to over 90 participants. Tickets help us manage the crowds and allow for a meaningful, interactive experience for all who attend. Melody includes an Every Child Ready to Read tip on the back of each ticket.

### Service

After a brief break for the summer, East Library has started its ASL (American Sign Language) Storytime & Playgroup back up! This partnership with Colorado School for The Deaf and The Blind also includes a relationship with CO-Hear, an organization which specializes in early intervention services and connecting families with health care programs for children with special needs. ASL Storytime & Playgroup is modeled after and supports Family Place Libraries

playgroups. The purpose of this bilingual early literacy program is to connect families with local resources while meeting friends with different experiences and cultures. Hearing, hard-of-hearing, and Deaf children and family members are all welcome. The first portion of the program includes books and rhymes. The second portion of the program allows children to explore while adults can meet new friends, practice ASL, and connect with our CO-Hear representative for advice or other community connections.

### **Internal/Staff**

Sand Creek Library Senior Library Associate Keagan Kellogg recently helped a patron move 15GB of photos and videos from an iPhone to their OneDrive account and USB thumb drive storage. She had never used cloud storage, so he was able to demonstrate how to add, delete and share files from inside OneDrive. Keagan shared, "I always know good service has been offered when a patron tries to tip or hire you on the side to provide similar services. "

Ruth Holley Library Senior Library Associate Krystal Arnold was filled with an abundance of joy when a little girl who is a regular at Story Time, returned after missing a week, saw her at the service desk and yelled, "I MISSED YOU!!"

### **Accountability**

Ruth Holley and Sand Creek Libraries continued to work with Care and Share. Ruth Holley Library hosted two mobile market events bringing free groceries to the homes of 231 community members, 29 of which were taking advantage of this resource for the first time. Sand Creek Library's Mobile Market fed 156 people.

### **West Region**

#### **Community**

Senior Library Associate Alexis Nelsen (Manitou Springs/Ute Pass Libraries) assisted the current PPLD Maker In Residence, Gabrielle Oshiro, during a modular origami class at Manitou Springs Library on September 14, which was her inaugural program with the District. Oshiro taught participants about the history of origami and how to make projects that they could both take home and contribute to an ongoing community piece for display at Library 21c later this fall.

### **Resources**

Cheyenne Mountain Library senior associate, Hannah Zwahlen led her first solo PPLD resource class at Cheyenne Mountain Junior High School. *"Mrs. Kachnowski had reached out to PPLD over the PPLD Teens Instagram requesting books for her classroom. Britt Bloom answered her request and asked me to drop the books off to Mrs. K as CMJHS is one of my schools. I happily did so and kept following up with Mrs. K and developed a relationship with her and her class! Mrs. K asked me to come and help show her classroom career resources from our databases and resources on the PPLD Teens page. Thanks to Mikaela Fortune (Young Adult Services Senior Librarian) who met with me to refresh me on databases, I was able to develop a Power Point that kept me on track to teach the resource class. I also was able to have the teens go through it with me on their personal chrome books. The class was a success, and Mrs. K said it was exactly what she was hoping for. I shared a lot about the eParachute resource from Brainfuse, which we also had a refresher on during the August YAS meeting! It was such a blast to be able to use the knowledge and resources I've learned and share them with these kids for their project. Already, Mrs. Kachnowski, teacher Ms. Hine, and I are developing another resource class plan to go over History databases in October. One of Mrs. Kachnowski's students, Andy (she/her) has already visited the library with her friends and said, 'I know you because you taught that class!'"*

## Service



Senior Library Associate Celia Egghart (Manitou Springs/Ute Pass Libraries) won an award from the Arc Pikes Peak Region for Special Recognition and service to library patrons with special needs. She attended the awards ceremony to receive her award.

Senior Library Associate Brittany McNeil (Cheyenne Mountain Library) facilitated the Homeschool: Digging into Archaeology program. *"It went very well!"* shared McNeil, *"We had 28 participants, CH's largest Homeschool program we've had over the past year. The kids (along with their grownups) were able to do two activities and had fun with the process. The kids learned what archeology is and worked well together. The grownups participated with their kiddos and probably absorbed some*

*knowledge as well... I know I did."*

Vanessa Nash (Library Supervisor – Old Colorado City Library), had a patron approach her stating he was not tech savvy and was stressing to complete an online test for a job offer. The patron was getting frustrated because he couldn't figure out how to get to the online test sent through his email. Vanessa reassured the patron she was happy to help and provided a positive atmosphere for the patron and encouraged him not to stress. As they worked together and became successful in getting into the online test, the patron then received a phone call for another job offer he wanted the most out of all of the jobs he has applied for. The patron was in disbelief of the offer and told Vanessa he has been having many ups and downs in his life, but most of it has been downs. He stated receiving this job offer feels unreal and he doesn't want to believe that something good was finally happening in his life.

## Accountability

Lance James (Chief Development Officer & Foundation Executive Director), Joanna Lindstrom (Professional Grant Writer) and Lisa Ward (Mobile Library Services, Manager) met with Roop Wazir the new executive director for the NextFifty initiative for our six-month review of the \$100,000 Flexible Spending Grant to purchase a new mobile library. The meeting went well, and Roop assured us that NextFifty initiative understands supply chain and manufacturing delays. Lisa Ward had several meetings with our consultant, Michael Swendrowski (SVS Specialty Vehicles, President), regarding the new mobile library. During the first meeting, Michael reviewed his recommendations based on the previous meetings with PPLD stakeholders. At the second meeting, he reviewed the preliminary first draft of the design. The next step is for us to submit any desired changes to Michael.

## Adult Education

### Community

Of the 111 new and continuing learners in GED and ESL classes, 80 remain after last month's cutoffs for participation requirements. Those who did not continue with PPLD adult education classes were referred to volunteer-led library groups or other local program. They are invited to try again with PPLD in the winter. The instructional team enforces attendance and participation requirements to ensure students successfully complete the program and attain their long-term goals.

Library Instructional Designer Ben Kegley assumed coordination of COHS (Career Online High School) with the aim of internally auditing COHS practices and revising them to maximize

learner success and program completion over the next year. Ben interviewed one COHS applicant this month. The applicant continues to work toward a PPLD scholarship.

### **Innovation/Creativity**

High School Equivalency Instructor Sarah Hetzel's "Fast Track" guide is a success. The first student of this academic year has passed a GED test after one month in Sarah's class.

### **Resources**

The Food Industry Training (FIT) course accepted seven qualified participants for the fall cohort. Four of the students qualify for reimbursement for their expenses as part of the course's Integrated Education and Training (IET) status.

Per Colorado Department of Education requirements, Career Navigator Deya Rohe attended all in-person ESL and GED classes and online Zoom classes and began one-on-one meetings with all adult education students. Additionally, a patron Deya worked with was accepted into the Goodwill BankWork\$ program.

### **Service**

- 1 patron passed a GED or HiSET test.
- 61 patrons attended 21 Northstar Digital Literacy classes and labs.
- 15 patrons attended Northstar classes at Springs Rescue Mission.
- 45 patrons attended Speak English/Write English/Citizenship groups.
- 32 patrons and 80 learners met with the Career Navigator.

