



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: 837 1958 5376
Passcode: 940463

Anyone interested in making a public comment at this meeting must sign up before 5 p.m. Please arrive or log in (if attending virtually) early. Meeting room doors will open by 4:30 p.m. The virtual meeting will be open by 4:45 p.m.

REGULAR MEETING OF THE BOARD OF TRUSTEES

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PUBLIC COMMENT (3 Minute Time Limit per Person)
- IV. EXECUTIVE SESSION – will begin at 7:00 p.m.

The Board will enter into Executive Session to conference with the Pikes Peak Library District’s attorney for purposes of receiving legal advice as authorized by C.R.S. § 24-6-402(4)(b)

V. REPORTS

- A. Board Reports
 - 1. Governance Committee *Five minutes*
 - 2. Internal Affairs Committee *Five minutes*
 - 3. Public Affairs Committee *Five minutes*
 - 4. Liaison comments
 - 5. Trustee comments
- B. Friends of the Pikes Peak Library District Report (Rita Jordan) *Five minutes* (p.3)
- C. Pikes Peak Library District Foundation Report (Courtney Deuser) *Five minutes* (p.4)
- D. Financial Report (Randy Green) *Five minutes* (p.5)
- E. Public Services Report (Tammy Sayles) *Five minutes* (p.13)
- F. Support Services Reports: Communications; Facilities; Human Resources; Information Technology; Safety, Social Services, & Security; Strategy & Innovation (p.19)
- G. Chief Librarian and CEO Report (Teona Shainidze-Krebs) *Five minutes* (p.32)

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 October 15, 2024, Board of Trustees meeting (p.37)
- B. Unfinished Business
 - 1. DECISION 24-11-1 URA OneVeLa (p.42)
- C. New Business
 - 2. DECISION 24-11-2 Resolution to adjust the 2024 Budgeted Current Property Tax (Randy Green) (p. 134)
 - 3. DECISION 24-11-3 Resolution to Reapportion the 2024 Budgeted Mill Levy set for Capital Funds (Randy Green) (p. 137)

4. DECISION 24-11-4: Resolution to Authorize Use of a Temporary Tax Credit to Return An Unwarranted Backfill Reimbursement to Taxpayers (Randy Green) (p. 138)

VII. 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>

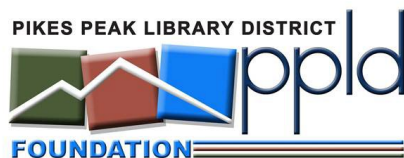
Friends of the Pikes Peak Library District NOVEMBER 2024 Report

We are still basking in the success of the Fall Book Sale...we keep breaking our own record! The Board has been busy this Fall having reviewed and updated our bylaws, updated financial procedures for both the District and Branches, and planning the December Sip-n-Shop for library staff and Friends volunteers. We are still working on the 2025 budget. In the New Year we will have the Friends Annual Meeting with the 2024 Golden Quill recipient, Donna Guthrie as the keynote speaker.

Sales for Oct..	(Gross)	
	Amazon	\$715
	eBay	\$3,774
	Web storefront	\$214
	East Bookstore	\$5,325
	Library 21C	\$2,573
	Penrose	\$524
	Fall Book Sale	\$14,603
TOTAL SALES		\$27,728

We appreciate all the folks who helped make the Book sale a huge success. A total of 70 volunteers (regular and temporary) worked the booksale.

Rita Jordan, President
Friends of the Pikes Peak Library District



REPORT

Continued efforts to research the terms and conditions of long-held endowment funds managed by the Foundation by looking through both physical and digital documents

Held the final Foundation Board meeting of 2024 on October 17th

Held interviews and made an offer to an applicant for the Individual Giving Coordinator position

Completed the final approvals for the text message year-end fundraising efforts with Carl Bloom

Met with the Communications Team to preview and revise the new Foundation Webpage

Continued collaborating with Shirley Martinez from the Communications team, members of the Programs Team, and the Indian Community of Colorado Springs to make further revisions to their future endowment plan

Started conversations with our representative from Carl Bloom about strategic messaging for the 2025 Library Giving Day campaign

Attended the Delegation: A Strategy for Empowerment training presented by the Employers Council

Provided support to the Communications Team members tasked with preparing materials for the November 22nd Shivers Concert

Started coordination of a Board recruitment event, a Foundation Open House, that will be held on December 12th at 4 – 6 pm at Penrose Library

Attended one of the Kick Off Calls held by CrowdStrike that is a requirement of a State and Local Cybersecurity Grant Program grant through the Colorado Division of Homeland Security & Emergency Management the District is participating in

Met with and provided documentation to the Friends of PPLD outlining what area they will provide financial support for the District in 2025



October 31, 2024
Monthly Financial Report

Board of Trustees Meeting
November 20, 2024



Monthly Financial Report - PPLD (as a whole)

As of October 31, 2024

	<u>Revised Annual Budget</u>	<u>Year to Date Activity as of October 31, 2024</u>		
		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<u>REVENUES</u>				
Property Taxes (1)	35,557,471	35,547,729	37,588,970	2,041,241
Specific ownership taxes	3,500,000	2,916,667	2,862,051	(54,616)
Total Taxes	39,057,471	38,464,396	40,451,021	1,986,625
Intergovernmental - E-Rate	544,000	0	0	0
Intergovernmental - State Grant	169,766	0	0	0
Intergovernmental - AEFLA	84,002	0	0	0
Intergovernmental - IECLC	95,005	0	0	0
Intergovernmental - Other	120,000	0	0	0
Fines and fees	90,000	75,000	68,072	(6,928)
Interest income	500,000	416,667	1,350,471	933,804
Donations/fundraising	359,438	239,625	55,511	(184,115)
Miscellaneous- Copy sales	25,000	20,833	29,695	8,861
Miscellaneous- Parking lot collections	11,000	9,167	5,370	(3,797)
Miscellaneous- Other	32,962	27,469	26,065	(1,403)
Total Operating Revenue	2,031,173	788,761	1,535,183	746,423
Employee contributions	394,323	328,602	331,344	2,742
Total Other Revenue	394,323	328,602	331,344	2,742
Total Revenue	41,482,967	39,581,759	42,317,549	2,735,790
<u>EXPENDITURES</u>				
Personnel Expense	23,755,580	21,611,625	18,261,911	3,349,714
Operating Expense	15,802,885	11,504,490	10,752,283	752,207
Capital Outlay	5,569,716	4,359,978	1,064,655	3,295,323
Total Expenditures	45,128,181	37,476,093	30,078,848	7,397,244
Excess (deficiency) of Revenue over Expenditures	(3,645,214)	2,105,666	12,238,700	10,133,034
<u>OTHER FINANCING SOURCES (uses)</u>				
Insurance Proceeds	0	0	0	0
Transfer In/(Out)	0	0	0	0
	0	0	0	0
Net Impact to Fund Balance	(3,645,214)	2,105,666	12,238,700	10,133,034
Unrestricted Beginning Fund Balance (2)	17,912,124	17,912,124	17,912,124	0
Ending Fund Balance (Projected)	14,266,910	20,017,790	30,150,824	10,133,034

(1) Includes Interest on Taxes and Payment in Lieu of Taxes

(2) 2023 Final Audited Unassigned Fund Balance



Monthly Financial Report - GENERAL FUND
As of October 31, 2024

	<u>Revised Annual Budget</u>	<u>Year to Date Activity as of October 31, 2024</u>		
		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Property Taxes	30,189,870	30,181,599	31,952,815	1,771,217
Specific ownership taxes	3,500,000	2,916,667	2,862,051	(54,616)
Total Taxes	33,689,870	33,098,265	34,814,866	1,716,601
Intergovernmental	1,012,773	0	0	0
Donations/fundraising	359,438	239,625	55,511	(184,115)
Fines and fees	90,000	75,000	68,072	(6,928)
Other Operating	568,962	474,135	1,411,108	936,972
Total Operating Revenue	2,031,173	788,761	1,534,690	745,929
Total Revenue	35,721,043	33,887,026	36,349,556	2,462,530
EXPENDITURES				
Public Services Administrative	8,952,674	7,460,562	6,699,393	761,169
Programming Administration	1,781,405	1,484,504	1,192,386	292,118
Branch Administration	10,484,677	8,737,231	7,174,526	1,562,705
Total Public Services Expenditures	21,218,755	17,682,296	15,066,305	2,615,991
Chief Librarian and CEO Office	385,166	320,971	313,415	7,556
Support Services	7,987,469	6,656,224	6,044,395	611,828
Security	1,767,807	1,473,172	1,227,555	245,617
Finance Office	1,499,764	1,275,470	1,342,618	(67,148)
Communications Office	1,449,889	1,218,657	982,437	236,220
Development Office	366,194	305,162	178,086	127,076
Interdepartmental	913,060	760,883	708,164	52,720
Total Administration Expenditures	14,369,348	12,010,540	10,796,671	1,213,869
Designated Funds	698,565	582,137	431,841	150,297
Total Expenditures	36,286,668	30,274,974	26,294,817	3,980,157
Net Impact to Fund Balance	(565,625)	3,612,052	10,054,739	6,442,687
Unrestricted Beginning Fund Balance *	14,127,260	14,127,260	14,127,260	0
Ending Fund Balance (Projected)	13,561,635	17,739,312	24,181,999	6,442,687



Monthly Financial Report - GENERAL FUND EXPENDITURE DETAIL

As of October 31, 2024

		Year to Date Activity as of October 31, 2024			
		<u>Revised</u>			
		<u>Annual</u>			
		<u>Budget</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
General Fund					
Public Services		21,218,755	17,682,296	15,066,305	2,615,991
Public Services Administrative		8,952,674	7,460,562	6,699,393	761,169
Public Services Administration		206,478	172,065	147,181	24,884
Collection Management		2,555,261	2,129,384	1,823,884	305,500
Collection Management - Library Materials		4,587,626	3,823,022	3,561,336	261,685
Regional History and Genealogy		732,530	610,442	603,663	6,778
Adult Education		870,779	725,649	563,328	162,321
Programming Administration		1,781,405	1,484,504	1,192,386	292,118
Branch Administration		10,484,677	8,737,231	7,174,526	1,562,705
Branch Administration		688,101	573,418	452,815	120,602
Penrose Library		1,394,894	1,162,412	970,036	192,376
East Library		1,759,926	1,466,605	1,157,957	308,648
Library 21c		1,567,829	1,306,525	1,085,565	220,959
Cheyenne Mountain Library		535,150	445,958	394,848	51,110
Fountain Library		414,916	345,763	274,920	70,844
High Prairie Library		425,736	354,780	300,398	54,382
Manitou Springs Library		376,370	313,641	279,144	34,498
Monument Library		602,505	502,088	436,465	65,623
Old Colorado City Library		453,902	378,252	292,349	85,903
Palmer Lake Library		-	-	-	-
Rockrimmon Library		597,615	498,013	342,522	155,491
Ruth Holley Library		461,131	384,275	307,496	76,779
Sand Creek Library		560,866	467,388	433,170	34,218
Ute Pass Library		-	-	15	(15)
Calhan Library		74,766	62,305	60,370	1,936
Mobile Library Services		492,438	410,365	376,036	34,329
The Hall @ PPLD		78,531	65,443	10,421	55,022
Administration		14,369,348	12,010,540	10,796,671	1,213,869
Chief Librarian and CEO Office		385,166	320,971	313,415	7,556



Monthly Financial Report - GENERAL FUND EXPENDITURE DETAIL

As of October 31, 2024

		Year to Date Activity as of October 31, 2024			
		<u>Revised</u>			
		<u>Annual</u>	<u>Budget</u>	<u>Actual</u>	
		<u>Budget</u>		<u>Variance</u>	
General Fund					
Support Services		7,987,469	6,656,224	6,044,395	611,828
Support Services Administration		180,525	150,437	120,669	29,768
Human Relations Office		782,552	652,127	551,461	100,665
Facilities		4,144,898	3,454,082	3,183,247	270,835
Facilities - District-wide		1,133,100	944,250	900,498	43,752
Facilities - Penrose Library		392,526	327,105	282,501	44,604
Facilities - East Library		245,305	204,421	182,847	21,574
Facilities - Library 21c		574,533	478,777	429,654	49,123
Facilities - Utilities / Rents		1,799,434	1,499,528	1,387,747	111,781
Information Technology		2,439,167	2,032,639	1,866,212	166,427
Strategy and Innovation		440,327	366,939	322,806	44,133
Security		1,767,807	1,473,172	1,227,555	245,617
Finance Office		1,499,764	1,275,470	1,342,618	(67,148)
Communications Office		1,449,889	1,218,657	982,437	236,220
Development Office		366,194	305,162	178,086	127,076
Interdepartmental		913,060	760,883	708,164	52,720
Interdepartmental - Other		1,513,060	1,260,883	458,712	802,171
ATTRITION SAVINGS		(600,000)	(500,000)	249,452	(749,452)
UNDESIGNATED		35,588,103	29,692,836	25,862,976	3,829,860
Designated Funds		698,565	582,137	431,841	150,297
DESIGNATED		698,565	582,137	431,841	150,297
TOTAL GENERAL FUND		36,286,668	30,274,974	26,294,817	3,980,157



Monthly Financial Report - CAPITAL PROJECTS FUND (CIP)

As of October 31, 2024

		Year to Date Activity as of October 31, 2024			
		<u>Revised Annual Budget</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
REVENUES					
Property Taxes		2,723,332	2,722,586	3,005,949	283,363
	Total Revenue	2,723,332	2,722,586	3,005,949	283,363
EXPENDITURES					
Capital Fund- Facilities		2,120,961	1,692,637	507,756	1,184,881
Capital Fund-Communication		118,429	91,030	13,375	77,656
Capital Fund- Security		1,450,083	1,142,840	198,153	944,687
Capital Fund- IT		1,773,033	1,397,316	248,786	1,148,531
Capital Fund- Video Studio		5,000	3,750	0	3,750
Capital Fund- Creative Services		38,419	28,814	10,593	18,221
Capital Fund- Special Revenue Funds		63,791	3,590	3,590	0
	Total Expenditures	5,569,716	4,359,978	982,253	3,377,725
	Net Impact to Fund Balance	(2,846,384)	(1,637,392)	2,023,696	3,661,088
	Beginning Fund Balance*	2,390,084	2,390,084	2,390,084	0
	Ending Fund Balance (Projected)	(456,300)	752,692	4,413,780	3,661,088



Monthly Financial Report - SELF-INSURANCE FUND (SIF)
As of October 31, 2024

		Year to Date Activity as of October 31, 2024			
		<u>Revised</u> <u>Annual</u> <u>Budget</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
REVENUES					
Property Taxes		2,644,269	2,643,545	2,630,206	(13,339)
Employee contributions		394,323	328,602	331,344	2,742
Other Revenue		0	0	493	493
Total Revenue		3,038,592	2,972,147	2,962,043	(10,104)
EXPENDITURES					
Personnel Expense		2,098,739	1,863,593	1,878,018	(14,425)
Operating Expense		1,173,058	977,548	923,761	53,787
Total Expenditures		3,271,797	2,841,141	2,801,779	39,362
Excess (deficiency) of Revenue over Expenditures		(233,205)	131,006	160,265	29,259
OTHER FINANCING SOURCES (uses)					
Insurance Proceeds		0	0	0	0
Transfer In/(Out)			0		0
		0	0	0	0
Net Impact to Fund Balance		(233,205)	131,006	160,265	29,259
Beginning Net Position*		1,394,780	1,394,780	1,394,780	0
Ending Fund Balance (Projected)		1,161,575	1,525,786	1,555,045	29,259



2024 Budget
Budget Reconciliation

		General Fund	Capital Fund	Self-Insurance Fund	TOTAL BUDGET
REVENUE					
January 9, 2024	2024 OAB Budget Ratification	\$35,721,043	\$2,723,332	\$3,038,592	\$41,482,967
	TOTAL REVENUE	\$35,721,043	\$2,723,332	\$3,038,592	\$41,482,967
EXPENDITURES					
January 9, 2024	2024 OAB Budget Ratification	\$36,286,668	\$2,723,332	\$3,271,797	\$42,281,797
March 20, 2024	2024 OAB Budget Adjustment #1		\$2,782,593		\$2,782,593
March 20, 2024	2024 OAB Budget Adjustment #2-SRF (DPF)		\$63,791		\$63,791
	TOTAL EXPENDITURES	\$36,286,668	\$5,569,716	\$3,271,797	\$45,128,181
OTHER FINANCING SOURCES					
	TOTAL OTHER FINANCING SOURCES	\$0	\$0	\$0	\$0
TRANSFERS IN / (OUT)					
	TOTAL TRANSFERS IN / (OUT)	\$0	\$0	\$0	\$0
	Net Change in Fund Balance	(\$565,625)	(\$2,846,384)	(\$233,205)	(\$3,645,214)
	<i>Final Audited</i> Beginning Fund Balance	\$14,127,260	\$2,390,084	\$1,394,780	\$17,912,124
	<i>Projected</i> Ending Fund Balance	\$13,561,635	(\$456,300)	\$1,161,575	\$14,266,910

Public Services Report October 2024

Compliments

This LENA program has seriously changed our lives. We are so grateful!

Shelley was absolutely delightful. Love her sense of the outdoors and Colorado. (All Pikes Peak Reads)

Adult Education Communications

The Career Navigator participated in the PPLD job fair and shared resources on resume writing, interview skills, and cover letter writing. Additionally, they pointed patrons to other community organizations, such as Pikes Peak Workforce Center.

Community Connections

A former FIT graduate did an apprenticeship with Shovel Ready. He is now the manager of the Opus Cafe at the El Paso County Citizens Center. This graduate shared that Chef Scott drilled in the basics which helped him to continue with his career in the food industry. He hopes to have his own restaurant one day. The Career Navigator was instrumental in helping each step of his journey and he couldn't have done this without PPLD.

Staff

Elena Beale has been offered and accepted the position of ESL instructor. She will begin November 18.

Branches Access

Penrose Library hosted the last Community Exchange for 2024. Vendors such as the DMV to Go, El Paso County Pretrial services, and Department of Human Services assisted 91 patrons.

Old Colorado City Library's Fourth Annual Spooky Stroll-a-Story had its biggest turnout with 414 participants, an 80% increase from last year. This year's title, *Mrs. McMurphy's Pumpkin*, was well received by adults and children alike.

Communications

On October 25th, Library 21c led a tour of the Makerspace, Studio, and Gallery for librarians from Doherty High School. The group engaged in extensive discussions about the Makerspace and Studio, and how students can use them. Additionally, the librarians learned how to submit online applications for their school or district to participate in art exhibitions at the Library 21c Galleries.

Community Connections

Library 21c and Fountain Library served as host locations for a short-film screening in partnership with the Rocky Mountain Women's Film Festival. The event drew approximately 50 attendees to Fountain Library and nearly 100 to Library 21c.

On October 25th, Fountain Library took part in the City of Fountain's annual Trunk or Treat event, which drew over 600 attendees. As part of the festivities, the library handed out candy and free books provided by the Fountain Friends of the Library.

High Prairie and Calhan coordinated with Silver Key to renew their partnership 2025. In addition, High Prairie worked with the Exchange Club of Falcon to coordinate an Angel Tree at High Prairie for the 2024 holiday season.

Physical and Virtual Spaces

October 31st marks the final day of the Manitou Springs Library's location in the Manitou Springs Art Center. The library will move to the newly renovated Carnegie building, with a planned reopening in early 2025.

Staff

This past month saw a lot of recruiting activity across the branches. The most exciting news is that Old Colorado City, Manitou Springs/Ute Pass, and Cheyenne Mountain Libraries are now all fully staffed.

Peter Haxton began as the Old Colorado City Library Manager on October 8th.

Branch staff from every location participated in PPLDCon and the Disability Etiquette Training on October 7th.

Collection Management

Access

In October, 8,520 items and 849 magazines were added to the collection.

The Interlibrary Loan (ILL) team received 1,972 patron requests (borrowing material from other libraries) and 706 lending requests to share with libraries throughout Colorado and United States for a total of 2,678 requests for October.

October saw the 3rd highest number of vendor material boxes (553) delivered and unpacked since the beginning of the pandemic. The Materials Team also added one of the highest monthly totals of items to the catalog since the pandemic began.

Accountability

In October, many Collection Management staff, as well as staff from Branch locations, Programming, Adult Education, and Support Services, viewed demonstrations from four Integrated Library System (ILS) vendors as part of PPLD's ILS RFP process. This portion of the ILS software evaluation is a large component of the score assigned to each vendor, with other components being answers to written criteria, third party software integration, references, and bids. The ILS is central to the operation of the library.

Staff met to review the status of funds used to purchase library collection materials and determined how to reallocate funds to best fulfill needs and maximize impact. This is done quarterly.

Two Assistant Collection Evaluators (ACE) Q&A meetings were held, attended by 31 staff. An updated ACE training video was posted to Bridge. ACEs help review damaged items in the collection and determine when an item needs to be sent to selection librarians for possible replacement.

Community Connections

Local organizations receiving donations of items deaccessioned from the library collection included Taylor Elementary School, Holiday Village, Affinity at Colorado Springs, Summit Glen, and the Court Care program.

Physical and Virtual Spaces

The ILS Team and Circulation Services Coordinator helped plan for the relocation of the Manitou Springs Library from its temporary home in the Manitou Art Center to the renovated Carnegie Library in Manitou Springs. They have also started working on changes needed in the library system software for the closure of the Rockrimmon Library.

Staff

Krista Meier met for the last time with her PPLD mentee. Krista noted that “It’s been a pleasure working with her for the past six months and I’m grateful for the opportunity to share some of my experiences and knowledge with a staff member who is just starting out in the industry.”

Programming

Access

Pikes Peak Library District renewed the PowerPass agreements with D11 and D2. Both school districts were very eager to renew the agreement as they see the benefits PowerPass brings to their students and educators.

Community Connections

Programming collaborated with Wishing Star Farms to coordinate a Storytime with farm animals. Over 30 families attended the event at Wishing Star Farms. Families were able to pet the animals, hear fun stories, rhymes, and songs, and have access to other activities on site.

All Pikes Peak Reads was celebrated this month with keynote author Shelly Read. Shelly Read presented two live presentations at Library 21c drawing in close to 600 patrons, including visitors from Buena Vista and Salida. Poor Richards was on site selling copies of *Go as a River* and sold close to 200 copies! In addition, the Programming Department coordinated a visit with Doherty High School where Shelly is an alumnus.

Family and Children’s staff throughout the District attended over 30 school visits reaching over 1484 students with Lightning Lessons. Young Adult staff throughout the District attended four school visits reaching 215 students through resource classes.

Physical and Virtual Spaces

The Programming Department moved offices from Penrose Library to The Hall in August. This month the team moved into their cubicles and IT set up all their computers and telephones. The space is not fully finished, but having desk space is a major celebration. All staff went through a security briefing to learn about the building.

Staff

Christa Funke transitioned into her new role in the Programming Department as the Young Adult Librarian. Christa formerly served Tweens in the Programming Department.

Regional History & Genealogy

Access

Patron use of Digital Collections' Pikes Peak NewsFinder (the new PPNF), has increased in October, which may mean that more patrons are finding it now that we have migrated from the old platform.

Archivists have begun uploading the Larry Obermesik Collection of El Paso County Claims Club records from the El Paso County Clerk & Recorder into Digital Collections. These are the first records that have been added to Digital Collections that feature handwritten notes, which help to demonstrate the use of the platform in this area with high quality resolution.

Accountability

Archivist staff have started an audit of all archival collections (these are non-book and non-map collections, for the most part), toward creating standards and best practices for archival workflow, including digitization, entering data into our collection management system, and Digital Collections.

Community Connections

RH&G staff hosted 15 UCCS students enrolled in the humanities class "Revealing Invisible Histories." Students were given an orientation to RH&G resources, archival practices, and various potential collections which may aid them in documenting "hidden" histories of Colorado Springs and the Pikes Peak region. Topics of focus included water supply and ranch lands, people of color in tuberculosis sanatoriums, LGBTQ+ history, Hispanic participation in the military, and KKK activities in Colorado Springs. Students will produce a story map at the close of the semester. Previous projects can be viewed here [Revealing Invisible Histories \(arcgis.com\)](https://arcgis.com), and feature many of PPLD's archival resources.

In October the RH&G team hosted our annual program, Spooky Stacks, for 117 patrons this year. The program featured "spooky" stories from the history of the region, acted out by staff, in costume. Patrons experienced these scenes while walking through the building and learning about the resources that relate to the stories, and thereby highlighted the breadth of our collections.

PPLD KPIs (Key Performance Indicators)

Month: **September**

	2024	2023	% Change	YTD 2024	YTD 2023	% Change
Door Count	148,801	161,339	-7.77%	1,493,305	1,425,583	4.75%
Circulation (physical materials)	159,094	189,613	-16.10%	1,677,389	1,785,479	-6.05%
Reference Questions	7,257	7,832	-7.34%	77,435	75,245	2.91%
Meeting Room/Study Room	2,593	2,643	-1.89%	24,457	20,603	18.71%
Computer Usage	19,130	19,126	0.02%	170,554	166,937	2.17%
Number of Programs	258	586	-55.97%	3,293	5,205	-36.73%
Programs Attendance	6,654	10,577	-37.09%	109,771	119,943	-8.48%
eResources (OverDrive/Libby, Hoopla, Kanopy)	289,341	249,769	15.84%	2,643,640	2,258,566	17.05%
Culture Passes	230	189	21.69%	2,784	2,410	15.52%
Unique Users *	57,007	58,807	-3.06%			

* Total number of patrons who used their library card during the month.

PPLD KPIs (Key Performance Indicators)

Month: **October**

	2024	2023	% Change	YTD 2024	YTD 2023	% Change
Door Count	156,598	167,822	-6.69%	1,649,903	1,593,405	3.55%
Circulation (physical materials)	182,845	186,436	-1.93%	1,860,234	1,971,915	-5.66%
Reference Questions	7,960	7,770	2.45%	85,395	83,015	2.87%
Meeting Room/Study Room	3,067	2,555	20.04%	27,524	23,158	18.85%
Computer Usage	20,848	19,112	9.08%	191,402	186,049	2.88%
Number of Programs	350	570	-38.60%	3,643	5,775	-36.92%
Programs Attendance	9,976	19,448	-48.70%	119,747	139,391	-14.09%
eResources (OverDrive/Libby, Hoopla, Kanopy)	292,327	271,359	7.73%	2,935,967	2,529,925	16.05%
Culture Passes	310	285	8.77%	3,094	2,695	14.81%
Unique Users *	60,447	55,060	9.78%			

* Total number of patrons who used their library card during the month.

November Communications Board Report October stats

Access

Website Statistics for October

- Total pageviews: 330,433
- New Users: 92,814
- Most visited page: ppld.org/kids

Website Redesign

- The website is nearing completion and on track for its January 2025 launch. With nearly all pages finalized, the Communications proofing team is conducting a thorough review, refining copy, correcting typos, and ensuring accuracy across the site. In the final weeks before launch, we will focus on user testing using PPLD staff and patron volunteers. Testing will focus on functionality, navigation, and ease of use and should begin before the end of November.

Multicultural Outreach & Accessibility

- Attended the Pathways to Progress event on Oct. 10, at Library 21c for Disability Employment Month; 54 individuals attended the half day event.
- Attended the Gazette Senior Life Expo on Oct. 19, where we provided information about PPLD; there were 700+ attendees; 24 library cards issued; engaged with 389 patrons.
- Attended the Japanese Cultural Bazaar at UCCS on Oct. 26; there were 500+ attendees; 12 library cards issued; engaged with 309 patrons.
- The Indian Community of Colorado Springs (ICCS) Group will be providing a donation (endowment) to the PPLD Foundation from their Diwali storytelling event on November 23. The proceeds will be used in the Children's Programming area for Sensory Storytime Kits.
- Started PPLD's first training with the iSightConnections trainer of the Fusion software on the equipment in the accessibility labs. Will complete final training in November and conduct in-person training with designated staff at Penrose and East libraries and Library 21c.
- All libraries now have ADA accessible bins and designated staff have been trained and provided information about equipment within.
- Communications and HR provided Etiquette training during PPLDCon on Oct. 7 This training is the second ADA/accessibility training required for all staff, including new hires.

Community Engagement

- PPLD partnered with the El Paso County Elections Department to host four voting centers: Sand Creek Library, Ruth Holley Library, East Library, and Library 21c, to provide more access for voting across our county. East Library and Library 21c also offered 24-hour drive-up ballot box access.
- PPLD is renewing its agreement in November with The PLACE to continue serving as a designated Safe Place for youth to access immediate help and supportive resources for youth in need.

Communications

Media

- Number of stories – 220
- YTD stories – 1,122

- Discussions around Rockrimmon Library appeared in many media stories. They are broken down into four key timelines:
 - Before the Board meeting:
 - Five news articles ([The Gazette](#), [KOAA](#) article has news video attached, [KRDO](#), a different segment [KOAA](#), [Fox21](#)), one radio news segment ([KRDO](#)), 23 TV news segments ([KOAA](#), [KKTv](#), [KRDO](#), [Fox21](#)), and two news aggregators.
 - During the Board meeting:
 - Four live TV news segments ([KKTv](#), [KRDO](#), [KRDO](#) live after the meeting, [KOAA](#) which is a six-minute story)
 - After the meeting, before the timeline announcement:
 - Five news articles or opinion pieces ([The Gazette Letters](#), [KRDO](#), [KKTv](#), [Fox21](#), [The Gazette](#), [KOAA](#), [The Gazette Letters](#)), one radio news broadcast ([KRDO](#)), 21 TV news broadcasts ([Fox21](#), [KKTv](#), [KOAA](#), a different [KKTv](#) segment, [KRDO](#)), and two news aggregators.
 - After the meeting, after the timeline announcement:
 - 11 news articles or opinion pieces ([The Gazette Letters](#), [KKTv](#), [The Gazette](#), [KOAA](#), [The Gazette Letters](#), [Colorado Public Radio](#), [Fox21](#), a different [KOAA](#) article, a different [Gazette](#) article), two radio segments ([KRDO](#), a different [KRDO](#) broadcast), 33 TV news segments ([KKTv](#), a different [KKTv](#) segment, [KOAA](#), a different [KOAA](#) segment, [Fox21](#), a different [Fox21](#) segment, a different [KOAA](#) segment, a different [Fox21](#) segment, a special edition [KOAA](#) segment), and three news aggregators.
- The Spooky Stroll-a-Story at Old Colorado City Library appeared in three news articles ([KRDO](#) which includes one broadcast video, and two articles from The Gazette about Halloween happenings: [one](#), [two](#)), four radio broadcasts ([KRDO](#)), and six TV news broadcasts (three live KRDO news segments: [one](#), [two](#), [three](#), and a replayed [KRDO](#) segment).
- Voter information offered by PPLD, ballot boxes, and polling centers at Libraries was mentioned in two news articles([The Gazette](#), [Fox21](#)), nine TV news segments ([Fox21](#)), and one news aggregator.
- The Penrose Library fence appeared as a mention in [one Gazette article](#) and a feature in [another Gazette article](#).
- Manitou's move back to its Carnegie Library appeared in three news articles ([Fox21](#), [Pikes Peak Bulletin](#), [KOAA](#)), 10 TV news broadcasts ([Fox21](#), [KKTv](#), [KRDO](#)), and one news aggregator.
- The [Library Limelight Column](#) this month playfully highlighted some hauntings around Pikes Peak Library District.

Social Media

Facebook (Districtwide account):

- Number of posts: 34
- Total page likes: 15,239 (39 new likes)
- Total page followers: 17,157 (75 new followers)
- Engagement: 2,633 Note that how this metric is reported has changed recently
- Post reach: 68,094 (Number of times our content was seen) (25% increase from last month)
- Clicks: 385
- Video minutes viewed: 792

Instagram:

- Content: 34 posts/videos/reels, 49 stories
- Total followers: 4,346 (30 new followers)
- Engagement: 1,444
- Reach: 33,033 (number of times our content was seen) (about 300% higher than usual)
- Link clicks: 52

X (formerly Twitter):

- Number of posts: 31
- Total followers: 5,190
- Engagement: 67
- Impressions: 2,004 (number of times our content was seen)

LinkedIn:

- Number of posts: 7
- Total followers: 1,741 (17 new followers)
- Impressions: 1,472 (number of times our content was seen) Engagement: 240 (87% increase from prior month)
- Page visits: 159

Newsletter:

- Number sent (subscribers): 135,425
- Successful delivery: 119,416 (88% success rate)
- Opened: 59,935 (50% open rate) (This open rate is slightly higher than usual)
- Clicks: 1,646 (1.4% click rate) (This is a lower click rate than usual)

NextDoor:

- Number of posts: 14
- Impressions: 250,118 (number of times our content was seen) (29% higher than September)
- Engagement: 750 (318% higher than September)

YouTube:

- Total Subscribers: 8,438 (increase of 55 subscribers)
- Total Views for October: 44,412
- Total Lifetime Views: 6,456,838

Community Connections

Outreach

- Number of October Outreaches: 12
 - Total Attendance: 3,819
 - Impressions: 1,063
 - Highlights:
 - Pathways to Progress 2024 at the Independence Center (Oct. 10)
 - Senior Expo with the Gazette that shared PPLD offerings with 800 people (Oct. 19)
 - Legal Resource Day (Oct. 25) and SOCO Nonprofit and Small Business Resource Fair (Oct. 25) that each shared resources with 150 people
 - Japanese Cultural Bazaar (Oct. 26) that connected 307 people with PPLD resources

Culture Pass

- 310 Culture passes were issued to patrons in October.
- A total of 3,154 passes have been issued to date this year.
- PPLD is renewing Culture Pass partnership agreements with The Money Museum, Rock Ledge Ranch, Space Foundation Discovery Center, Western Museum of Mining & Industry, and the Fine Arts Museum at Colorado College for 2025.