### **Internal/Staff**

Interim Director Christine Layton hired a contracted Food Industry Training (FIT) support instructor. Katie Pedersen is a certified math and language teacher. She will support all FIT students with the math and language skills necessary for career success in a commercial kitchen. As an IET course, FIT must provide math and language instruction concurrent with food industry skills (provided by chef instructor Scott Crum) and general work skills (provided by Career Navigator Deya Rohe).

### **Accountability**

Transparent practices and responsible stewardship are ongoing. Interim Director Christine Layton submitted the 2023 budget.

### **Adult Services**

#### **Community**

All Pikes Peak Reads kicked off with the History of the Book Program at Colorado College's Tutt Library. This was organized by Senior Librarian Heidi Buljung and the presentation was given by CC Professor Steve Hayward and CC Special Collections Director Jessy Randall. About 40 people attended including Senior Librarian Melissa Mitchell and Director Janina Goodwin. It was a very interesting presentation and might be a great option for future programs and even staff development!

Senior Librarian Heidi Buljung and Strategic Services Librarian Deb Hamilton held the Community Conversation on Constitution Day at Rockrimmon Library. We had three local attorneys speak on a panel. It was a great discussion. We had nine people attend in person and six online.



## Resources

Ginelle Curincita, the Entrepreneur in Residence started with us! More information about Ginelle can be found here: [Entrepreneur in Residence - Business Resources - LibGuides at Pikes Peak Library District \(ppld.org\)](https://www.ppld.org/entrepreneur-in-residence-business-resources) – including where you can find her throughout the week. Strategic Resources Librarian Sandy Hancock has received comments from patrons about how much they appreciate the addition of services and how nice Ginelle is.

## Innovation/Creativity

Senior Librarian Melissa Mitchell organized the Houseplant Swap programs for six locations. She purchased and delivered houseplants to get the swap going. We collected three pounds of food to donate to Care And Share. The program was popular and successful, and at one location someone brought a giant aloe vera plant to swap! Everyone had a great experience and we have had requests to do this again.

## Service

For the second year, Senior Library Associate Joe Paisley organized the [One Nation Walking Together](#) hygiene drive. Each library location participated by collecting hygiene items during the month of September and so far our donation total has exceeded last year, with a full pallet's worth of items.

## Internal/Staff

Strategic Services Librarian Katie Edson had a vendor table at the Association of Fundraising Professionals SOCO annual Summit on Philanthropy. The Robert Hilbert Nonprofit Resource Center (at PPLD) sponsored the event. Katie made numerous contacts and found that the PPLD chip clips were popular!

## Accountability

Senior Library Associate Meagan Huber worked ahead on two interesting programs for patrons, so locations can receive them in plenty of time for instruction. For October programs she put together a Creepy Doll Planters program: three locations will be disassembled dolls and supplies to reassemble them into planters. Volunteers assisted in the disassembling of the dolls. Meagan started to work on a Take and Make for November where patrons can create a fall table runner. Each patron gets 14 leaves, approximately 64-70 beads, 10 ft of twine, and instructions. If all 255 patrons come to do this program, that's 3570 leaves going across tables this fall!



## **Collection Management Community**



Collection Management (CM) staff hosted three “Behind the Stacks” tours of CM operations in September as part of All Pikes Peak Reads. Two Saturday tours were adapted for children and included very popular activities such as stamping items leaving the collection with the “No longer property of PPLD” stamp and putting “New” stickers on incoming items. A weekday tour brought in mostly adults and provided more detail about the CM processes. Patrons in all three tours had great questions and said they enjoyed the experience.



Selection Librarians Krista Meier and Megan Robbins, and Acquisition Manager Tania Hajjar volunteered at High Prairie’s Harvest Fest on September 24. Krista assisted families with creating leaf fairies out of coffee filters, Megan learned how to operate the green screen, and Tania (seated in the middle of the photo between Culinary Program Supervisor Scott Crum and Senior Librarian Mikaela Fortune) served as a cookie contest judge.



### **Resources**

In September, 7181 items and 1082 magazines were added to the PPLD Collection.

### **Interlibrary Loan**

Borrowing Requests (PPLD patron requests) – 1,986

Lending Requests (PPLD items shared with other libraries) – 617

**2,603 total requests**

PPLD hit the 2,000,000 OverDrive checkout in 2022 at 11:05am on September 30! The title was the audiobook edition of *The Perfect Marriage*, by Jeneva Rose, narrated by Neil Hellegers. The Library reached this milestone two weeks earlier than last year, when the 2,000,000 checkout occurred on October 13.

### **Internal/Staff**

Selection Librarian Megan Robbins attended CALCON. She noted, “It was a lively and informative conference. My favorite sessions were “Intellectual Freedom Basics for Public Library Board Members and Trustees,” “Connecting to Community: Using Partnerships to Reach Historically Excluded Groups,” and “Outreach to the Latinx Community.”

Collection Management was excited to welcome two new staff members in September. Cataloger Bridget Bruch is new to the District and Integrated Library System (ILS) Analyst Marissa Jimenez-Guiot transferred from a position at the East Library. They each have jumped into training for their roles, utilizing online training as well as in depth training with specialists in their areas, and spending time with other work groups in CM to understand how work flows between the groups.

## **Accountability**

MaryAnn Miller and Janis Moore, Collection Management Assistants, used the RFID inventory wand at East Library to scan half the fiction collection in two hours. The wand alerts the user of exception items on the shelves – items that are not in the correct area or need to be discharged. Colleen Medling, ILS Administrator, obtained several RFID wands for the District and trained staff to use them. It is a much faster way to “clean up” the stacks than having staff manually search lists of items.

Interlibrary Loan (ILL) Manager Amanda Marez-Frutchey attended a copyright webinar series for resource sharing and made sure that PPLD is complying with best practices, including:

- Ensure copyright adherence for ILL department by adding copyright notice to all articles/scanned ILL transactions
- Copyright payment to the Copyright Clearance Center
- Documentation of Fair Use for ILL requests

The 2023 budgets for Collection Management and Interlibrary Loan were discussed with Chief Financial Officer Randy Green, Controller Kim Hoggatt, and Interim Chief Public Services Officer Tammy Sayles and added to the updated ERP software by Amanda Marez-Frutchey.

## **Creative Services** **Community**

Senior Associate Ben Dahlby presented at Nerd Nite COS, where he talked about resources and services related to District makerspaces and studios. Multiple people spoke with him after to ask questions and get more information.

Senior Librarian Lauren Fellers worked on the partnership agreement with the Cultural Office of the Pikes Peak Region. She also facilitated Arts Month preparations with COPPeR and the rest of PPLD.

## **Resources**

Knights of Columbus Hall had a very busy September, with the building being booked at full capacity throughout the month. A rise in attendance for the Community Exchange program also occurred.

## **Innovation/Creativity**

Senior Librarians Jennifer Eltringham and Lauren Fellers taught a Laser Badging for Homeschoolers class at East Library with Senior Librarian Joy Fleishhacker (Family and Children’s Services) assisting. The class filled immediately upon opening with interest expressed in future sessions. The students, who ranged in age from 9 to 16, learned how to operate the laser cutter and how to design their own custom keychains. At the end of the class, they all took part in cutting out the finished designs in acrylic on the laser cutter

The Draw Your Community art exhibits were held at participating libraries. Some patrons also agreed to show their [work digitally](#).