Service

- PPLD renewed its PowerPass agreement with Colorado Springs School District 11 through the end of the 2026 school year. We are also negotiating the PowerPass agreement renewal with Harrison School District 2 to start in November and extend through July 2026. The new agreements only provide access to digital resources due to increasing costs for lost items. As remaining PowerPass agreements expire, PPLD will transition those partners who wish to renew to digital-only access.
- PPLD partnered with Rocky Mountain Women's Film to present two film screenings in October as part of their Festival in the Community that offers the public an opportunity to see the films to be presented at the Film Festival the following week. Fountain Library and Library 21c hosted film screenings for almost 150 attendees and reached a new target audience through digital, print, and in-person engagement.
- High Prairie Library partnered with the Falcon Exchange Club once again to host an Angel Tree to connect families in need of extra help during the holidays with people who would like to help put presents underneath the tree.
- PPLD renewed its partnership with Silver Key to continue providing prepared meals to older adults at Calhan and High Prairie libraries while connecting recipients with information about PPLD offerings.
- PPLD is once again partnering with AARP Foundation Tax-Aide and VITA to provide tax preparation services at Sand Creek, High Prairie, and Fountain libraries as well as Library 21c for the 2025 tax season. These partnerships provide no-cost tax services to patrons and the community while sharing information about PPLD offerings.

Facilities Department Report November 20, 2024

Physical and Virtual Spaces

Library 21c: PPLD is working with an architect to plan repairs to the water main as approved by the Board in the RFP.

East Library: EA served as an El Paso County Election Official Voting Site (October 23-November 8)

Penrose Library: Fence Update: PPLD is waiting on the letter of final approval from the city of Colorado Springs following the architect's resubmittal.

Manitou Library: The facilities team worked closely alongside the branch staff at the MAC in preparation for the transition from the MAC building to the MA Carnegie building. The plan so far is to vacate the MAC by November 13th and then begin moving into the MA Carnegie as soon as the fire department issues the Certificate of Occupancy (estimated around December 16th). The plan is for the renovated Manitou library to open in early 2025.

Facilities Master Plan:

Rockrimmon Library: Following the October decision to not renew the Rockrimmon lease, and the planned closure to the public on December 1, the Facilities team is preparing for the transition out of that building by the end of 2024 (the moving of furniture and materials is a hefty process).

Monthly Facilities Statistics:

Monthly Routine Maintenance Visits	Completed
October-24	189

Demand Work Orders	Completed	Hours
October-24	133	238.05
Preventive Maintenance Work Orders		
October-24	202	237.96
Emergency On-Call		
October-24	2	4
Total Work Orders	337	817.01

- Monthly routine maintenance visits are completed weekly to all locations and allow Facilities personnel to complete work orders, inspect locations for safety issues, address minor projects, restock building supplies and meet with managers/supervisors regarding any facilities concerns. Demand work orders are submitted by library staff. Preventive Maintenance work orders are regularly scheduled tasks usually for equipment. Emergency On-call are after hours emergencies.

Human Resources Report November 2024

Accountability

The Human Resources department has finalized processes for a Performance Evaluation system which will be introduced in December for all employees to begin the first evaluation period from January to May of 2025 and mid-year evaluations done by managers in June.

Community Connections

Most of the benefit from the September Job Fair were reaped during the month of October with an exceptional number of new hires. The number of vacancies across the District has been reduced from approximately 80-90 positions to just over 60 with a larger-than-average QuickStart (new employee onboarding) happening in early November to close that gap even further.

Staff

In October we held the annual PPLDcon event with all staff gathered at 21c for a day of training and engagement activities that included an ADA Accessibility presentation as well as a free DISC assessment for all staff and related teambuilding exercises.

Engagement with the new Market Study vendor is proceeding quickly and the first phase of the process was completed at the end of October. Negotiated numbers and findings *may* be ready for presentation to the Board of Trustees in time for inclusion with the December budget.

46% of staff have completed their 2024 Learning Plan.

Cristina Jaramillo, Director of Benefits, Compensation, HRIS and Compliance conducted the Affordable Care Act lookback to determine what, if any employees currently working less than 40 hours were eligible to participate in PPLD's health plan for 2025.

Statistics:

Volunteer

October 2024	Total # of Volunteers	Total # of Hours
Adult Volunteers	140	1090
Teen Volunteers	21	57
Friends of the Library	103	1279

Recruitment

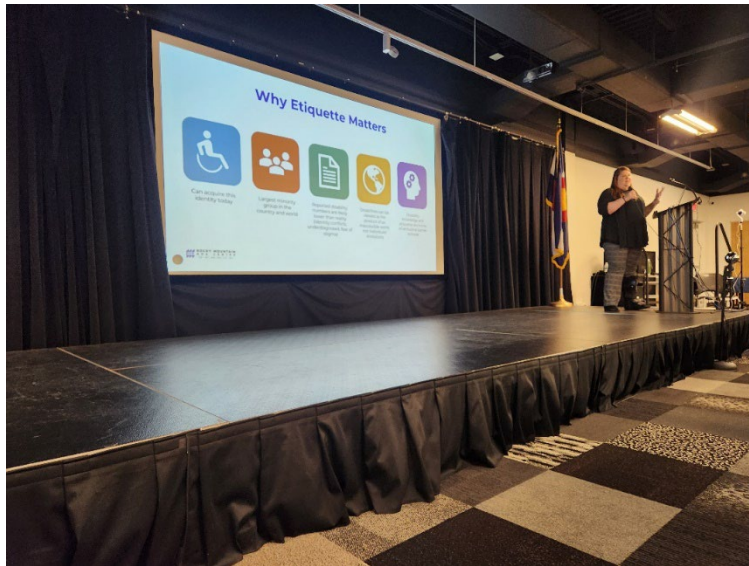
Recruitment / Selection Activity	October 2024
Jobs Posted	10
Newly Hired Employees	15
Promoted Employees	2
Transferred Employees	6
Separated Employees	10

We had 4 new hires selected from the candidates who attended the job fair organized by PPLD on 09/28.(start date 11/04/2024). We also have several candidates who attended the job fair apply for our open positions and are in various stages of selection process.

Staffing

Staffing Stats	October 2024
Total Permanent Employees	
Total Active Positions	

Photos from PPLDCon



Rocky Mountain ADA Center training on Disability Etiquette and Awareness



Group working together on one of the afternoon activities

Information Technology October 2024 Monthly Report

Accountability

Multiple members of IT helped with the new ILS RFP vendor evaluation process by joining the steering committee and providing technical question support.

Communications

Assisted Security with rewiring the Security Operations Center to help get some of their camera systems back online.

Community Connections

Justin Goodwin has been invited to join the Colorado Springs Cyber Leaders Roundtable, a local leadership group focused on the mission of improving cybersecurity policy and best practices, and better educating citizens and businesses about being more "Cyber-Aware."

Physical and Virtual Spaces

Several systems continue to be updated and hardened for cybersecurity purposes.

As a continuation from last month, more laptops have been rolled out with Microsoft Intune and Windows 11 while removing staff admin access and getting set up on our staff software library.

SmartDeploy, a new remote imaging software for PPLD, is being set up and rolled out. This new technology will allow IT staff to remotely image staff and patron computers, saving days of work and travel while providing a better customer service experience for staff.

Assisted Programming staff in moving their computer equipment and desks to the new location at The Hall.

Staff

Interviews were held and two new Technical Support Analysts have been hired. Shannon Reinthaler and Marcia Bathea will be joining the IT team in November.

Safety/Security

October 2024

Security

Access

Charger Station Usage Totals: East 65, Fountain 119, Penrose 2741, High Prairie 50, Library 21c 1, Ruth Holley 44

At Penrose, the Appeals Panel met with eight individuals and lifted suspensions for five of those cases.

Accountability

The Security Operations Center (SOC) partnered with the Penrose Library Security team and started doing a trial of new body cameras. This new technology would allow the district to be safe and secure in all new ways.

The Security Department has initiated a comprehensive review of the Personal Belongings Policy and the Food and Drink Policy to ensure these guidelines meet our current operational standards and effectively address the needs of our staff and patrons. This review process is part of our commitment to maintain a safe and secure environment, as well as providing clarity and support for staff and patron compliance.

The Security Department has developed a new security procedure, SP-20 - ID/Access Badge, which establishes clear expectations and protocols for managing and using ID and access badges across the District. This new procedure is designed to enhance our access control measures, promoting both safety and accountability.

Communications

Security Officer Sofia Cedeno assisted a Spanish speaking mother and her children with translation helping bridge the communication gap.

Community Connections

Penrose Security Officers assisted a patron during a medical emergency originally believed to be a patron having seizures. After administering aid, the situation was determined to be an alcohol related incident. Emergency Medical Services and the Police responded to the situation.

Physical and Virtual Spaces

Supervisor Sam Howard collaborated with Facilities Supervisor Dean Whitman to ensure cameras were covered for Library 21c and Ruth Holley cameras around the polling sites in preparation for the upcoming voting window in November.

In conjunction with Chief Facilities and Security Officer (CFSO) Michael Brantner, East Security Supervisor Joe Vickous installed new viewing devices in the SOC room. Making it possible for more of the district to be seen on monitors at one time.

Staff

The SOC team began the third phase of a badging project to enhance staff recognition and identification across the District, creating new badges for staff.

Safety

Access

Travis Thiele conducted five comprehensive safety audits to assess the safety protocols and conditions within our facilities to identify any potential safety hazards, ensure compliance with safety regulations.

Communications

Travis Thiele hosted a Narcan Training to educate staff and patrons on the identification and response to opioid overdoses.

Community Connections

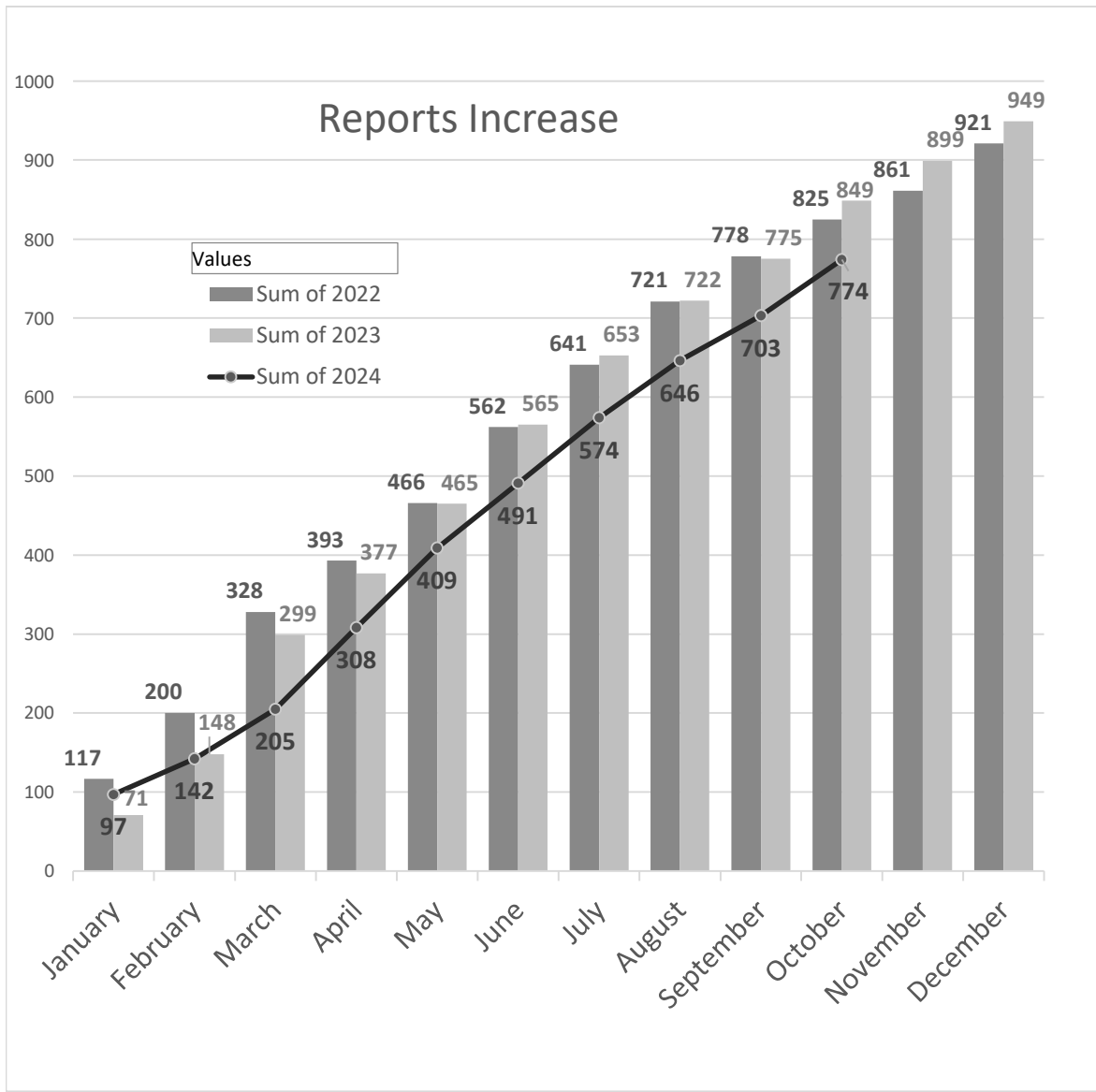
Travis Thiele became a certified Crisis Prevention Intervention (CPI) instructor to teach for PPLD focusing on verbal de-escalation techniques.

Physical and Virtual Spaces

Travis Thiele repaired the charging station at the Ruth Holley Library bringing it back online for patron use.