## **Service**

Senior Librarian Lauren Fellers ran the Repair Café at Library 21c. Fourteen patrons attended, including repeat customers, and they brought a wide variety of items to fix, from bicycles to humidifiers to cuckoo clocks. The volunteers were very busy the whole time.

Senior Librarian Jennifer Eltringham worked with two contractors to offer an artist trading card class and a photograph class, as well as developed instruction for and facilitated a tween sewing class. She also scheduled the fall Maker in Residence, who started in September.

### **Internal/Staff**

Senior Librarian Lauren Fellers started the PPLD Leadership Program. She was also elected co-chair of the structure committee for Library Makers. Senior Librarian Jennifer Eltringham was elected co-chair of the experience committee for Library Makers.

### **Accountability**

Senior Associate Sarah Holland officially launched the Creative Spaces Repair Tracking SharePoint List to track all makerspace equipment issues and repairs.

Director Becca Cruz entered the budget for 2023.

### **Equity, Diversity, and Inclusion Service**

#### **Community**

Director Shirley Martinez attended the Hail and Farewell for the Colorado Springs Chamber of Commerce Economic Development Committee and Military Affairs Committee.

Director Shirley Martinez attended the State of the City event for Mayor Suthers. Senior Library Associate, Yvette Dow-Rose attended the Colorado Association of Libraries annual conference.

Director Shirley Martinez, Senior Library Associate Yvette Dow-Rose, Senior Library Associate Mary Gapko (FO), and Library Associate Alicia Campbell (PE) attended the Fountain Fall Festival and Parade, on September 5. We were able to reach out to over 500 citizens and children and provide 251 books.



Shirley Martinez (Director, EDI) attended the Honoring the Brave - Homefront Care reception  
Shirley Martinez (Director, EDI) attended the AFP SOCO's 16th Annual Summit on Philanthropy – UCCS.

### **Resources**

Director Shirley Martinez met with Director Denise Abbott (Communications) to review Library Explorers communications to internal and external individuals.

Twenty-five 55+ seniors attended Lunch and a Movie this month.

### **Innovation/Creativity**

Director Shirley Martinez attended the IDEA meeting reference the Disability Forum symposium.

Yvette Dow-Rose and Senior Library Associate Meagan Huber (Adult Services) attended the Good Market Goodwill Outreach to our community of ADA and 55+.



## Service

Director Shirley Martinez attended El Paso county training: Determinants of health dashboard - strategies and public rollout and MPX Community Strategy and Collaboration Meeting - Community Partners.

## Internal/Staff

Yvette Dow-Rose attended Racial Microaggressions: Their effects on mental and physical health.

## Accountability

Shirley Martinez met with the Governance board for PPLD to provide information reference Land Acknowledgement.

Director Shirley Martinez met with Young Adult Services Director Joanna Nelson Rendon to review menu and program database.

Director Shirley Martinez and Scotty Stevens (Supervisor, Security) met with 5 Gold Star Day Center group to review policy about behavior for their clients when in the library.

## Family and Children's Services Community

Director Melody Alvarez and Steve Popovich (Project Colorado Cares) worked closely for three months to provide writing stations at each PPLD location. The writing stations provided an opportunity for patrons to write letters of hope to children and mothers at refugee camps in Poland. Mr. Popovich worked with carriers that would transport the letters, Governor Polis endorsed the project, and after feedback on PPLD's participation, Security-Widefield, Pueblo County Library, and Aurora Library provided writing stations at their library locations. PPLD collected over 500 letters, and some were from patrons visiting from Tennessee, Virginia, Oklahoma, and Afghanistan.



## Resources

Senior Librarian Evan Childress and Melody Alvarez hosted a LENA Start graduation for a summer cohort. A week later, three LENA Start cohorts began with 30 families registered. One cohort is in-person in partnership with Academy Christian West Campus. The sessions are onsite at Academy Christian, and they are providing childcare for families. This is our first in-person LENA Start cohort since 2020! In addition, we wrapped up the Buell Foundation grant (year 2) where we served 83 families and had a 93% graduation rate.

## **Innovation/Creativity**

Senior Associate Gayle Meredith resumed the Educational Resource Center (ERC) Make-a-Masterpiece programs that will run September through April/May. The September program, Anaglyph Artistry, was offered at East, Manitou, and Rockrimmon libraries, with a total of 55 in attendance.



Homeschool families expressed their appreciation for these programs that have become a part of their students' regular curriculum, and many were pleased that the programs are offered at their home library locations. Families are currently setting alarms to alert them when registration opens so as not to miss this opportunity for their students!

## **Service**

September was [National Library Card Sign-Up Month](#). For the month, children who signed up for a library card received a free kid's meal at Raising Cane's and an "I Got My Library Card" button. Children 12 and younger were automatically entered into a drawing for tickets to Blue's Clues or Disney Junior Live! Evan Childress and Melody Alvarez were interviewed by local news stations to promote the month-long promotion.

[Celebrate Library Card Sign-up Month with PPLD! | FOX21 News Colorado](#)  
[September is library card sign-up month \(kktv.com\)](#)

In addition, Senior Associate Carol Scheer was interviewed about our Paws to Read programs. ['Paws to Read' programs at Pikes Peak Library District gives confidence to readers of all ages - KRDO](#)

## **Internal/Staff**

Senior Librarian Christa Funke presented *Working with Tweens: What's up with these "in-betweeners"* at CAL-CON to 70 participants. This training covers basic tween development and ideas to encourage positive interactions in the library. The session was well received, and several attendees stayed behind to ask questions or for advice.

Christa Funke attended the September CALLI (Colorado Association of Library's Leadership Institute) sessions held at one of the Denver Public Library branches. Day one was a full day of learning about leadership and how it differs from management, emotional intelligence, tactics for persuasion, leadership philosophy, and effective teams. Day two was three hours of learning about coaching and goal setting and practicing coaching others and being coached towards achieving a goal.

## **Accountability**

FCS will be phasing out the Grow a Reader kits (GAR). As kits are being weeded, Carol Scheer has met with a local foster care agency to donate discarded GAR suitcases.

## **Regional History & Genealogy**

### **Resources**

A key function for an archive is to maintain administrative, intellectual, and physical control of the collections in its care. Basically, this includes knowing how we got the collection, where the

collection is, and what information is in the collection. Archivist Cara Ramsey finished consolidating all unprocessed materials into one space, updating shelf labels, and unprocessed inventory. Cara also sorted through file cabinets containing donor forms, researcher registration forms, staff correspondence, and other paperwork. As staff work toward migrating to a new Collection Management Software, much of this information can now be entered and consolidated so all donor, acquisition, and processed/unprocessed material locations and information can be updated, searched, and found in a single location.

### **Internal-Staff**

In advance of a potential Digital Asset Management (DAM) upgrade in 2024, Photo Archivist Erinn Barnes attended the 2022 DAM New York Conference. Most conference attendees and presenters hailed from the corporate sector, strategies and tactics can be applied in the cultural services sphere. A significant take-away from this conference is the concept of building a digital ecosystem. Rather than searching for one single tool or system to solve all problems related to digital delivery of resources, we should utilize an ecosystem of tools which play together effectively. The RH\*G staff should select the right tools for specific goals and then consistently and effectively utilize those tools to meet patron demand for increased digital access to material.

### **Accountability**

During the pandemic, the Regional History and Genealogy Program Coordinator developed an extensive curriculum of virtual genealogy programming. Our goal is to provide entry level support and classes for patrons interested in beginning their genealogy. In the absence of a Program Coordinator, staff decided to maintain the excellent foundation of genealogy classes. Senior Library Associate Jamie Wagner took the role of coordinating the genealogy curriculum. In addition, Library Associates Benjamin Harrison and Jessica Spiker are now teaching classes. As the team moves forward, these functions will continue so genealogy classes are not reliant on one individual.

### **Young Adult Services**

#### **Community**

The All Pikes Peak Reads (APPR) author events with Neal Shusterman were a success. Senior Librarian Becca Philipsen coordinated the events. More than 250 students came from 10 schools, from as close as Aspen Valley (walked from down the street) and as far away as Miami-Yoder! The evening community presentation 211 people attend. Poor Richard's Bookstore sold copies of the *Scythe* trilogy. Neal Shusterman signed books for two hours.



### **Resources**

Senior Library Associate Britt Bloom and Young Adult Services Intern Clare Wiersma developed the September Take & Make which is discussion of censorship in honor of Banned Books Week. Clare wrote the discussion guide which was included with popcorn in a Take & Talk.

### **Innovation/Creativity**

Senior Librarian Larissa Powers coordinated two Red Cross Babysitters Training events with 40 participants. Topics covered included child care to entrepreneurship and workforce readiness.

### **Service**

In working with the Employability Center of the Colorado School for the Deaf and Blind, Senior Librarian Larissa Powers began collaborations to onboard the District's first Deaf teen work-study.

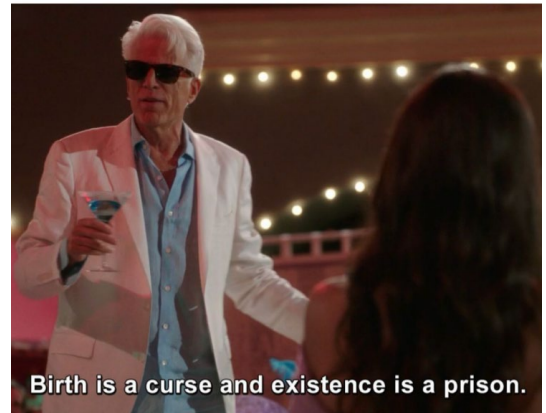
### **Internal/Staff**

Senior Librarian Larissa Powers became co-chair of Children and Teen Services (CATS) interest group, and launched discussions for how to host a small, virtual CATS Workshop in the winter, and to eventually get back to in-person workshops in the future.

### **Accountability**

Senior Library Associate Britt Bloom and Senior Librarian Becca Philipsen continue to monitor the teen Instagram account with help and contributions from Graphic Designer Rachel Quinn in Communications and Senior Librarian Mikaela Fortune, Senior Librarian Larissa Powers and Senior Library Associate Danielle Seldenright. The most popular meme on Instagram was written by Mikaela and pointed patrons towards suicide prevention resources for Suicide Prevention Month. Our most viewed reel this month was a [list of upcoming fall books](#) and their respective energies. It reached over 8,000 people.

### **Reading the news like**



2022 Circulation by Facility	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD TOTAL
Penrose	24199	21367	25030	22260	22270	24122	23982	24398	22767	0	0	0	210395
Mobile Libraries Total	9359	8110	9399	8789	7821	8035	8227	9506	8617	0	0	0	77863
Calhan	2065	1580	2241	1694	1781	1769	1685	1886	1499	0	0	0	16200
Cheyenne	22044	20291	23489	22489	21779	24136	23885	23931	23509	0	0	0	205553
Fountain	9674	9598	11561	10462	10080	11594	11097	11705	10924	0	0	0	96695
High Prairie	20106	20670	24324	21711	21482	25174	24272	26730	24069	0	0	0	208538
Holley	14320	13608	17071	15126	15294	17222	15961	15855	14948	0	0	0	139405
Manitou	1987	2050	2581	2296	1845	2102	2150	2047	2253	0	0	0	19311
Monument	23535	22738	26644	23933	24046	26532	26212	27817	25472	0	0	0	226929
Old Colorado City	9480	8882	10513	9678	9166	10262	9380	9808	9573	0	0	0	86742
Palmer Lake	0	10	1196	1215	1255	1428	1429	1538	1620	0	0	0	9691
Rockrimmon	24678	22344	25462	22934	23306	25905	25570	26453	24208	0	0	0	220860
Sand Creek	12529	11638	13400	12419	12351	13073	13280	14260	13340	0	0	0	116290
Ute Pass	2065	1795	2494	2009	1762	1630	1735	1556	2007	0	0	0	17053
Senior Van	1359	1398	1598	1381	1185	1386	1308	2102	1190	0	0	0	12907
Bookmobiles	8000	6712	7801	7408	6636	6649	6919	7404	7427	0	0	0	64956
East	85502	80095	96603	88571	87210	105240	99846	98810	87876	0	0	0	829753
Library 21c	58684	54450	65881	60946	60225	70917	69264	70418	64268	0	0	0	575053
Parenting	132	106	132	188	181	202	195	224	187	0	0	0	1547
<b>Total Physical Materials</b>	<b>320359</b>	<b>299332</b>	<b>358021</b>	<b>326720</b>	<b>321854</b>	<b>369343</b>	<b>358170</b>	<b>366942</b>	<b>337137</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3057878</b>

YTD CIRC Comparison	2022	2021	% Change
Penrose	210395	228631	-8.0%
Mobile Libraries Total	77863	75427	3.2%
Calhan	16200	13925	16.3%
Cheyenne	205553	215674	-4.7%
Fountain	96695	96276	0.4%
High Prairie	208538	175012	19.2%
Holley	139405	132514	5.2%
Manitou ***	19311	14674	31.6%
Monument	226929	234906	-3.4%
Old Colorado City *	86742	61598	40.8%
Palmer Lake (bookmobile only) **	9691	7	138342.9%
Rockrimmon	220860	216953	1.8%
Sand Creek	116290	116740	-0.4%
Ute Pass	17053	18304	-6.8%
Senior Van	12907	10494	23.0%
Bookmobiles	64956	64933	0.0%
East	829753	743709	11.6%
Library 21c	575053	506119	13.6%
Parenting	1547	932	66.0%
<b>Total Physical Materials</b>	<b>3057878</b>	<b>2851401</b>	<b>7.24%</b>