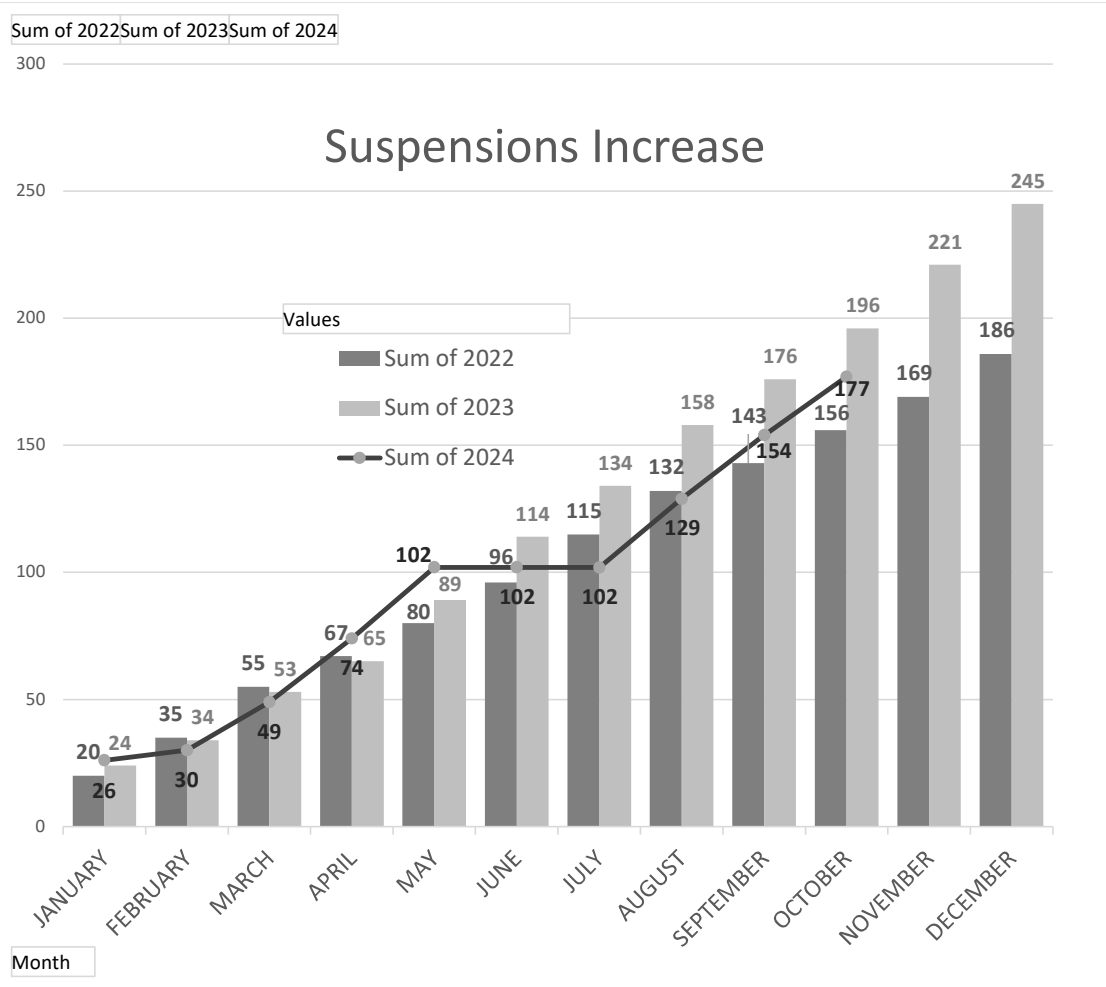
Staff

Travis Thiele conducted five fire drills across the district. These drills are part of our commitment to ensuring the safety and preparedness of staff and patrons in a fire emergency.



Reports Location Monthly Comparison

Library	August	September	October
Calhan	1	0	0
Cheyenne Mountain	1	0	1
East Library	6	6	6
Fountain	0	0	1
High Prairie	2	1	1
Library 21c	13	7	6
Manitou Springs	2	1	3
Mobile Libraries	0	0	1
Monument	1	1	2
Old Colorado City	4	5	4
Palmer Lake	0	0	1
Penrose Library	34	30	25
Rockrimmon	0	0	4
Ruth Holley	5	4	12
Sand Creek	1	1	2
The Hall	2	0	1
Ute Pass	0	1	1
Grand Total	72	57	71



Suspensions Location Monthly Comparison

Library	August	September	October
Calhan	0	0	0
Cheyenne Mountain	1	0	0
East Library	1	1	0
Fountain	0	0	0
High Prairie	0	1	0
Library 21c	2	3	3
Manitou Springs	0	0	1
Mobile Libraries	0	0	0
Monument	0	0	0
Old Colorado City	2	0	0
Palmer Lake	0	0	0
Penrose Library	20	19	17
Rockrimmon	0	0	0
Ruth Holley	0	0	2
Sand Creek	1	1	0
The Hall	0	0	0
Ute Pass	0	0	0
Grand Total	27	25	23

**May, June and July 2024 data will be added once complete

Strategy & Innovation October 2024 Monthly Report

Access

Cameryn Broin worked closely with IT to ensure all the makerspace laptops were updated and communicating with location staff on what needs to be done to ease the upgrade process to keep the computers in good shape for patron use.

Jen Hernandez and Becca Philipsen are both on teams helping to review the integrated library system RFPs and spent several hours attending demos.

Accountability

Becca Cruz, Sarah Holland, and Becca Philipsen presented the data audit and their recommendations to the Leadership Team.

Sarah Holland and Becca Philipsen completed an analysis of costs of services for maintenance and repairs of the multi-function copiers and toner for the IT department.

After noticing diminishing capacity, Cameryn Broin thoroughly tested the laser engravers at Library 21c and Sand Creek Library for any other possible issues before recommending laser tube replacements.

Community Connections

Becca Philipsen was on the Colorado Association of Libraries Leadership Institute (CALLI) Mentor Day Panel, sharing her experience as a mentee and mentor through CALLI.

Staff

The Makerspace Training Program continues with new staff being trained on equipment like, the 3D scanner, industrial sewing machines, TinkerCAD, and advanced 3D printing skills including maintenance and troubleshooting.

Sarah Holland updated a Power Automate flow for bulk makerspace reservations in the reservation software and walked two staff members through installation, troubleshooting, and execution of the updated flows. This system saves staff time when needing to mass reserve all the equipment for a program or room closure.

PPLD Strategic Plan Progress Report Q3 2024 (July - Sept.)



This report contains highlights representing just a portion of the work done District-wide.

Access, Accountability, Community Connections, Physical and Virtual Spaces

The primary software used for PPLD's circulation and collection-oriented functions is the Integrated Library System (ILS). An ILS RFP was released by PPLD in April 2024 to evaluate existing products. In Q3, staff reviewed vendor proposals and evaluated the responses to written criteria. Onsite demonstrations by the vendors will take place in Q4, which will continue the RFP scoring process. (Crews of subject matter experts included many Public Services staff as well as staff from Finance, IT, Communications, Strategy & Innovation, and Human Resources. *The project impacts numerous Strategic Plan areas.*)

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

- Regional History & Genealogy staff completed work on digitizing 7,422 aerial images (6,913 negatives and 509 prints) of the Stewart Brothers Commercial Photographers Collection. This two-year project was accomplished with partial funding from the Institute of Museum and Library Services. Each negative and photograph was individually scanned and edited, with metadata created. All these images are now available on the PPLD Digital Collections platform in the Aerial Photographs Collection, and a handful of select images will be featured in the upcoming exhibit at East Library called "When East Was East". (Focus Area 1; Public Services)
- Communications collaborated with branches to make bins of accessible equipment – hearing loops, accessible keyboards, an adaptive mouse, headphones, magnifying glass – available to their patrons. Updates began to Accessibility Labs at Penrose and East libraries and Library 21c with a ZoomText Magnifier, screen reader, video relay system, reader pens, and text to speech cameras in each. These help the Library be more accessible to everyone in the community. (Strategy 1.3; Communications)
- Summer Adventure resulted in 18,304 people registered, 7451 of whom completed the challenge (41% of all participants, up from 38% last year). Registration exceeded last year's by 127%. This was the first year adult patrons were invited to participate, which resulted in a successful change. (Strategy 1.3; Public Services)
- With more than 4,300 recorded uses across multiple branch locations, the District's charging stations continue to be a vital resource for patrons, supporting their technological needs and enhancing their overall library experience. (Strategy 1.3; Security)
- Security has continued the switch to the new security control system. This includes repairing broken hardware on doors and installing network powered hardware to improve

notification as well as remove battery issues. The Ute Pass and Palmer Lake libraries' access control switchover is complete and fully functional. Work is currently being done on Monument and Penrose libraries, as well as Library 21c. Calhan Library is the next scheduled full conversion. (Strategy 1.4; Security)

- PPLD Digital Collections, using the digital access management system Recollect, was “soft” launched on August 1. Migration of all digitized photo collections, city directories, maps, and oral histories from CONTENTdm has been completed, and is ahead of schedule. Over 787,000 records from Pikes Peak NewsFinder have been successfully migrated to Recollect, comprising approximately 90% of the total records. Digitized genealogical records previously available in Pikes Peak NewsFinder are in the process of migration. (Focus Area 1; IT and Public Services)

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

- New anti-virus and MDR (Managed Detection and Response) were deployed across all platforms across the District, including server, staff, and patron systems. (Focus Area 2; IT)
- The Acceptable Use Policy for Computers and Related Technology section of the Personnel Policy Manual was updated. IT will continue to review and update this policy on an annual basis. (Focus Area 2; IT)
- Security launched and conducted 12 comprehensive safety audits to assess the safety protocols and conditions within the facilities across the District to identify any potential safety hazards, ensure compliance with safety regulations, and implement corrective measures where needed. The audits revealed minimal issues, all of which were promptly addressed and corrected. (Strategy 2.1; Security)
- Programming completed an inventory and accessibility check on 64 activity kits currently being used by library locations. Beginning in 2025, all programs will have adaptive tools available at library locations to support our library programs. (Strategy 2.2; Public Services)
- A Hoopla budget cap was implemented on August 1st to control the cost of this increasingly popular platform. The monthly cap of \$8,000 is divided over each day of the month. When the daily budget cap is reached, users see the message “The collective daily borrow limit has been reached.” Checkouts resume when the library’s budget resets at midnight. This quarter there were 14 days when the cap was reached. (Strategy 2.4; Public Services)
- A District-wide data audit, with every department being interviewed about potential data sources, was completed. That information and the department’s recommendations will be presented to Leadership Team in October. (Tactic 2.1.2; Strategy & Innovation)

Communications - PPLD invests in and elevates community awareness of resources, services, and spaces.

- A new messaging policy was added to the email system that will let staff know if an incoming email originated from outside of the organization. This message will pop up as a message to staff at the top of the email that will serve as an indicator to staff in case

they are questioning the validity of the source of an email and also to remind them that the information they are sharing is going outside of the organization. (Focus Area 3; IT)

- PPLD's accessibility compliance plan was posted on July 1, 2024. The web team is maintaining accessibility on the website. Software to help streamline the process for making PDFs accessible was acquired. The web team is also working with other PPLD departments to determine best practices for the use of PDFs versus web pages. During a special session, all PPLD staff received training on ADA Title II, effective communication, and digital accessibility. Training on Disability Etiquette will take place in Q4. Both training courses will become part of PPLD's QuickStart program/orientation for new employees. The accessibility team is currently working on identifying training plans related to digital communications and document creation. (Tactic 3.1.3; Communications)
- During Q3, the website administrators focused on the design of the new website. The process of redesigning each webpage is nearly complete. The administrators estimate the redesign will be completed by the end of October. November and December will be dedicated to testing (by staff and the public), proofing, and optimization for various screen sizes and devices to guarantee a seamless user experience. The site is on track for a successful launch by the end of Q4 or beginning of Q1 2025. (Tactic 3.1.4; Communications)
- Security finalized a two-part No Smoking Project to implement clear and effective signage to inform patrons of the District's smoking policy within the facility by installing "No Smoking" signs both outside the restroom doors and inside each stall. (Strategy 3.2; Security)
- To celebrate National Library Card Sign-up Month in September, PPLD launched its You Belong campaign to show how the community belongs at the Library – a library is for everyone. Staff across the District identified and executed 14 targeted outreaches that connected with more than 8,000 people and yielded 91 new library cards. A combination of digital and paid advertising, along with staff engagement helped staff surpass the original goal of 3,000 new library cards (3438) and renewals (1,661), with a new record of 5,099 new patrons in one month. (Tactic 3.4.1; Communications and Public Services)
- Communications is working with Programming to establish a new direction for national initiatives in 2025, focusing on issues that are relevant to and affect PPLD's community – the residents of El Paso County. (Tactic 3.4.5; Communications and Public Services)
- Communications distributes a weekly email to social media liaisons with social media tips and details about District-wide communications they should promote on their pages. Plans were laid to discontinue select social media pages at the start of Q4. Those pages included: PPLD Green Team, RH&G, PPLD Adult Services, PPLD Adult Education, and PPLD Teens pages. Additional pages will be discontinued in December 2024. (Tactic 3.5.6; Communications)

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

- After eight months of work by Security, the Downtown Review Board approved the request to build a fence around the perimeter of the Penrose Library campus to improve safety and security. Bidding and construction have not yet begun. (Strategy 4.1; Security)
- PPLD staff returned as the official host for Kids Con at Colorado Springs Comic Con, one of our largest outreach events of the year. During the three-day event, PPLD

connected with more than 5,000 attendees to highlight the power of PPLD makerspaces to enhance attendees' cosplay experience. Staff offered exciting activities and promotions in support of makerspaces which yielded 500 new monthly newsletter subscribers and reached a new audience segment that may not be familiar with PPLD's makerspaces. (Strategy 4.2; Communications)

- Branches and Programming supported outreaches at ComicCon, Switchbacks, Cool Science Festival, the El Paso County Fair, the Pioneer Museum's reopening day, Silver Key Senior Summit, ABLE-Fest, and at the Colorado Springs Police Department vs Special Olympics SE Region soccer match and CPCD Family Literacy night. (Strategy 4.4; Public Services)
- The school liaison list for K-12 was evaluated and updated. Newsletters were sent to all K-12 schools. Staff participated in many Back to School Nights, Backpack Bashes, Literacy Nights, STEM/STEAM Nights, School ESL Open Houses, Technology Night, Title 1 Nights, Kindergarten Round Up through Harrison D2, high school resource classes, and a presentation at UCCS to help future educators' college learn about the resources available to them. Through these events, staff share information on Homework Help, Educators Resource Guide, PowerPass, PPLD resources, and provide library cards. (Strategy 4.4; Public Services)
- To increase the number of physical library cards issued at outreaches, a library kit is now included in each outreach kit, with instructions, collateral, and resources designed to make getting a library card more accessible, while reaching people outside of PPLD. (Tactic 4.4.1; Communications)
- PPLD held its first job fair on September 28. More than 15 positions were advertised at the job fair including Program Logistics Assistant, Senior Library Assistant, Library Associate, Senior Library Associate, Accounts Payable Clerk, Facilities Supervisor, Individual Giving Coordinator. Some screening interviews for qualified candidates who had the minimum required qualifications were conducted by hiring managers. Over 130 interested candidates attended. During September, ppld.org/careers was the Library's most visited web page. (Focus Area 4; HR)

Physical and Virtual Spaces - PPLD provides equitable access to physical and virtual spaces in safe and inclusive environments.

- The DACS Corporation completed the East Parking Lot repairs and repaving project. Speed bumps were added for safety, and it was also reconfigured for one-way access for improved safety and flow. (Focus Area 5; Facilities)
- On September 27, the Pre-Final version of the Facilities Master Plan was shared with the PPLD Board of Trustees. (Strategy 5.1; Facilities)
- The Programming Department worked with Facilities, Penrose Library, and IT to move the department from Penrose Library to The Hall. Facilities had to move storage from Library 21c, East, the Penrose Façade, and Penrose Library. They are now housed at The Hall. (Strategy 5.1; Public Services; IT, Facilities)
- Security continued collaboration with Manitou Springs on construction and renovation of Manitou Carnegie Library. (Strategy 5.1; Security)

Staff - PPLD values, trusts, and invests in staff.

- Feedback was collected from 243 employees during the annual staff survey between March 4 - April 15, 2024. In addition, 22 employees volunteered to participate in stay interviews between September 2023 and June 2024. The results and recommendations from the surveys and stay interviews were presented to employees in August. (Tactic 6.7.2; HR, Office of Chief Librarian and CEO)
- The District-wide Active Shooter training was enhanced and altered to focus on building specific training for staff. (Strategy 6.1; Security)
- Programming took a year to develop a process for centralized programming that would help branch locations make program selections for all ages using one tool. The team created one all-ages program Menu and Recurring Menu. The all-ages Menu now includes Makerspace and Studio programs, Library Explorers, and Intergenerational programs. This project included building and implementing a training program, providing standards and guidelines, and developing several helpful tools to ensure consistent experiences for all programs offered at PPLD. (Strategy 6.4; Public Services)
- To equip staff with the necessary skills to offer excellent customer service to our entire community while using our physical libraries or digital resources, Human Resources worked with Communications to offer a training from Rocky Mountain ADA Center on “Title II of the ADA, Effective Communication, and Digital Accessibility” to staff on September 27. (Focus Area 6; HR)
- To foster improved communication and retention, Leadership Team is requiring supervisors to have regular one-on-ones with employees. Human Resources gathered resources and built tools to support managers’ efforts to connect with their employees. (Focus Area 6; HR)
- The Director of Branches and Assistant Director of Branches developed a recruiting dashboard to track the hiring process of open positions in Branches. Several managers and supervisors participated in PPLD's first Job Fair. (Focus Area 6; Public Services)

PIKES PEAK LIBRARY DISTRICT BOARD OF TRUSTEES
OCTOBER 16, 2024 5 p.m.
LIBRARY 21C - VENUE



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: 837 1958 5376
Passcode: 940463

Anyone interested in making a public comment at this meeting must sign up before 5 p.m. Please arrive or log in (if attending virtually) early. Meeting room doors will open by 4:30 p.m. The virtual meeting will be open by 4:45 p.m.

President Dora Gonzales, Vice President Scott Taylor, Secretary/Treasurer Erin Bents, Angela Dougan, Debbie English, Aaron Salt, Julie Smyth

Chief Librarian and CEO Teona Shainidze-Krebs, Chief Communications Officer Denise Abbott, Chief Human Resources Officer Timothy Allen, Director of Programming Melody Alvarez, Michael Brantner, Friends of PPLD Volunteer & Sales Operations Coordinator Beth Crumrine, Sr. Library Assistant Sarah Davis, , Senior Director of Development and Foundation Executive Director Courtney Deuser, Director of Regional History and Genealogy Michael Doherty, Executive Assistant Laura Foster, Director of Branches Janina Goodwin, Chief Information Technology Officer Justin Goodwin, Chief Financial Officer Randy Green, Director of Adult Education Sandy Hancock, PPLD Foundation Board of Directors President Nadine Hensler, Controller Kim Hoggatt, Assistant Director of Branches Gigi Holman, Chief Operating Officer Heather Laslie, Library 21c Manager Jennifer Luebbert, Interlibrary Load Manager Amanda Marez-Frutchey, Friends of the Pikes Peak Library District Vice President Birdie Miller, Old Colorado City Library Supervisor Vanessa Nash, Calhan Library Supervisor Liz Phillips, Cheyenne Mountain Library Supervisor Felisha Port, Director of IT Infrastructure Dan Stone, Director of Patron Engagement Abby Simpson, Jeremiah Walter, Tess Warren, Interim Branch Supervisor Geneva West, County Commissioner Carrie Geitner, City Councilmember Nancy Henjum, City Councilmember Dave Donelson, Kristin Alexander, Joy Allison, Betty Andersen, Emily Anerino, Andrew Armstrong, Alleah Baron, Jim Barry, Mary Becchio, Franklin Bernhard, Kim Bernhard, Jolene Bounds (sp), Alan Bridges, David B. Randi B., J. Capito (sp), Gloria Carpenter, Mark Caton, Cathy Chebuhar, Mike Chebuhar, Peter Choi, Jessica Choy, Sandra Collins, Jennaya Colons, Barbara Cuney, Katie Czukas, Sarah Dunmire, Peter Eller, Alicia Elkins-Smith, Amber Erickson, January Fairfield, Julie Fallin, Michelle Farrell, Rhona Fletcher, Tamara Forrest, Anne Francis, Toby Gannett, David Garcia, James Gavato, Kurt Gebreuer, AnnEliz Harford, Brandi Henderson, Ruble Henderson, Pat Herington, David Hewett, Becky Houston, Gabbie H., Meghan Jacks, Michele Jiricka, Enoch Johnson, Charity J. Kate Kersey, Youngmee Kim, Jessica Kloppenborg, Pete Knepell, Thomas Knobeloch, Lisa Langlely, Rosa Le, Jim Lehman, Carl Leivers, Ken Lewis, Eric Lundberg, Quinn Mafaie, Corinna Martin, Delaina Massie, Tom McGuire, Emily McCloskey, Cornelia Mckinney, Kelly Merritt, Diane Millburn, K. Morris, Jean Muller, Norbert Necker, Chris Nelson, Ginger Nichols, Sarah Norris, Carol Odell, Courtney Olson, Donna Park Ranson, Walt Perzcovitz, Ken Pfeil, Frank Rakoczy, Patti Reisinger, Larry Reisinger, Katie Robinson, Katie Ross, Carolyn Sarda, Matt Sarda, Gina Schmidt, Rochelle Shannon (sp), Kimberly Sharples, Kristin Siekmeier, Merrick Sobin, Mary Jo Sohn, Cindy Speaker, Gina Sphingmeyer, Toni Stark, Ronald S. (sp), Hannah Sutton, Jan Tanner, Bill Thomas, Allie Toomey, Regina Topp, Lauren Troiani, Tiffany T., Caleb T., Sandra Ullih, Bobbi Ullman, Ezra Wade, Kathie Waller, Caroline Werle, Criag Williams (sp), Kevin Wilson, Lynne Wylie, Susanne Wylie, Judy Wach (sp), Jennifer, Michael, Susan, DC, MSelken, Joe, Julie, Chris, Christine, Veronica, Sun, Stephanie, Dale, Georgia, Kevin, Arin, Michael, Corinne John, Andrew, Marcy, Joe, Kevin, Susan, LS, Sherri, mselk, Carl, Emily, Brenna, Dora, Kaye Chris

REGULAR MEETING OF THE BOARD OF TRUSTEES

CALL TO ORDER

President Dora Gonzales called the October 15, 2024 meeting of the Pikes Peak Library District to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE

ROCKRIMMON LIBRARY PRESENTATION

Interim Facilities Project Manager Scott Dunkley shared pictures and details of the repair of the sinkhole that formed behind the Rockrimmon Library, and also provided details on the maintenance issues and associated costs experienced at this location since 2017.

Motion: Aaron Salt made a motion to move Decision 24-10-2 on the Rockrimmon Lease up on the agenda to accommodate those attending this meeting, before the Reports

Second: Angela Dougan seconded the motion.

Discussion: Debbie English stated that the 2025 budget presentation may impact the decision.

Motion: Aaron Salt amended his motion to move Decision 24-10-2 to be item 7a with other Discussion and Decisions.

Second: Debbie English seconded the motion.

Vote: The motion was approved unanimously.

PUBLIC COMMENT

Over 40 comments were made by members of the public: Susan Creeder, Audra Talamante, Angela Puente, Hannah Sutton, Mary Taylor, Emily Cohen, Dick Purcell, Mo Gaitor, Peggy Hartman, Judy Algire, Douglas Star, Circa Sabo, MJ Sabo, Maureen Bridges, Pat Webb, Rhonda, Courtney, Scarlet, Jessica, Ken Lewis, Judy Morrill, Justin Morill, Olivia and friend, Case Howard, Ruth, Tamara Forrest, Linda Sobin, and Merrick Sobin, Janet Higley, Bob Rennick, Dottie Harman, Meghan and Elyse Jackson, Christine Hall, Jeanne Marsh, Jacob Ward, Melanie Reynolds, Teresa McMullan, Matt Martin. Landlord Matt Sahin, City Councilmember Dave Donelson. Comments were in support of keeping Rockrimmon Library open and included: the timeline of the decision to not renew the lease, that there are no other community spaces in the area, why was the public not surveyed, suggestion of fundraising to keep Rockrimmon open, the intimacy of a small library, lack of after school space for students, possibility of relocating elsewhere on the northwest side of Colorado Springs, the option of pursuing a mill levy increase, the library is a safe space, the library is used by all ages, the lack of public transportation to other library locations...etc. A five-minute break was taken during Public Comment.

PRESENTATIONS

Capital Outlay – 2023 Actual, 2024 Projected, 2025 Budget Wish List

The Preliminary Balanced Budget Presentation was included in the packet. The 2025 Budget wish list includes \$5.9 million that is not included in the 2025 preliminary budget. Updates to the budget will be provided for the December 4 Board of Trustees meeting.

BUSINESS ITEMS

New Business

DECISION 24-10-2: Rockrimmon Lease

President Dora Gonzales thanked everyone for attending the Board of Trustees meetings in the past few months. A summary of the statement she provided included that this was not an easy decision for any of the Trustees, and that sustainability over time is the Board's first priority. PPLD is the second largest library district in Colorado but receives 30% less funding than other districts. Rockrimmon Library was considered for closure in 2014 but the departure of the Chief Librarian and resulting search put the topic on hold. All El Paso County communities will be considered when the decision about vacating the Rockrimmon Library location by the end of the year is made.

Motion:: Aaron Salt made a motion that the Pikes Peak Library District Board of Trustees approve not renewing the Rockrimmon Library lease.

Second:Angela Dougan seconded the motion.

Discussion: Debbie English stated she would like to negotiate a one-year lease and decide over the coming year how to proceed.

Scott Taylor stated he would like to not rush into a decision, and would prefer to work with the landlord and property management company on a one-year lease to allow time to collaborate with the community and consider all options.

Angela Dougan acknowledged this was a tough situation, thanked the community for coming together and encouraged the community to stay involved. She stated that the entire county and PPLD's financial situation must be considered despite the offer of a discounted lease. The discussion to close Rockrimmon Library began 15 years ago.

Julie Smyth shared that PPLD must be sustainable, and that the budget, staffing shortages and morale, facilities

maintenance and safety issues, and strategic placement of facilities throughout the county will inform her decision. Deferring the decision is a disservice to the community.

Erin Bents stated that although waiting a year sounds good, the data does not support waiting and that will just prolong a difficult decision.

Aaron Salt thanked the community members for attending the meeting as he believes civic engagement is very important.

He stated a concern shared by the owner of a small business in this strip mall that other tenants would be negatively impacted by one tenant being offered a reduced lease.

Debbie English shared that deferring a decision for one year would give PPLD an opportunity to explore all options and potentially identify another solution.

Aaron Salt stated that not renewing the lease does not mean there will not be other options for a library in the neighborhood in the future.

City Councilmember Dave Donelson asked to speak for one minute. He stated that closing the library will alienate support for a mill levy in the future.

Aaron Salt recounted that when the Board planned to vote on a mill levy increase in 2022, the Board was asked by both the city and county to not pursue it at that time. The Board voted to respect that request and not seek an increase.

County Commissioner Carrie Geitner asked to speak briefly. She shared that the community is struggling with property tax increases already and important measures on the ballot may not pass. As approximately 30% of the community uses the library; she feels the likelihood of a successful ballot measure for an increase is slim.

Motion: Aaron Salt made a motion that the Pikes Peak Library District does not renew the lease for the Rockrimmon library.

Second: Angela Dougan seconded the motion.

Vote: President Dora Gonzales asked for a vote by roll call:

Angela Dougan – yes

Julie Smyth – yes

Debbie English – no

Erin Bents – yes

Dora Gonzales – yes

Scott-Taylor - no

With five trustees voting yes and two trustees voting no, the motion passes 5-2.

A 5-minute break was taken.

REPORTS

Board Reports

Governance Committee

Governance Committee Chairperson Julie Smyth shared that the Committee discussed candidates for the Board vacancy, and the formation of a policy committee.

Internal Affairs Committee

Internal Affairs Committee Chairperson Aaron Salt stated the meeting was held on Tuesday, October 8 at 8:00 a.m. at East Library to discuss the Facilities Master Plan.

Liaison comments

County Commissioner Carrie Geitner appreciated hearing community input regarding the Rockrimmon Library. Commissioner Geitner represents El Paso District Two where there is a lack of library resources for families. The distribution of libraries across the District is not equitable. She acknowledged that the Board of Trustees is considering the entire county community, and she trusts the Board's judgement in making this difficult decision.

Trustee comments

Friends of the Pikes Peak Library District Report

The Friends of the Pikes Peak Library District report was included in the packet. Friends Vice President Birdie Miller shared the success of the book sale and that there are 16 new volunteers. Honorees for the 2025 Frank Waters and Golden Quill awards have been selected and acceptance is pending. The acceptance ceremony will be held on June 7, 2025.

Pikes Peak Library District Foundation Report

The Pikes Peak Library District Foundation report was included in the Board packet. Senior Director of Development and Foundation Executive Director Courtney Deuser thanked liaisons to the Foundation Board Debbie English and Scott Taylor for their input on the Foundation Strategic Plan. The Foundation Board meeting will be held tomorrow morning at 8:00 a.m.

Financial Report

The Financial Report was included in the Board packet. Chief Financial Officer Randy Green shared that most of the property tax revenue has been collected. PPLD is not eligible to receive the \$2 million provided in April as a backfill for 2022-23, This will be paid back to taxpayers through mill levy next year. Fees paid by PPLD for this amount are non-refundable. This discovery does impact the fund balance on the Financial report.

Public Services Report

The Public Services report was included in the Board packet. Chief Operating Officer Heather Laslie spoke about the report in the absence of Chief Public Services Officer and Deputy Chief Librarian Tammy Sayles. Highlights include the Food Industry Training (FIT) graduation on November 1, All Pikes Peak Writes received 93 entries this year, and that 130 candidates attended the PPLD Job Fair hosted by the Human Resources Team and hiring managers.

Support Services Reports: Communications; Facilities; Human Resources; Information Technology; Safety, Social Services, & Security; Strategy & Innovation

The Support Services reports were included in the Board packet.

Chief Librarian and CEO Report

Chief Librarian and CEO Teona Shainidze-Krebs thanked Randy for his leadership and diligence in researching the \$2 million received by the District, which resulted in the discovery that the District is ineligible. The creation of the Strategy and Innovation Department is an effort to streamline data management and analysis. PPLDCon 2024 was a success thanks to all involved in planning. Ms. Shainidze-Krebs thanked the Board of Trustees for setting her goals and holding her accountable.

BUSINESS ITEMS (cont.)

Consent Items

Minutes of the September 18, 2024, Board of Trustees meeting
There were no comments or requested changes.

Unfinished Business

DECISION 24-10-1: URA Bristow-Lowell

The URA Bristow-Lowell documentation was included in the Board packet. Executive Director of the Colorado Springs Urban Renewal Authority (CSURA) Jariah Walker shared that this project will be brought to City Council next week. There were no questions.

Motion: Aaron made a motion that the Pikes Peak Library District Board of Trustees approve the URA Bristow Lowell as presented.

Second: Erin Bents seconded the motion.

Discussion: Julie Smyth asked if a mill levy increase over the course of the 25 years would impact PPLD's commitment. Executive Director of the CSURA Jariah Walker stated that PPLD would retain revenue from any

Vote: The motion was approved 6 – 1.

New Business (cont.)

DISCUSSION: URA OneVela

THE URA OneVeLa documentation was included in the Board packet. Executive Director of the Colorado Springs Urban Renewal Authority (CSURA) Jariah Walker introduced Kevin O'Neil and Andy Merritt of the project development team of this 400-unit mixed use project.

Scott Taylor left the meeting during the URA OneVeLa discussion.

DECISION 24-10-3: Library 21c Water Main project

The Library 21c Water Main project was included in the Board packet.

Motion: Julie Smyth made a motion that the Pikes Peak Library District Board of Trustees approve the Library 21c Water Main project as presented.

Second: Aaron Salt seconded the motion.

Vote: The motion was approved unanimously.

DECISION 24-10-4: Penrose Interior Renovation

The Penrose Interior Renovation was included in the Board packet. This project includes upgrades to the Children's area, safety measure implemented in the computer lab, relocating service desks at east and west entrances. These upgrades will allow staff to better monitor the public area of the library.

Motion: Julie Smyth made a motion that the Pikes Peak Library District Board of Trustees approve the Penrose Interior Renovation as presented.

Second: Angela Dougan seconded the motion.

Vote: The motion was approved unanimously.

DECISION 24-10-5: Resolution for Supplementary Budget - Capital Fund

The Resolution for Supplementary Budget – Capital Fund was included in the Board packet.

Motion: Julie Smyth made a motion that the Pikes Peak Library District Board of Trustees approve the Resolution for Supplementary Budget – Capital Fund as presented.

Second: Debbie English seconded the motion.

Vote: The motion was approved unanimously.

DECISION 24-10-6: Resolution for Supplementary Budget - Penrose Library and Library 21c Capital Improvement

The Resolution for Supplementary Budget – Penrose Library and Library 21c Capital Improvement was included in the Board packet.

Motion: Erin Bents made a motion that the Pikes Peak Library District Board of Trustees approve the Resolution for Supplementary Budget – Penrose Library and Library 21c Capital Improvement as presented

Second: Julie Smyth seconded the motion.

Vote: The motion was approved unanimously.

ADJOURNMENT

The being no further business to discuss, President Dora Gonzales adjourned the regular meeting of the Pikes Peak Board of Trustees at 9:24 p.m.