Current Month Comparison CIRCULATION	2022	2021	% Change
Penrose	22767	23403	-2.7%
Mobile Libraries Total	8617	9305	-7.4%
Calhan	1499	1654	-9.4%
Cheyenne	23509	23393	0.5%
Fountain	10924	10870	0.5%
High Prairie	24069	21068	14.2%
Holley	14948	14554	2.7%
Manitou	2253	1475	52.7%
Monument	25472	26510	-3.9%
Old Colorado City	9573	9787	-2.2%
Palmer Lake	1620	0	
Rockrimmon	24208	24433	-0.9%
Sand Creek	13340	13779	-3.2%
Ute Pass	2007	2200	-8.8%
Senior Van	1190	1172	1.5%
Bookmobiles	7427	8133	-8.7%
East	87876	88959	-1.2%
Library 21c	64268	60242	6.7%
Parenting	187	121	54.5%
<b>Total Physical Materials</b>	<b>337137</b>	<b>331753</b>	<b>1.62%</b>

## Circulation Report By Facility September 2022

Current Month Comparison VISITORS	2022	2021	% Change
Penrose	20503	16186	26.7%
Mobile Libraries Total	3505	3388	3.5%
Calhan	497	444	11.5%
Cheyenne	11769	9229	27.5%
Fountain	5548	4206	31.9%
High Prairie	10815	4115	162.8%
Holley	8333	6289	32.5%
Manitou ***	4206	1721	144.4%
Monument	6741	8274	-18.5%
Old Colorado City *	6301	5330	18.2%
Palmer Lake **	609		
Rockrimmon	11796	9936	18.7%
Sand Creek	7462	7753	-3.8%
Ute Pass	936	1116	-16.1%
Knights of Columbus Hall	549	0	
East	23115	21122	9.4%
Library 21c	28952	22133	30.8%
<b>TOTAL</b>	<b>151637</b>	<b>121242</b>	<b>25.1%</b>
Special Collections	1039	718	44.7%

\*Old Colorado City Library closed for maintenance January 7 - March 15, 2021

\*\* Palmer Lake Library closed in August 2020; reopening March 2, 2022.

\*\*\* Manitou Springs Library opened to the public at the MAC on March 1, 2021.

Visitors could enter libraries for computer use, scanning, faxing, and copying by reservation only from November 18, 2020 - January 17, 2021 due to the pandemic.

2022 Circulation ITEM Summary													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD TOTAL
Print	237439	222889	269644	246949	242247	283792	275341	281894	258998	0	0	0	2319193
DVD	62079	57211	64119	57566	58056	61732	59212	60888	56476	0	0	0	537339
CD Music	6472	5961	6906	6630	6395	5997	6422	7158	6546	0	0	0	58487
CD Book	7620	6722	8466	7894	7663	8516	8150	8274	7417	0	0	0	70722
Playaway	3444	3460	4768	3993	3889	4991	4814	4547	4049	0	0	0	37955
Kit	1220	1127	1518	1482	1542	1807	1658	1785	1755	0	0	0	13894
Game	2048	1938	2559	2164	2025	2477	2548	2374	1896	0	0	0	20029
Discovery Kits	37	24	41	42	37	31	25	22	0	0	0	0	259
<b>TOTAL Physical Items</b>	<b>320359</b>	<b>299332</b>	<b>358021</b>	<b>326720</b>	<b>321854</b>	<b>369343</b>	<b>358170</b>	<b>366942</b>	<b>337137</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3057878</b>
													0
ILL	1038	1060	1388	1292	1298	1187	1230	1423	1453	0	0	0	11369
CyberShelf-OverDrive	224880	198859	219154	209662	216985	215620	228389	226982	215578	0	0	0	1956109
OverDrive eMags	0	0	0	0	0	0	0	0	0	0	0	0	0
eReader	0	1	1	0	3	3	5	2	5	0	0	0	20
Hot Spots	102	85	68	85	79	85	76	90	74	0	0	0	744
Cameras & Equipment	41	75	47	51	58	59	59	46	73	0	0	0	509
													0
<b>TOTAL STATE Circ</b>	<b>546420</b>	<b>499412</b>	<b>578679</b>	<b>537810</b>	<b>540277</b>	<b>586297</b>	<b>587929</b>	<b>595485</b>	<b>554320</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5026629</b>
Freegal Music	5729	4742	5408	4964	5368	5039	5034	5594	4989	0	0	0	46867
Freeding	106	110	131	128	87	107	121	103	103	0	0	0	996
DVD Player	94	91	99	97	42	65		99	83	0	0	0	670
Hoopla	3112	3248	3066	2935	3684	2899	2991	3564	2703	0	0	0	28202
Comics	479	555	481	411	579	389	461	581	401	0	0	0	4337
Kanopy	3197	2838	2863	2833	2840	2767	2998	2790	2895	0	0	0	26021
													0
CLC	6406	5960	7354	6493	6228	6741	6142	6277	6765	0	0	0	58366
Laptop Use	180	88	135	199	206	179	164	249	223	0	0	0	1623
Active Users	210566	208186	207146	205841	204382	203863	202776	201734	204158	0	0	0	1848652

Monthly Circ by Format			
	2022	2021	Change
Print	258998	249274	4%
DVD	56476	60696	-7%
CD Music	6546	6460	1%
CD Book	7417	8156	-9%
Playaway	4049	4040	0%
Kit	1755	1308	34%
Game	1896	1788	6%
Discovery Kits	0	31	-100%
<b>TOTAL Physical Items</b>	<b>337137</b>	<b>331753</b>	<b>1.62%</b>
ILL	1453	1216	19%
CyberShelf-OverDrive	215578	198264	9%
OverDrive eMags 2021*	0	4858	
eReader	5	1	400%
Hot Spots	74	20	270%
Cameras & Equipment	73	54	35%
<b>Total e-materials</b>	<b>215657</b>	<b>203143</b>	<b>6%</b>
Freegal Music	4989	5109	-2%
Freeding	103	103	0%
DVD Player	83	82	1%
Hoopla	2703	2955	-9%
Comics (included in Hoopla)	401	412	-3%
Kanopy	2895	2505	16%
CLC	6765	6839	-1%
Laptop Use	223	89	151%
Active Users	204158	284688	-28%

MTD Total	2022	2021	Change
January	546420	454631	20%
February	499412	501861	0%
March	578679	569326	2%
April	537810	515477	4%
May	540277	518878	4%
June	586297	564954	4%
July	587929	576666	2%
August	595485	562400	6%
September	554320	536166	3%
October		537288	-100%
November		533363	-100%
December		517178	-100%

YTD Total	2022	2021	Change
January	546420	454631	20%
February	1045832	952917	10%
March	1624511	1518365	7%
April	2162321	2033842	6%
May	2702598	2552720	6%
June	3288895	3117674	5%
July	3876824	3694316	5%
August	4472309	4256740	5%
September	5026629	4792906	5%
October		5330194	-100%
November		5863557	-100%
December		6380735	-100%

\*OverDrive Emags included in CyberShelf-OverDrive total as of October 2021.  
 Old Colorado City Library closed for maintenance January 7 - March 15, 2021  
 Palmer Lake Library closed in August 2020; reopening March 2, 2022  
 Manitou Springs Library opened to the public at the MAC on March 1, 2021.  
 Visitors could enter libraries for computer use, scanning, faxing, and copying by reservation only from November 18, 2020 - January 17, 2021 due to the pandemic.

## Circulation Report By Item Type September 2022

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Penrose	14,167	11,853	14,406	12,960	12,204	14,296	13,735	13,865	12,697				120,183
Mobile Libraries	6,212	5,304	5,709	5,627	4,733	5,021	5,334	5,827	5,699				49,466
Calhan	1,294	956	1,389	932	974	1,086	1,010	1,039	793				9,473
Cheyenne	14,024	12,541	14,643	13,987	13,179	15,557	15,039	14,601	14,255				127,826
Fountain	6,057	5,914	6,843	6,332	5,865	7,223	6,641	6,837	6,402				58,114
High Prairie	12,010	12,310	14,797	12,982	11,920	15,969	14,495	16,242	14,188				124,913
Ruth Holley	8,509	8,087	10,233	8,985	8,880	10,506	9,569	9,166	8,735				82,670
Manitou Springs	1,186	1,266	1,578	1,416	1,094	1,376	1,329	1,289	1,381				11,915
Monument	15,011	14,027	16,281	14,582	14,467	16,442	15,463	17,301	14,840				138,414
Old Colorado City	6,025	5,322	6,334	5,972	5,412	6,514	5,851	6,392	5,930				53,752
Palmer Lake		10	857	767	700	946	881	938	979				6,078
Rockrimmon	15,529	13,503	15,691	14,524	13,986	16,495	15,903	15,952	14,554				136,137
Sand Creek	7,289	6,903	8,126	7,167	7,035	8,124	7,910	8,146	7,741				68,441
Ute Pass	1,439	1,083	1,081	1,297	1,021	1,034	1,116	966	1,307				10,344
Senior Van	975	1,199	946	966	892	1,128	977	1,111	939				9,133
East	51,190	46,447	57,379	51,061	49,647	65,706	56,939	56,486	50,369				485,224
Library 21c	34,870	32,273	39,409	34,468	34,371	44,388	40,866	41,137	37,129				338,911
<b>Total</b>	<b>195,787</b>	<b>178,998</b>	<b>215,702</b>	<b>194,025</b>	<b>186,380</b>	<b>231,811</b>	<b>213,058</b>	<b>217,295</b>	<b>197,938</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,830,994</b>

YTD CIRC Comparison	2022	2021	% Change
Penrose	120,183	126,698	-5.1%
Mobile Libraries	49,466	48,039	3.0%
Calhan	9,473	8,338	13.6%
Cheyenne	127,826	133,067	-3.9%
Fountain	58,114	58,132	0.0%
High Prairie	124,913	104,395	19.7%
Ruth Holley	82,670	77,365	6.9%
Manitou Springs	11,915	8,894	34.0%
Monument	138,414	142,917	-3.2%
Old Colorado City	53,752	37,606	42.9%
Palmer Lake	6,078	5	121460.0%
Rockrimmon	136,137	132,750	2.6%
Sand Creek	68,441	68,048	0.6%
Ute Pass	10,344	12,090	-14.4%
Senior Van	9,133	7,852	16.3%
East	485,224	432,786	12.1%
Library 21c	338,911	299,330	13.2%
<b>Total Physical Materials</b>	<b>1,830,994</b>	<b>1,698,312</b>	<b>7.8%</b>

Current Month CIRCULATION Comparison by Facility	2022	2021	% Change
Penrose	12697	13189	-3.7%
Mobile Libraries	5699	6607	-13.7%
Calhan	793	1004	-21.0%
Cheyenne	14255	14835	-3.9%
Fountain	6402	6652	-3.8%
High Prairie	14188	12504	13.5%
Ruth Holley	8735	8447	3.4%
Manitou Springs	1381	983	40.5%
Monument	14840	15753	-5.8%
Old Colorado City	5930	6067	-2.3%
Palmer Lake	979	0	
Rockrimmon	14554	14830	-1.9%
Sand Creek	7741	7889	-1.9%
Ute Pass	1307	1427	-8.4%
Senior Van	939	992	-5.3%
East	50369	51561	-2.3%
Library 21c	37129	34105	8.9%
<b>Total Physical Materials</b>	<b>197938</b>	<b>196845</b>	<b>0.6%</b>

Current Month e-materials & Summary	2022	2021	% Change
Overdrive	215578	198264	8.7%
Overdrive Emags*		4858	-100.0%
eReaders	5	1	
Hot Spots	74	20	270.0%
<b>Total e-materials</b>	<b>215657</b>	<b>203143</b>	<b>6.2%</b>
ILL	1453	1216	19.5%
Cameras/Equip	73	54	35.2%
<b>Physical Materials</b>	<b>197938</b>	<b>196845</b>	<b>0.6%</b>
<b>Total Monthly Circ</b>	<b>415121</b>	<b>401258</b>	<b>3.5%</b>

## Circulation without Renewals September 2022

\*OverDrive Emags included in CyberShelf-OverDrive total as of October 2021.  
 Old Colorado City Library closed for maintenance January 7 - March 15, 2021  
 Palmer Lake Library closed in August 2020; reopened March 2, 2022.  
 Manitou Springs Library opened to the public at the MAC on March 1, 2021.  
 Visitors could enter libraries for computer use, scanning, faxing, and copying by reservation only from November 18, 2020 - January 17, 2021 due to the pandemic.

Current Month Comparison VISITORS	2022	2021	% Change
Penrose	20503	16186	26.7%
Mobile Libraries	3505	3388	3.5%
Calhan	497	444	11.9%
Cheyenne	11769	9229	27.5%
Fountain	5548	4206	31.9%
High Prairie	10815	4115	162.8%
Ruth Holley	8333	6289	32.5%
Manitou	4206	1721	144.4%
Monument	6741	8274	-18.5%
Old Colorado City	6301	5330	18.2%
Palmer Lake	609		
Rockrimmon	11796	9936	18.7%
Sand Creek	7462	7753	-3.8%
Ute Pass	936	1116	-16.1%
East**	23115	21122	9.4%
21c	28952	22133	30.8%
KCH	549	0	
<b>TOTAL Visitors</b>	<b>151637</b>	<b>121242</b>	<b>25.1%</b>
Special Collections	1039	718	44.7%

# Communications Department: Report for October 2022

## NEWS COVERAGE

- Total features and mentions:
  - **September:** 79
  - **Year-to-date:** 936
  - **Average per month:** 104
- Highlighted coverage (last month):
  - **Fountain-Fort Carson School District 8** is the latest school district in El Paso County to **join PPLD's PowerPass** program. The mid-September launch was covered by [FOX21](#), [The Gazette](#), and [Fountain Valley News](#).
  - PPLD's **Library Card Sign-up Month** promotion was spotlighted by [KKTU](#) and [FOX21's](#) Living Local (pictured above).
  - **Paws to Read**, a Library program that allows children to practice reading out loud to therapy dogs, was featured by [KRDO](#).
  - One of [The Gazette's](#) recent "Pikes Pick" was **displaying your art** in the Library's physical and digital spaces. It was also featured on [ColoradoSprings.com](#).
  - This month's Library Limelight column, featured online and in the print edition of [The Tribune](#), focused on **All Pikes Peak Reads** and the annual community reading program's upcoming opportunities.