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>

July 23, 2024

Via Email and Certified Mail, Return Receipt Requested

Pikes Peak Library District (Library 21 C)

1175 Chapel Hills Dr.

Colorado Springs, CO 80920

Attention: Randall Green, Chief Financial Officer

Teona Shainidze-Krebs, Chief Librarian and Chief Executive Officer

Re: Notice of Proposed OneVeLa Urban Renewal Plan and Proposed Tax Sharing Agreement

Dear Mr. Green and Ms. Shainidze-Krebs:

The Board of Commissioners of the Colorado Springs Urban Renewal Authority (“CSURA”) is considering a proposed urban renewal project in downtown Colorado Springs running East of Sahwatch St. and North of Costilla St., as more particularly described in the enclosures to this letter, for the redevelopment of the site into a mixed-use residential and commercial development. 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 OneVeLa 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 OneVeLa 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. I would like to arrange another meeting with you to discuss the proposed agreement and allocation of incremental property tax 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 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

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

This Property Tax Increment Revenue Agreement (the “Agreement”) is entered into as of _____, 2024 (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 residential and commercial development 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 “OneVeLa 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 Property 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 fifty percent (50%) of the District Increment, commencing on the date of approval by the City of the Plan, and lasting for the Duration. The Authority shall annually deduct from the Property Tax Increment Revenues it receives any revenues attributable to the District Increment and shall remit such revenues to the Library District.

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: _____

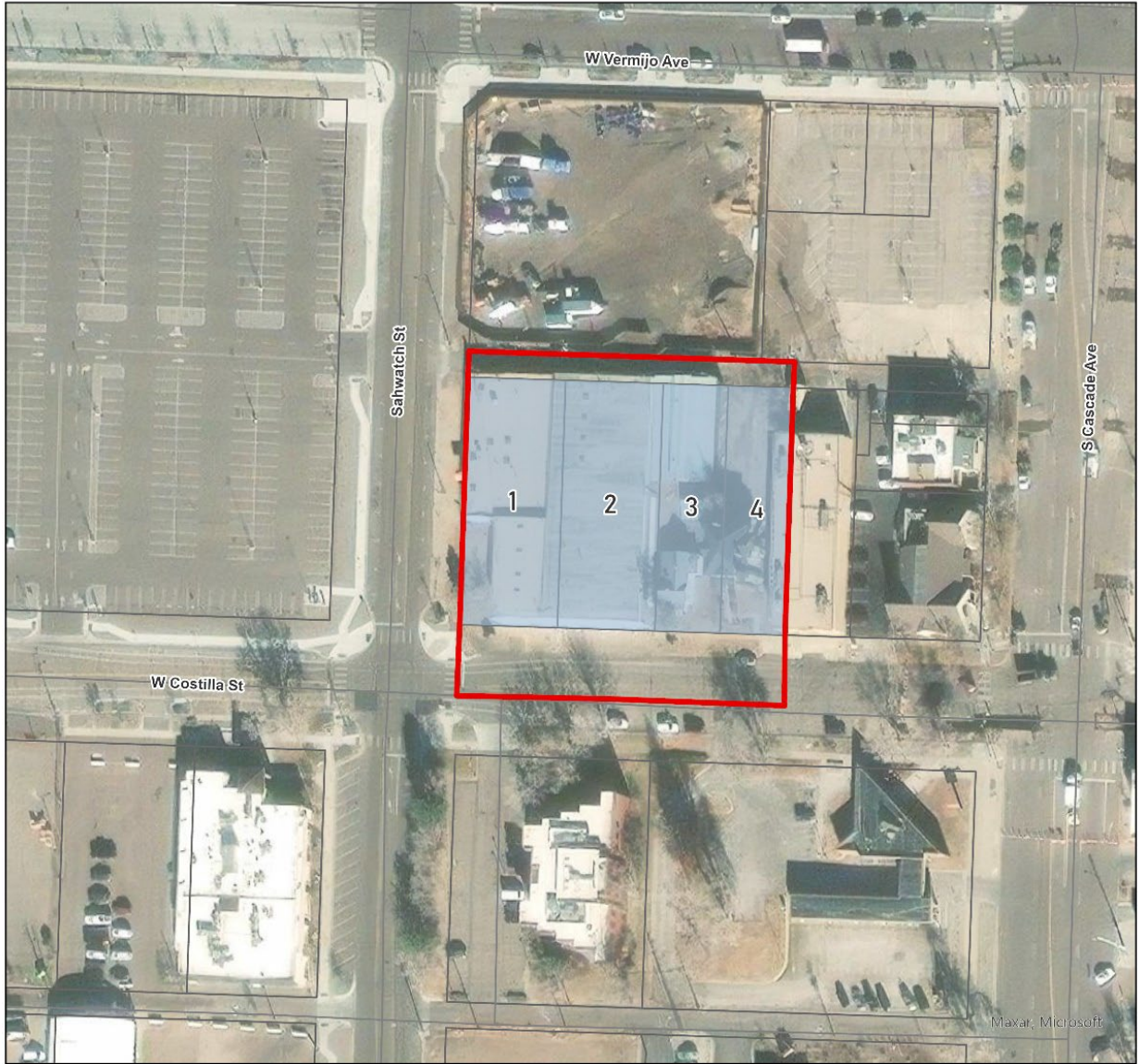
COLORADO SPRINGS URBAN RENEWAL
AUTHORITY, a body corporate and politic of the
State of Colorado




By: _____
Title: _____

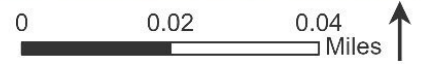
ATTEST:

By: _____

Exhibit A
The Property



-  OneVeLa URA Boundary
-  OneVeLa URA Parcels
-  Parcel



Final Report

OneVeLa Urban Renewal Plan

Prepared for:

Colorado Springs Urban Renewal Authority

Prepared by:

Economic & Planning Systems, Inc.

EPS #233172

July 15, 2024

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1. Introduction

Preface

This OneVeLa 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 OneVeLa Conditions Survey prepared by Economic & Planning Systems (EPS) in August 2022 and updated in June 2024 ("Conditions Survey") was provided to the Authority under separate cover and demonstrates that the OneVeLa 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 OneVeLa 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 four parcels on approximately 1.1 acres of land and adjacent right of way (ROW). The boundaries of the Plan Area to which this Plan applies includes Costilla Street to the south, Sahwatch Street to the west, a vacant commercial lot to the north, and a storage warehouse to the east, as shown below in **Figure 1** and more particularly described on Exhibit A attached hereto and made a part of hereof.

Figure 1. OneVeLa Urban Renewal Plan Area



Ownership

The parcels located within the Plan Area are all currently owned by 14 Costilla LLC. This 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 (FBZ) District, 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 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.

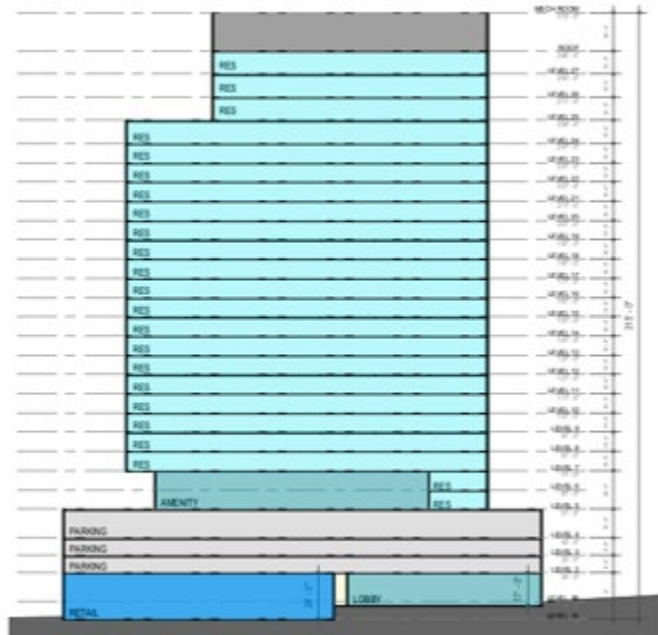
Vision

The vision of the Plan Area, as expressed by the developer, is a mixed use development with residential and commercial uses, as shown in the site plan illustrated in **Figure 2** and concept plan in **Figure 3**. The Plan Area will be redeveloped into a vibrant, walkable area in Downtown Colorado Springs. The development expects to include approximately 400 residential units with a range of studios, 1-bedroom, 2-bedroom, and 3-bedroom units. The project intends to include rental rates for a range of income levels, including 10 percent of the units restricted to 100 percent of area median income (AMI) or below. This results in approximately 40 studio units with rent restrictions for the duration of the TIF period, 25 years. The development expects to also include ground floor commercial space and structured parking. The project intends to incorporate a variety of public amenities with public parking, sidewalks, streetscape, landscaping, and high-end façade/art.

Figure 2. OneVeLa Site Plan



Figure 3. OneVeLa Concept 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

This 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 and HomeCOS
- 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.

HomeCOS

The 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. This Plan intends to create new housing units at affordable rental rates, which directly supports and implements objective 2 in HomeCOS, which is to increase the supply of affordable rentals. Specific strategies this Plan supports include:

- **2A** – Create and implement an incentive package that facilitates affordable and attainable housing as infill development
- **2C** – Create public-private partnerships with the business community to increase affordable rental housing

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 2.0 URA Plan directly implements the Strategic Plan and the following excerpt are representative of the alignment between the two:

- **3.0 – Building Community and Collaborative Relationships** – 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.
- **3.15 – Building Community and Collaborative Relationships** – Improve access to a broad range of homeless, affordable, and workforce housing.

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 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.

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.

Final Report

OneVeLa Existing Conditions Survey

Prepared for:

City of Colorado Springs Urban Renewal Authority

Prepared by:

Economic & Planning Systems, Inc.

EPS #233172

July 15, 2024

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1. Introduction

In August 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 OneVeLa Urban Renewal Plan Area (Study Area). A site visit was conducted in June 2024 to confirm the original findings from 2022 are still present. This proposed plan area is located in Downtown Colorado Springs at the northeast corner of Costilla Street and Sahwatch Street, 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 four properties located in Downtown Colorado Springs at the northeast corner of Costilla Street and Sahwatch Street. 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 August 2022 and reconfirmed in June 2024. 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 OneVeLa Urban Renewal Plan Area is comprised of four parcels on approximately 1.1 acres or 47,916 square feet of land and adjacent right of way (ROW), as shown in **Table 1** and **Figure 1**. The Study Area is bound by Costilla Street to the south, Sahwatch Street to the west, a vacant commercial lot to the north, and a storage warehouse to the east. All parcels in the Study Area are owned by 14 Costilla LLC. All parcels in the Study Area have existing buildings including a distribution warehouse built in 1919, a storage warehouse built in 1925, a single family home built in 1904 with two sheds built in 1989, and a single family home built in 1900. These buildings are all currently vacant.

Table 1. Parcels Contained in the URA Study Area

#	Parcel	Location	Owner	Land Use	Bldg. Sq. Ft.	Land		Assessed Value
						Acres	Sq. Ft.	
1	6418312004	30 W Costilla St	14 COSTILLA LLC	Warehouse/Storage	10,599	0.33	14,375	\$183,840
2	6418312005	22 W Costilla St	14 COSTILLA LLC	Warehouse/Storage	14,288	0.33	14,375	\$178,990
3	6418312006	20 W Costilla St	14 COSTILLA LLC	Single Family Res.	974	0.22	9,583	\$19,550
4	6418312007	14 W Costilla St	14 COSTILLA LLC	Single Family Res.	3,988	0.22	9,583	\$24,020
Total					29,849	1.10	47,916	\$406,400

Source: El Paso County Assessor; Economic & Planning Systems

Figure 1. OneVeLa Proposed URA Boundary and Parcels



Field Survey Approach

The following assessment is based on a field survey conducted by EPS in August 2022 and June 2024. 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 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.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.*" 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 either not observed or 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 August 2022 and June 2024. **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			
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	X
	1.08	Deteriorated Ancillary Structures	
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	X
	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	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	X
	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	X
	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	
	11.05	Disproportionately Underdeveloped Parcel	X
	11.06	Vacant Structures	X
	11.07	Vacant Units in Multi-Unit Structures	

1. Buildings: slum, deteriorated, or deteriorating structures

Multiple buildings in the Study Area have deteriorated exterior finishes with chipped paint, exposed brick, and rusted and worn-out metal siding, shown in **Figure 2**. The single family home on Parcel 3 has a deteriorated wooden stairway to the front porch as well as chipped paint.

Figure 2. Deteriorated Exterior Finishes and Stairways



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

Poor provisions of street improvements for pedestrians were observed in the form of lack of sidewalks along Sahwatch Street on parcel 1 and along Costilla Street on parcels 1 and 2, as shown in **Figure 3**. Along Sahwatch Street there is a defined curb but no sidewalk and along Costilla Street there is dirt and a large driveway for commercial vehicles. It is important to note at the corner of Sahwatch and Costilla Street pedestrian improvements were made with curb cuts and a small portion of sidewalk. These are extensions of the sidewalk improvements on the opposite sides of the streets and illustrates the disconnect the Study Area has within the existing pedestrian network.

Figure 3. Poor Provision of Street Improvements for Pedestrians



Additionally, poor provisions of street improvements for vehicles were observed in the form of potholes and cracked pavement in the alley on the northside of the Study Area, shown below in **Figure 4**.

Figure 4. Poor Provision of Street Improvements for Vehicles



There is an excessive driveway along Costilla Street for the existing warehouse/storage facilities on parcels 1 and 2, shown in **Figure 5**. The drive covers approximately a third of the block and does not include curb cuts or a sidewalk.

Figure 5. Excessive Curb Cuts Along Commercial Blocks



3. Unsafe/Unsanitary: unsanitary or unsafe conditions

Throughout the Study Area unsafe and unsanitary conditions were documented, including vandalism/graffiti, excessive litter, and evidence of vagrants. Vandalism/graffiti was observed in alley on the backside of the building on parcel 2, shown in **Figure 6**.

Figure 6. Vandalism/Graffiti



Excessive litter was observed and documented throughout the Study Area, shown in **Figure 7**.

Figure 7. Excessive Litter





Evidence of vagrant(s) was observed on parcel 4 in the gated area for the dumpster. The dumpster was removed and there was evidence that a person had been sleeping and hanging out there, shown in **Figure 8**.

Figure 8. Evidence of Vagrants



Additionally, standing water was observed on parcel 1 along Costilla Street, shown below in **Figure 9**, which may indicate inadequate stormwater drainage.

Figure 9. Evidence of Standing Water



4. Site Improvements: deterioration of site or other improvements

Deterioration of site improvements were observed throughout the Study Area and overall the site shows signs of neglect. The small parking lot on parcel 4 showed signs of deterioration with missing sections of pavement and pot holes, shown in **Figure 10**.

Figure 10. Deteriorated On-Site Parking Surfaces



Overgrown vegetation and poorly maintained landscaping was observed throughout the Study Area, shown in **Figure 11**.

Figure 11. Overgrown Vegetation





On parcel 3 a deteriorated portion of fence and exterior wall of the shed was observed, shown below in **Figure 12**.

Figure 12. Deteriorated Fences and Walls



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

Inadequate infrastructure was observed throughout the Study Area, predominately in the form of deteriorated pavement and lack of curbs and sidewalks. As previously mentioned, there is no sidewalk along Sahwatch Street and Costilla Street on parcels 1 and 2, shown in **Figure 13**.

Figure 13. Lack of Sidewalks and Curb



In addition, the section along Costilla Street is also missing a curb. Deteriorated pavement was observed on the parking lot on parcel 4 and along the alley behind all the parcels, as shown in **Figure 14**.

Figure 14. Deteriorated Pavement



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 underdeveloped and underutilized in the urban location. The surrounding context of the Study Area is largely developed with commercial uses, shown in **Figure 15**, with the U.S. Olympic and Paralympic Muesum to the west, Colorado Springs Conservatory and Wells Fargo Bank to the south, Pikes Peak Regional Development Corporation to the east, and government buildings on the block to the north. The Study Area is in Downtown Colorado Springs and currently underutilized with older industrial uses and single family residences, all of which are currently vacant.

Figure 15. Underdeveloped Parcels in an Urbanized Area



Other Considerations

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

Crime

High or unusual crime is one determining criterion 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 zip code and citywide. The Study Area is located within zip code 80903. From 2016 to 2023, 80903 had a total of 33,965 offenses reported, which is an average of 4,246 offenses per year, shown in **Table 3**. This represents an average of 9.5 percent of the total crime offenses in the city over this time period. On a per capita basis, zip code 80903 had more crime offenses compared to the city as whole. From 2016 to 2023, 80903 averaged 0.27 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, 2016-2023

Description	2016	2017	2018	2019	2020	2021	2022	2023	2016-2023	
									Total	Avg.
Crime Offenses										
Colorado Springs	40,600	38,565	43,354	46,741	45,184	47,456	48,312	47,202	357,414	44,677
80903	4,069	4,013	4,324	4,308	3,857	4,473	4,724	4,197	33,965	4,246
<i>% of City</i>	<i>10.0%</i>	<i>10.4%</i>	<i>10.0%</i>	<i>9.2%</i>	<i>8.5%</i>	<i>9.4%</i>	<i>9.8%</i>	<i>8.9%</i>	<i>9.5%</i>	
Offenses Per Capita										
Colorado Springs	0.09	0.08	0.09	0.10	0.09	0.10	0.10	0.09		0.09
80903	0.27	0.27	0.29	0.28	0.25	0.29	0.30	0.27		0.28

Source: Colorado Springs Police Department; 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 August 2022 and June 2024 documented six 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 six of the 11 blight factors in the Study Area as a whole.

4. Appendix

The following photos are from a site visit in June 2024 to confirm the findings of blight observed in August 2022 are still present.









Final Report

El Paso County Impact Report

OneVeLa Urban Renewal Area

Prepared for:

Colorado Springs Urban Renewal Authority

Prepared by:

Economic & Planning Systems, Inc.

EPS #233172

July 15, 2024

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1. Introduction

This report includes a summary of the expected fiscal impacts of the site included in the OneVeLa Urban Renewal Plan (Plan) in El Paso County (the County). The El Paso County Impact Report for OneVeLa 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 OneVeLa 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 four parcels on approximately 1.1 acres of land and adjacent right of way (ROW). The boundaries of the Plan Area to which this Plan applies includes Costilla Street to the south, Sahwatch Street to the west, a vacant commercial lot to the north, and a storage warehouse to the east, as illustrated in red below in **Figure 1**.

Figure 1. OneVeLa URA Boundary



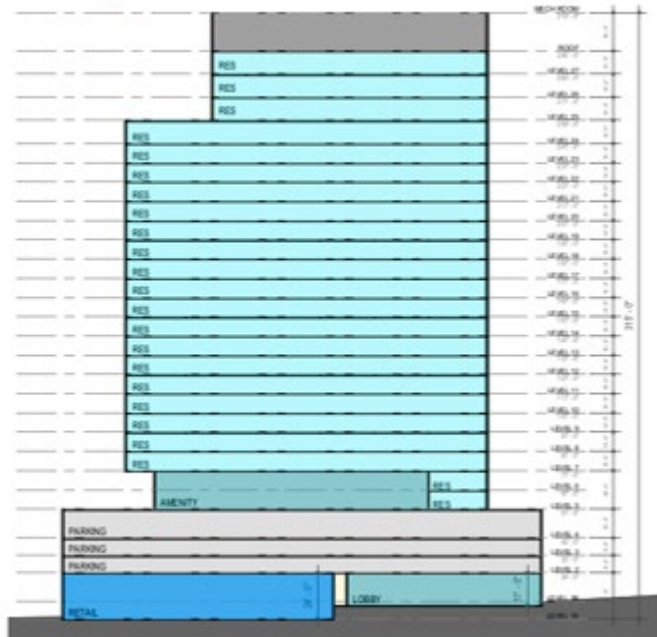
2. Development Program

The proposed project for the Plan Area is a residential development with ground floor retail and structured parking, illustrated in **Figure 2** and **Figure 3**. The associated site improvements include demolition, sidewalks, streetscape, landscaping, public parking, and high-end façade/art. OneVeLa expects to have approximately 404 residential units with 10 percent (40 units) affordable to households earning 100 percent of area median income (AMI) or below for 25 years. This helps to fill a gap in Colorado Spring’s rental housing market by offering units for rent at various AMI levels in Downtown. Additionally, the development intends to include 7,900 square feet of ground floor retail to activate the street level and offer food and beverage amenities to residents and visitors.

Figure 2. OneVeLa Site Plan



Figure 3. OneVeLa Concept Plan



Public improvements proposed for the OneVeLa URA will provide a public benefit of not only eliminating blight, but also enhancing and creating a sense of place and activating Downtown. OneVeLa URA includes a variety of public improvements, totaling approximately \$23.0 million, shown below in **Table 1**. OneVeLa is expected to include 40 affordable units for households earning 100 percent AMI or below. These affordable units are essential to the community to offer housing that is affordable for the local workforce. There is value in providing affordable units tied to specific AMI levels compared to market rate housing. The community benefit derived from the affordable units is estimated by comparing the value based on affordable rents to the value if rented at market rate. The difference between the two represents the community benefit, which is \$3.8 million.

The development is expected to include structured parking, of which approximately 10 percent or 48 spaces will be available to the public. Additional public improvements include demolition/abatement of existing structures and ROW improvements for utilities, streetscape, sidewalks, landscaping, and high-end façade/art.

Table 1. OneVeLa URA Eligible Improvements

Eligible Improvements	Factor	Total	% Total	Per Unit
Structured parking		\$16,876,500	73.4%	\$41,774
Sidewalk, curb & gutter		\$154,688	0.7%	\$383
Streetscape amenities		\$275,000	1.2%	\$681
Stormwater		\$47,344	0.2%	\$117
Water/wastewater		\$188,663	0.8%	\$467
Demolition/Abatement		\$150,000	0.7%	\$371
Façade/Art		\$1,500,000	6.5%	\$3,713
Value of Affordable Units	10%	<u>\$3,796,834</u>	<u>16.5%</u>	<u>\$9,398</u>
Total		\$22,989,029	100.0%	\$56,904

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 direct 100 percent of the property tax revenues generated by the Plan increment to the project. These revenues include 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 OneVeLa, EPS estimated market values for the multifamily units at \$500,000 per unit. The estimated value is based on a comparison of construction costs and comparable property research for urban locations with luxury projects with structured parking. An annual growth rate of 1.5 percent is applied to the market value. In accordance with Colorado Legislature, a biannual reassessment applies to the base value on odd-number years, which is estimated at 3.0 percent.

Property Tax Base

The current assessed value of property in the proposed OneVeLa URA is \$509,160 per year, shown below in **Table 2**. This base reflects the total value of land and buildings on the four parcels within the URA boundary. 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 27.9 percent, while multifamily is assessed as residential at 6.765 percent.

Table 2. Property Base Value, 2023

Location	Land Use	Actual Value			Assessed Value		
		Land	Imp.	Total	Land	Imp.	Total
30 W COSTILLA ST	Industrial	\$205,913	\$575,218	\$781,131	\$59,710	\$166,810	\$226,520
22 W COSTILLA ST	Industrial	\$205,913	\$554,619	\$760,532	\$59,710	\$160,840	\$220,550
20 W COSTILLA ST	Residential	\$208,900	\$164,546	\$373,446	\$14,000	\$11,020	\$25,020
14 W COSTILLA ST	Residential	<u>\$137,275</u>	<u>\$416,024</u>	<u>\$553,299</u>	<u>\$9,200</u>	<u>27,870</u>	<u>\$37,070</u>
Total		\$758,001	\$1,710,407	\$2,468,408	\$142,620	\$366,540	\$509,160

Source: El Paso County Assessor; Economic & Planning Systems

The 2023 mill levies for all parcels in the taxing district are shown in **Table 3**. The total mill levy in 2023 was 59.7890, but only 55.9285 mills are eligible to pledge to tax increment financing (TIF). This assumes a 100 percent pledge of property taxes from El Paso County, City of Colorado Springs, School District #11, and Southeastern Colorado Water Conservancy District; a 50 percent pledge from Pikes Peak Library District, and 60 percent pledge from Colorado Springs Downtown Development Authority (DDA). The road and bridge shares are ineligible funds for TIF because they are a dedicated revenue stream.

Table 3. Mill Levies, 2023

Description	Mill Levy	TIF Share	TIF Mill Levy
EL PASO COUNTY	6.862	100%	6.8620
EPC ROAD & BRIDGE SHARE	0.165	0%	0.0000
CITY OF COLORADO SPRINGS	3.579	100%	3.5790
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.165	0%	0.0000
COLO SPGS SCHOOL DISTRICT #11	40.069	100%	40.0690
PIKES PEAK LIBRARY DISTRICT	3.061	50%	1.5305
SOUTHEASTERN COLO WATER CONSERVANCY DISTRICT	0.888	100%	0.8880
CS DOWNTOWN DEVELOPMENT AUTHORITY	<u>5.000</u>	60%	<u>3.0000</u>
Total	59.7890		55.9285

Source: Jefferson County Assessor; Economic & Planning Systems

Property Tax Increment

Based on the assumptions stated above and information from the Developer, in 2049 the cumulative value of residential development is estimated at \$288.8 million and commercial development is estimated at \$2.8 million, as shown below in **Table 4**. The future property taxes due to new development are referred to as the increment. The development of OneVeLa is expected to generate approximately \$18.1 million in property tax increment over the 25-year period, which equates to an average of approximately \$724,000 per year, as shown in **Table 5**. The present value, assuming a 5.0 percent discount rate equates to \$9.7 million or an average of \$386,700 per year.

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 \$961,659 annually in total property taxes, which includes approximately \$41,819 that is attributed to the base values and \$919,840 that is generated by the increment or new development.

Table 4. Estimated Development Value, 2024-2049

Year	Plan Year	Residential ¹ \$500,000/unit 404 units	Commercial ¹ \$250/sf 7,900 sf
2024	0	\$0	\$0
2025	1	\$101,000,000	\$987,500
2026	2	\$205,030,000	\$2,004,625
2027	3	\$208,105,450	\$2,034,694
2028	4	\$211,227,032	\$2,065,215
2029	5	\$214,395,437	\$2,096,193
2030	6	\$217,611,369	\$2,127,636
2031	7	\$220,875,539	\$2,159,550
2032	8	\$224,188,672	\$2,191,944
2033	9	\$227,551,502	\$2,224,823
2034	10	\$230,964,775	\$2,258,195
2035	11	\$234,429,247	\$2,292,068
2036	12	\$237,945,685	\$2,326,449
2037	13	\$241,514,871	\$2,361,346
2038	14	\$245,137,594	\$2,396,766
2039	15	\$248,814,658	\$2,432,718
2040	16	\$252,546,877	\$2,469,208
2041	17	\$256,335,081	\$2,506,246
2042	18	\$260,180,107	\$2,543,840
2043	19	\$264,082,808	\$2,581,998
2044	20	\$268,044,051	\$2,620,728
2045	21	\$272,064,711	\$2,660,039
2046	22	\$276,145,682	\$2,699,939
2047	23	\$280,287,867	\$2,740,438
2048	24	\$284,492,185	\$2,781,545
2049	25	\$288,759,568	\$2,823,268

¹ Reflects annual escalation of 1.5%

Source: Economic & Planning Systems

Table 5. Estimated Property Tax Increment, 2024-2049

Year	Plan Yr.	Appraised Val.		Assessed Value (1-Yr. Lag) ^[1]				Property Tax Increment (1-Yr. Lag) 55.929 mill levy	TIF Present Value (1-Yr. Lag) 5.00%
		Multifamily 90.0% of Act.	Commercial 80.0% of Act.	Base Val. ^[2] 29.00%	Multifamily 6.765%	Commercial 27.900%	Increment Val.		
2024	0	\$0	\$0	\$509,160	\$0	\$0	\$0	\$0	\$0
2025	1	\$90,900,000	\$790,000	\$524,435	\$0	\$0	\$0	\$0	\$0
2026	2	\$184,527,000	\$1,603,700	\$524,435	\$6,149,385	\$220,410	\$5,845,360	\$0	\$0
2027	3	\$187,294,905	\$1,627,756	\$540,168	\$12,483,252	\$447,432	\$12,390,516	\$326,922	\$296,528
2028	4	\$190,104,329	\$1,652,172	\$540,168	\$12,483,252	\$447,432	\$12,390,516	\$692,983	\$598,625
2029	5	\$192,955,894	\$1,676,954	\$556,373	\$12,860,558	\$460,956	\$12,765,141	\$692,983	\$570,119
2030	6	\$195,850,232	\$1,702,109	\$556,373	\$12,860,558	\$460,956	\$12,765,141	\$713,935	\$559,387
2031	7	\$198,787,985	\$1,727,640	\$573,064	\$13,249,268	\$474,888	\$13,151,092	\$713,935	\$532,749
2032	8	\$201,769,805	\$1,753,555	\$573,064	\$13,249,268	\$474,888	\$13,151,092	\$735,521	\$522,721
2033	9	\$204,796,352	\$1,779,858	\$590,256	\$13,649,727	\$489,242	\$13,548,713	\$735,521	\$497,829
2034	10	\$207,868,298	\$1,806,556	\$590,256	\$13,649,727	\$489,242	\$13,548,713	\$757,759	\$488,458
2035	11	\$210,986,322	\$1,833,655	\$607,964	\$14,062,290	\$504,029	\$13,958,356	\$757,759	\$465,198
2036	12	\$214,151,117	\$1,861,159	\$607,964	\$14,062,290	\$504,029	\$13,958,356	\$780,670	\$456,442
2037	13	\$217,363,384	\$1,889,077	\$626,203	\$14,487,323	\$519,263	\$14,380,384	\$780,670	\$434,706
2038	14	\$220,623,834	\$1,917,413	\$626,203	\$14,487,323	\$519,263	\$14,380,384	\$804,273	\$426,523
2039	15	\$223,933,192	\$1,946,174	\$644,989	\$14,925,202	\$534,958	\$14,815,172	\$804,273	\$406,213
2040	16	\$227,292,190	\$1,975,367	\$644,989	\$14,925,202	\$534,958	\$14,815,172	\$828,590	\$398,566
2041	17	\$230,701,573	\$2,004,997	\$664,338	\$15,376,317	\$551,127	\$15,263,106	\$828,590	\$379,587
2042	18	\$234,162,096	\$2,035,072	\$664,338	\$15,376,317	\$551,127	\$15,263,106	\$853,643	\$372,441
2043	19	\$237,674,528	\$2,065,598	\$684,268	\$15,841,066	\$567,785	\$15,724,582	\$853,643	\$354,706
2044	20	\$241,239,646	\$2,096,582	\$684,268	\$15,841,066	\$567,785	\$15,724,582	\$879,452	\$348,029
2045	21	\$244,858,240	\$2,128,031	\$704,797	\$16,319,862	\$584,946	\$16,200,012	\$879,452	\$331,456
2046	22	\$248,531,114	\$2,159,951	\$704,797	\$16,319,862	\$584,946	\$16,200,012	\$906,042	\$325,217
2047	23	\$252,259,081	\$2,192,351	\$725,940	\$16,813,130	\$602,626	\$16,689,816	\$906,042	\$309,730
2048	24	\$256,042,967	\$2,225,236	\$725,940	\$16,813,130	\$602,626	\$16,689,816	\$933,436	\$303,900
2049	25	\$259,883,611	\$2,258,614	\$747,719	\$17,321,307	\$620,841	\$17,194,429	\$933,436	\$289,429
Total Avg.								\$18,099,533	\$9,668,561
								\$723,981	\$386,742
2050				\$747,719	\$17,321,307	\$620,841	\$17,194,429	\$961,659	\$283,980

^[1]Reflects a biannual reassessment.

^[2] Biannual escalation of 3.0%

Source: Economic & Planning Systems

Taxing District Impact

El Paso County Impact

El Paso County has a 6.862 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 \$3,599, shown in **Table 6**. This base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$5,131 for El Paso County in year 25 and generating a total of approximately \$107,276 over the 25-year period. After the 25-year period is complete, the County’s share of property tax revenues will increase to approximately \$123,119 annually due to the new development. This includes approximately \$117,988 generated by the property tax increment from OneVeLa.

Table 6. El Paso County Property Tax Revenue, 2025-2049

Year	Plan Year	El Paso County Property Tax: 6.862 mills		Total
		Base	Increment 1-Yr. Lag	
2025	1	\$3,599	\$0	\$3,599
2026	2	\$3,599	\$0	\$3,599
2027	3	\$3,707	\$40,111	\$43,817
2028	4	\$3,707	\$85,024	\$88,730
2029	5	\$3,818	\$85,024	\$88,842
2030	6	\$3,818	\$87,594	\$91,412
2031	7	\$3,932	\$87,594	\$91,527
2032	8	\$3,932	\$90,243	\$94,175
2033	9	\$4,050	\$90,243	\$94,293
2034	10	\$4,050	\$92,971	\$97,022
2035	11	\$4,172	\$92,971	\$97,143
2036	12	\$4,172	\$95,782	\$99,954
2037	13	\$4,297	\$95,782	\$100,079
2038	14	\$4,297	\$98,678	\$102,975
2039	15	\$4,426	\$98,678	\$103,104
2040	16	\$4,426	\$101,662	\$106,088
2041	17	\$4,559	\$101,662	\$106,220
2042	18	\$4,559	\$104,735	\$109,294
2043	19	\$4,695	\$104,735	\$109,431
2044	20	\$4,695	\$107,902	\$112,598
2045	21	\$4,836	\$107,902	\$112,738
2046	22	\$4,836	\$111,164	\$116,001
2047	23	\$4,981	\$111,164	\$116,146
2048	24	\$4,981	\$114,526	\$119,507
2049	25	<u>\$5,131</u>	<u>\$114,526</u>	<u>\$119,656</u>
Total		\$107,276	\$2,220,675	\$2,327,950
Future Tax Revenue				
2050		\$5,131	\$117,988	\$123,119

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 40.069 mill levy. The School District's share of the current property tax base is \$21,014, 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 \$29,960 in year 25 and generating a total over \$626,411 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 \$718,924 annually due to the new development. This includes approximately \$688,964 generated by the property tax increment from OneVeLa.