Photo by James Krebs, PPLD

*\*NOTE: The total figure above includes all tracked and/or known TV, print, online, and/or radio coverage by news outlet, including on-air mentions, print event listings, and stories that ran on multiple newscasts. It excludes online event listings not tracked by our monitoring service, in addition to unconfirmed radio features due to tracking limitations.*

## DIGITAL MARKETING

- PPLD.org website statistics (last month):
  - **Most popular web page**, besides the home page: [ppld.org/kids](http://ppld.org/kids)
  - **Monthly totals:** 383,340 pageviews; 128,168 visitors, with 116,405 being new; and 215,689 sessions
  - **Year-to-date totals:** 3,550,924 pageviews; 1,217,727 visitors; and 2,062,868 sessions
- District-wide social media statistics (last month):
  - **Facebook:**
    - **Main account:** 15,367 total followers; 5,012 engagement; 176,163 reach
    - **All location/service accounts combined:** 31,537 total followers
  - **YouTube:** 6,850 subscribers; 5,423,267 lifetime views
  - **Instagram (both accounts):** 3,723 total followers; 2,237 engagement; 95,842 reach
  - **Twitter:** 5,352 total followers
  - **LinkedIn:** 1,383 total followers

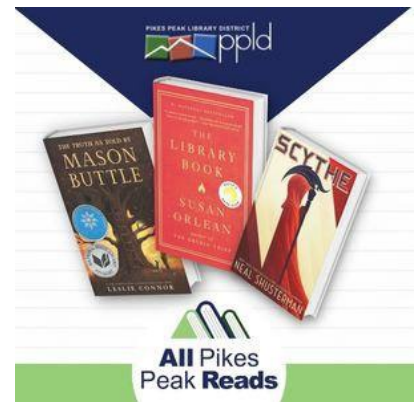


- Email marketing statistics (last month):
  - **September newsletter:** 105,506 subscribers with successful delivery; 47.3% open rate and 3% click-through rate, with the most clicks for All Pikes Peak Reads

## MARKETING & PROMOTION

### Current & upcoming:

- **All Pikes Peak Reads (continues through November)**  
PPLD's annual community reads program, All Pikes Peak Reads, focuses on celebrating literature, improving community connections, and fostering dialogue across social, cultural, and generational lines. This year's program explores themes of "reinvention," and the selected titles are: *The Library Book* by Susan Orlean (adult); *Scythe* by Neal Shusterman (young adult); and *The Truth as Told by Mason Buttle* by Leslie Connor (children). People of all ages have been encouraged to get involved by reading one of the selected titles, attending an author visit, or participating in one of many community-wide programs.



PPLD recently hosted two successful author visits – Neal Shusterman on Sept. 22 with more than 210 attendees and a two-hour wait for book signings, along with Susan Orlean on Oct. 15 (stats not available by time of submission). Children's author, Leslie Connor, is scheduled to visit with PPLD patrons virtually (via Zoom) on Thu., Oct. 20 at 10 - 11 a.m. and 1 - 2 p.m.

- **Recognitions and celebrations (with Library programs, activities, and resources):**
  - Arts Month (October), in partnership with the Cultural Office of the Pikes Peak Region
  - Disability Awareness Month (October)
  - Native American Heritage Month (November)
  - Military Appreciation Exhibit (November, Monument and Sand Creek libraries)
- **Other Library programs held at various times and locations unless otherwise noted (more available on PPLD's event calendar):**
  - Workshops and studio hours with Maker in Residence Gaby Oshiro (through November)
  - Pikes Peak Live! (Oct. 22 from 9 a.m. - 6 p.m., Knights of Columbus Hall)
  - Open house for local community art show (Oct. 31 from 5 - 6 p.m., Rockrimmon Library)
  - Stuffed Animal Sleepover (through November)
  - Holiday-themed programs related Halloween, Thanksgiving, etc. (through December)

### Other updates:

- **New video to entice more job applicants**  
Watch PPLD's new "recruitment" video that invites more people to consider the Library District as a potential employer – and come live, work, and play in El Paso County. It will be featured at ppld.org/careers and shared with job applicants in other ways.



Video by Drew Cerino, PPLD

- Library card sign-up promotion success!**  
 September was [Library Card Sign-up Month](#), and PPLD encouraged parents and caregivers to bring their children (12 years or younger) to any Library location to get their first library card – and begin a relationship that will last a lifetime and bring them hours of adventure, fun, knowledge, and enjoyment! During this promotion, 1,065 children registered for their first library card, nearly a 62% increase compared to September 2021 (658 registrants of those under 13).

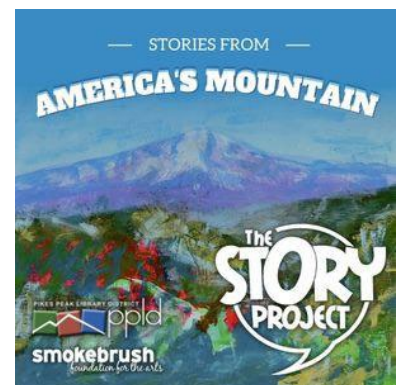


Kudos to all staff involved in developing and executing this monthlong promotion, particularly those working at our service desks! Next up: Figuring out ways to encourage kids and families to use their new library cards!

## COMMUNITY ENGAGEMENT

### Partnerships & outreach

- [Story Project \(Sat., Nov. 18\)](#)**  
 The Story Project returns to Colorado Springs! PPLD, in partnership with the Smokebrush Foundation for the Arts, will host an event at Knight of Columbus Hall where people do personal, live storytelling without a script. Participating individuals have submitted applications, all centered around the theme of America's Mountain (a.k.a. Pikes Peak, Sun Mountain, Tava). Come take a view into the lives of others through their own personal accounts.
- [Voting resources available from the Library](#)**  
 In addition to providing a nonpartisan voting & elections resource guide, PPLD also partners with the Elections Department of El Paso County's Clerk and Recorder's Office to ensure voters have access to voting services, polling centers, and ballot drop boxes. PPLD provides secure, 24-hour ballot drop boxes outside of East Library and Library 21c; they are two of 39 total ballot drop boxes across El Paso County. Several PPLD locations will serve as Voting Service and Polling Centers, including Library 21c, as well as East, Fountain, Ruth Holley, and Sand Creek libraries. This is the first year for Ruth Holley Library to serve as a voting site!



### Public input

- Library experience survey results forthcoming**  
 PPLD conducted its fourth annual survey in September to better understand the patron experience, including their use of Library resources, services, and spaces, and what people might like to see offered in the future. We received nearly 1,200 responses in total. Key findings should be ready to share with staff and the public by early December.

### Pikes Peak Culture Pass

- September:** 89 reservations
- Year-to-date:** 1,403 total reservations

## INTERNAL COMMUNICATIONS

- **The Bookmark**, PPLD's weekly email newsletter for all staff
- **Intranet** updates and spotlights (such as FAQs and talking points for staff)
- **Staff input and feedback** via bi-annual online surveys
- **Supporting staff trainings and in-service days**, including PPLD's recent all-staff training day (PPLDCon) in early October



Photo from PPLDCon by James Krebs, PPLD

## TEAM NEWS

- **Website staffing and management**
  - As of early September, PPLD's website staffing and management (for ppld.org and the intranet) transitioned from the IT to the Communications department following extensive research into other similar or larger size library systems across North America, in addition to website best practices.
  - Currently, PPLD only have one part-time Website Administrator, Cheryl Howard, on staff. Virginia Franklyn, who dedicated 25+ years of service to the Library, retired in August.
- **Staffing**
  - New hire: Welcome Carla Bamesberger, our new Public Relations & Marketing Manager, to the Communications team! She'll focus on promotional media relations, digital marketing, copywriting, and other related efforts. This role reports directly to the Director of PR & Marketing.
  - Job vacancies: The Chief Communications Officer is in the process of hiring two full-time positions: Community Engagement Coordinator and Website Administrator.

## Facilities Department Report October 19, 2022

### Projects

**Interior Paint – Old Colorado City / Cheyenne Mountain** The interior paint project at Old Colorado City was postponed until early December. Staff felt they needed more time in preparation and communication of closure. The Cheyenne Mountain Library interior paint has also been delayed due to staff request. Now, Cheyenne is scheduled to begin on November 6 with a duration of approximately one week. Facilities has been on site at both location providing preparation to include but not limited to drywall patching, repair and retexturing, removal of signage, etc. Locations will both be receiving new signage as well once the paint is complete.

The Old Colorado City paint will be exact color match in compliance with our contract with the State Historical Fund in maintaining historical accuracy. This library will close for the project as it will necessitate the temporary removal of a significant size of the collection. Closure is anticipated to be approximately two weeks.

The Cheyenne Mountain branch will involve color change that will brighten and freshen this library. This location will remain open during the project as the contractor will work during night time hours and regularly scheduled days of closure.

**Penrose Parking Meters:** We have encountered a few challenges in completing this project once again. The representative we had been working with throughout the planning stage has left the company and we're working with a new representative and trying to get them up to speed. There are also still some technical challenges their development team is working to resolve that involves our wish to have a bar code reader for patrons with library cards to obtain limited free parking as well as the RFID reader in order to read staff identification badges for free parking. We will continue to work through these challenges and update the board as new developments arise.

**Library 21c Turf Conversion:** The planning for converting the existing turf at Library 21c is progressing. Carla Anderson, landscape architect has selected her choice of native grasses and submitted for review to Colorado Springs Utilities was conservationist for feedback. We have received a preliminary design that is currently being reviewed by stakeholders in this project including Children's for their storywalk inclusion. The design is exciting and will bring a pleasing change to the current landscape and reduce water usage significantly.

**Additional Projects:** The facilities department continues to work on a number of smaller projects districtwide. Most are projects of maintenance such as concrete replacement and paver replacement at Fountain Library. We're also replacing foundation caulking around the base of Old Colorado City. Finalizing bids for the installation of an air conditioning system for the main network room at Penrose Library, scheduling trim repairs and paint touch up at High Prairie Library. We also in the scheduling phase for the Palmer Lake carpet and circulation desk replacement as well as the meeting room construction for the Knights of Columbus.

It is staying busy in the facilities department, district wide.

### Staffing

The department is still down one staff member, but interviews were completed last week and we're encouraged by the results. It is our hope that, once references are checked, that we will be making an offer to one of the applicants this week and start the hiring process.

### Monthly Statistics

In the month of September, 2022, the Facilities department completed a total of (135) routine visits to district library facilities. Routine visits are done weekly and allow Facilities Specialists and Supervisors to complete any pending work orders, inspect location for safety issues, address minor projects, restock building supplies, and meet with managers regarding any concerns or requests.

Also, in the month of September, 2022, Facilities staff completed a total of (132) demand work orders (work orders submitted by PPLD staff) accounting for (217.20 hours) of staff time and (181) preventive maintenance work orders (work orders scheduled for equipment, etc.) to account for (227.74 hours) of staff time. A total of (313) work orders.

Facilities on-call personnel responded to (2) emergency after-hours calls in September, 2022. Emergency calls address issues that cannot wait until the next business day.

**Human Resources Report  
September 2022  
Heather Laslie, Chief HR & OD Officer**

**Human Resources:**

Major projects included the following:

- Organizational Development (Cody Logsdon)
  - Participated in PPLD’s Strategic Planning session
  - Set up September training for Leadership Program Community. The training is titled Confidence Counts and will be presented by Colorado State Library
  - Coordinated interviews for the CITO position
  - Participated on panel for Facilities Supervisor position
  - Participated in training brainstorm meeting. Staff were assembled from across the district to discuss employee survey results on training questions and brainstormed what trainings should take place soon
  - Attended meeting with LinkedIn Learning. Discussed how their content could be compatible with our Learning Management System
  - Employee relations
- HRIS/Benefits/Compliance (Cristina Jaramillo)
  - Presented at two Quickstart sessions with several new hires/promotions/transfer; handled subsequent benefits paperwork
  - Wrapped up testing on ERP 2021 version of database in preparation for migration
  - Wrapped up training on Docusign (program to replace current Personnel Action process), created 35 minute training video and initiated test group; will also be working with Laurie Jackson to create handouts on different Docusign processes
  - Employee relations
  - Held ADA interactive process meetings
  - Firmed up more of the Worker’s Compensation processes
  - Began budget review
- Administrative Support Specialist (Laurie Jackson)
  - Assisted with testing and training on Docusign, as well as some support documentation
  - Distributed new Colorado State Labor Law and Worker’s Compensation Law posters to all PPLD locations
  - Worked on Worker’s Comp claims
- Volunteer program (Karen Goates)

<b>August 2022</b>	<b>Total # of Volunteers</b>	<b>Total # of Hours</b>
Adult Volunteers	164	1038
Teens: Review Crew and Workforce Readiness	20	43
Friends of the Library	59	648

- Our online Teen Volunteer application was updated and will be used for all teen volunteer positions moving forward. This means we will not need to create or track a separate application for Summer Adventure volunteers. It also allows YAS staff at various branches

to access applications directly and upload parent signature forms directly into the volunteer profile

- Board of Trustees applications were activated in our volunteer management software (Volunteer Impact) for the designated time period

- Recruitment (Soumya Gollapalli)

<b>Recruitment / Selection Activity</b>	<b>August 2022</b>
Jobs Posted	12
Newly Hired Employees	7
Promoted Employees	10
Transferred Employees	3
Separated Employees	10

- Testing recruitment module in ERP new version
- Conducted Quickstart (New hire orientation)
- Created and processed Job postings and closings

- Training (Sarah Marshall)

- Facilitated staff training brainstorm to get feedback on future trainings for staff
- Reviewed Fall 2022 Leadership Certificate Program applications and invited 14 staff members to participate
- Exploring LinkedIn Learning integration with our learning management system, Bridge
- Created and assigned ERP training program in Bridge for appropriate staff and managers/supervisors

- Other Projects (Heather Laslie)

- Assisted with IT Budget creation and Team oversight
- Working with Moody Insurance on our medical benefits renewal
- Continued with ongoing employee relations and disciplinary issues
- Continued supporting the amazing team that I'm honored to guide!

<b>HR Stats</b>	<b>August 2022</b>
Total Permanent Employees	403
Total Active Positions	451