Table 7. School District Property Tax Revenue, 2025-2049

Year	Plan Year	School Dist. Property Tax: 40.069 mills		
		Base	Increment 1-Yr. Lag	Total
2025	1	\$21,014	\$0	\$21,014
2026	2	\$21,014	\$0	\$21,014
2027	3	\$21,644	\$234,218	\$255,862
2028	4	\$21,644	\$496,476	\$518,120
2029	5	\$22,293	\$496,476	\$518,769
2030	6	\$22,293	\$511,486	\$533,780
2031	7	\$22,962	\$511,486	\$534,449
2032	8	\$22,962	\$526,951	\$549,913
2033	9	\$23,651	\$526,951	\$550,602
2034	10	\$23,651	\$542,883	\$566,534
2035	11	\$24,360	\$542,883	\$567,244
2036	12	\$24,360	\$559,297	\$583,658
2037	13	\$25,091	\$559,297	\$584,389
2038	14	\$25,091	\$576,208	\$601,299
2039	15	\$25,844	\$576,208	\$602,052
2040	16	\$25,844	\$593,629	\$619,473
2041	17	\$26,619	\$593,629	\$620,248
2042	18	\$26,619	\$611,577	\$638,197
2043	19	\$27,418	\$611,577	\$638,995
2044	20	\$27,418	\$630,068	\$657,486
2045	21	\$28,240	\$630,068	\$658,309
2046	22	\$28,240	\$649,118	\$677,359
2047	23	\$29,088	\$649,118	\$678,206
2048	24	\$29,088	\$668,744	\$697,832
2049	25	<u>\$29,960</u>	<u>\$668,744</u>	<u>\$698,705</u>
Total		\$626,411	\$12,967,095	\$13,593,506
Future Tax Revenue				
2050		\$29,960	\$688,964	\$718,924

Source: Economic & Planning Systems

City of Colorado Springs Impact

The City of Colorado Springs has a 3.579 mill levy. The City’s share of the current property tax base is \$1,877, 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 \$2,676 in year 25 and generating a total of approximately \$55,952 over the 25-year period. After the 25-year period is complete, the City’s share of property tax revenues will increase to approximately \$64,215 annually due to the new development. This includes approximately \$61,539 generated by the property tax increment from OneVeLa.

Table 8. City of Colorado Springs Property Tax Revenue, 2025-2049

Year	Plan Year	Co. Springs Property Tax: 3.579 mills		Total
		Base	Increment 1-Yr. Lag	
2025	1	\$1,877	\$0	\$1,877
2026	2	\$1,877	\$0	\$1,877
2027	3	\$1,933	\$20,921	\$22,854
2028	4	\$1,933	\$44,346	\$46,279
2029	5	\$1,991	\$44,346	\$46,337
2030	6	\$1,991	\$45,686	\$47,678
2031	7	\$2,051	\$45,686	\$47,737
2032	8	\$2,051	\$47,068	\$49,119
2033	9	\$2,113	\$47,068	\$49,180
2034	10	\$2,113	\$48,491	\$50,603
2035	11	\$2,176	\$48,491	\$50,667
2036	12	\$2,176	\$49,957	\$52,133
2037	13	\$2,241	\$49,957	\$52,198
2038	14	\$2,241	\$51,467	\$53,709
2039	15	\$2,308	\$51,467	\$53,776
2040	16	\$2,308	\$53,024	\$55,332
2041	17	\$2,378	\$53,024	\$55,401
2042	18	\$2,378	\$54,627	\$57,004
2043	19	\$2,449	\$54,627	\$57,076
2044	20	\$2,449	\$56,278	\$58,727
2045	21	\$2,522	\$56,278	\$58,801
2046	22	\$2,522	\$57,980	\$60,502
2047	23	\$2,598	\$57,980	\$60,578
2048	24	\$2,598	\$59,733	\$62,331
2049	25	<u>\$2,676</u>	<u>\$59,733</u>	<u>\$62,409</u>
Total		\$55,952	\$1,158,233	\$1,214,185
Future Tax Revenue				
2050		\$2,676	\$61,539	\$64,215

Source: Economic & Planning Systems

Pikes Peak Library District Impact

The Plan Area is located within the Pikes Peak Library District, which has a 3.061 mill levy. It is assumed 50 percent of the Library District’s mill levy (1.531 mills) will be pledged to TIF and the remainder (1.531 mills) will continue to be collected by the Library District. The Library District’s share of the current property tax base is \$1,605, 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 \$2,289 in year 25 and generating a total of approximately \$47,854 over the 25-year period. During the 25-year TIF period, the Library District will collect increment on 1.531 mills, which is estimated to generate a total of \$495,299. After the 25-year period is complete, the Pikes Peak Library District’s share of property tax revenues will increase to approximately \$54,921 annually due to the new development. This includes approximately \$52,632 generated by the property tax increment from OneVeLa.

Table 9. Library Property Tax Revenue, 2025-2049

Year	Plan Year	Library District			Total
		Base 3.061 mill levy	Lib. Increment 1.531 mill levy	TIF Increment 1.531 mill levy	
2025	1	\$1,605	\$0	\$0	\$1,605
2026	2	\$1,605	\$0	\$0	\$1,605
2027	3	\$1,653	\$8,946	\$8,946	\$19,546
2028	4	\$1,653	\$18,964	\$18,964	\$39,581
2029	5	\$1,703	\$18,964	\$18,964	\$39,630
2030	6	\$1,703	\$19,537	\$19,537	\$40,777
2031	7	\$1,754	\$19,537	\$19,537	\$40,828
2032	8	\$1,754	\$20,128	\$20,128	\$42,010
2033	9	\$1,807	\$20,128	\$20,128	\$42,062
2034	10	\$1,807	\$20,736	\$20,736	\$43,279
2035	11	\$1,861	\$20,736	\$20,736	\$43,334
2036	12	\$1,861	\$21,363	\$21,363	\$44,588
2037	13	\$1,917	\$21,363	\$21,363	\$44,643
2038	14	\$1,917	\$22,009	\$22,009	\$45,935
2039	15	\$1,974	\$22,009	\$22,009	\$45,993
2040	16	\$1,974	\$22,675	\$22,675	\$47,324
2041	17	\$2,034	\$22,675	\$22,675	\$47,383
2042	18	\$2,034	\$23,360	\$23,360	\$48,754
2043	19	\$2,095	\$23,360	\$23,360	\$48,815
2044	20	\$2,095	\$24,066	\$24,066	\$50,227
2045	21	\$2,157	\$24,066	\$24,066	\$50,290
2046	22	\$2,157	\$24,794	\$24,794	\$51,746
2047	23	\$2,222	\$24,794	\$24,794	\$51,810
2048	24	\$2,222	\$25,544	\$25,544	\$53,310
2049	25	<u>\$2,289</u>	<u>\$25,544</u>	<u>\$25,544</u>	<u>\$53,376</u>
Total		\$47,854	\$495,299	\$495,299	\$1,038,452
Future Tax Revenue					
2050		\$2,289	\$26,316	\$26,316	\$54,921

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 0.888 mill levy. The Water Conservancy District's share of the current property tax base is \$466, 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 \$664 in year 25 and generating a total of approximately \$13,882 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 \$15,933 annually due to the new development. This includes approximately \$15,269 generated by the property tax increment from OneVela.

Table 10. Water Conservancy Property Tax Revenue, 2025-2049

Year	Plan Year	Water Conserv. Property Tax: 0.888 mills		Total
		Base	Increment 1-Yr. Lag	
2025	1	\$466	\$0	\$466
2026	2	\$466	\$0	\$466
2027	3	\$480	\$5,191	\$5,670
2028	4	\$480	\$11,003	\$11,482
2029	5	\$494	\$11,003	\$11,497
2030	6	\$494	\$11,335	\$11,830
2031	7	\$509	\$11,335	\$11,844
2032	8	\$509	\$11,678	\$12,187
2033	9	\$524	\$11,678	\$12,202
2034	10	\$524	\$12,031	\$12,555
2035	11	\$540	\$12,031	\$12,571
2036	12	\$540	\$12,395	\$12,935
2037	13	\$556	\$12,395	\$12,951
2038	14	\$556	\$12,770	\$13,326
2039	15	\$573	\$12,770	\$13,343
2040	16	\$573	\$13,156	\$13,729
2041	17	\$590	\$13,156	\$13,746
2042	18	\$590	\$13,554	\$14,144
2043	19	\$608	\$13,554	\$14,161
2044	20	\$608	\$13,963	\$14,571
2045	21	\$626	\$13,963	\$14,589
2046	22	\$626	\$14,386	\$15,011
2047	23	\$645	\$14,386	\$15,030
2048	24	\$645	\$14,821	\$15,465
2049	25	\$664	\$14,821	\$15,485
Total		\$13,882	\$287,374	\$301,256
Future Tax Revenue				
2050		\$664	\$15,269	\$15,933

Source: Economic & Planning Systems

Colorado Springs Downtown Development Authority (DDA) Impact

The Plan Area is located within the Colorado Springs DDA, which has a 5.000 mill levy. It is assumed 60 percent of the DDA’s mill levy (3.000 mills) will be pledged to TIF and the remainder (2.000 mills) will continue to be collected by the DDA. The DDA’s share of the current property tax base is \$2,622, shown in **Table 11**, and will continue to be collected by the DDA. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$3,739 in year 25 and generating a total of approximately \$78,167 over the 25-year period. After the 25-year period is complete, the DDA’s share of property tax revenues will increase to approximately \$89,711 annually due to the new development. This includes approximately \$85,972 generated by the property tax increment from OneVeLa.

Table 11. Colorado Springs DDA Property Tax Revenue, 2025-2049

Year	Plan Year	Colorado Springs DDA			Total
		Base 5.000 mill levy	DDA Increment 2.000 mill levy	TIF Increment 3.000 mill levy	
2025	1	\$2,622	\$0	\$0	\$2,622
2026	2	\$2,622	\$0	\$0	\$2,622
2027	3	\$2,701	\$17,536	\$17,536	\$37,773
2028	4	\$2,701	\$37,172	\$37,172	\$77,044
2029	5	\$2,782	\$37,172	\$37,172	\$77,125
2030	6	\$2,782	\$38,295	\$38,295	\$79,373
2031	7	\$2,865	\$38,295	\$38,295	\$79,456
2032	8	\$2,865	\$39,453	\$39,453	\$81,772
2033	9	\$2,951	\$39,453	\$39,453	\$81,858
2034	10	\$2,951	\$40,646	\$40,646	\$84,244
2035	11	\$3,040	\$40,646	\$40,646	\$84,332
2036	12	\$3,040	\$41,875	\$41,875	\$86,790
2037	13	\$3,131	\$41,875	\$41,875	\$86,881
2038	14	\$3,131	\$43,141	\$43,141	\$89,413
2039	15	\$3,225	\$43,141	\$43,141	\$89,507
2040	16	\$3,225	\$44,446	\$44,446	\$92,116
2041	17	\$3,322	\$44,446	\$44,446	\$92,213
2042	18	\$3,322	\$45,789	\$45,789	\$94,900
2043	19	\$3,421	\$45,789	\$45,789	\$95,000
2044	20	\$3,421	\$47,174	\$47,174	\$97,769
2045	21	\$3,524	\$47,174	\$47,174	\$97,871
2046	22	\$3,524	\$48,600	\$48,600	\$100,724
2047	23	\$3,630	\$48,600	\$48,600	\$100,830
2048	24	\$3,630	\$50,069	\$50,069	\$103,769
2049	25	\$3,739	\$50,069	\$50,069	\$103,877
Total		\$78,167	\$970,857	\$970,857	\$2,019,881
Future Tax Revenue					
2050		\$3,739	\$34,389	\$51,583	\$89,711

Source: Economic & Planning Systems

Sales Taxes

CSURA is expected to keep 1.75 percent of city sales tax and 0.75 percent of county sales tax revenues generated by sales on-site. This is the incremental 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 OneVeLa, EPS estimated annual sales per square foot of development based on the anticipated retail type. The 7,900 square feet of restaurant retail is estimated to achieve \$400 per square foot. EPS has also assumed an annual growth rate in sales of 2.0 percent per year.

The 2024 El Pas County sales tax rate is 1.23 percent, of which 0.75 percent will be allocated for TIF for the 25-year period. The remaining 0.25 percent will go into the county's general fund and the 0.23 percent is dedicated to Public Safety Critical Needs.

The 2024 City of Colorado Springs sales tax rate is 3.07 percent, of which 1.75 percent will be allocated for TIF for the 25-year period. The remaining 0.25 percent will go into the city's general fund and the 1.07 percent is dedicated sales for specific uses including 0.10 percent for Trails, Open Space and Parks (TOPS), 0.40 percent for Public Safety Sales Tax (PSST), and 0.57 percent for 2C Road Tax.

El Paso County Sales Tax Increment

The future sales taxes due to new retail development is referred to as the "Increment." The development of OneVeLa is expected to generate approximately \$717,167 in county sales tax increment from the 0.75 percent county commitment over the 25-year period, which equates to an average of approximately \$28,700 per year, as shown below in **Table 12**. The present value of these revenues translates to \$386,825, based on a discount rate of 5.0 percent.

The revenues that El Paso County will retain over this timeframe, includes the 0.23 percent of sales tax in the Plan Area for Public Safety Critical Needs, which has a sunset date of January 1, 2029. If this sales tax were to be extended past the sunset of 2029, it would generate a total of \$219,931 over the 25-year period or an average of \$8,800 per year. If it is not extended past the sunset date, it will generate a total of \$17,091 through 2028. Additionally, El Paso County will receive 0.25 percent sales tax, which flows into the general fund. This is estimated to generate a total of \$239,056 over the TIF period or an average of \$9,600 per year.

Table 12. El Paso County Sales Tax Increment, 2024-2049

Year	Plan Yr.	Commercial Tax. Sales ¹ \$7,900/sf \$400/sf	El Paso County Sales Tax			County TIF Share Present Val. 5.00%
			Public Safety 0.23%	Gen. Fund 0.25%	TIF Share 0.75%	
2024	0	\$0	\$0	\$0	\$0	\$0
2025	1	\$0	\$0	\$0	\$0	\$0
2026	2	\$1,611,600	\$3,707	\$4,029	\$12,087	\$11,511
2027	3	\$2,465,748	\$5,671	\$6,164	\$18,493	\$16,774
2028	4	\$3,353,417	\$7,713	\$8,384	\$25,151	\$21,726
2029	5	\$3,420,486	\$7,867	\$8,551	\$25,654	\$21,105
2030	6	\$3,488,895	\$8,024	\$8,722	\$26,167	\$20,502
2031	7	\$3,558,673	\$8,185	\$8,897	\$26,690	\$19,917
2032	8	\$3,629,847	\$8,349	\$9,075	\$27,224	\$19,347
2033	9	\$3,702,444	\$8,516	\$9,256	\$27,768	\$18,795
2034	10	\$3,776,493	\$8,686	\$9,441	\$28,324	\$18,258
2035	11	\$3,852,022	\$8,860	\$9,630	\$28,890	\$17,736
2036	12	\$3,929,063	\$9,037	\$9,823	\$29,468	\$17,229
2037	13	\$4,007,644	\$9,218	\$10,019	\$30,057	\$16,737
2038	14	\$4,087,797	\$9,402	\$10,219	\$30,658	\$16,259
2039	15	\$4,169,553	\$9,590	\$10,424	\$31,272	\$15,794
2040	16	\$4,252,944	\$9,782	\$10,632	\$31,897	\$15,343
2041	17	\$4,338,003	\$9,977	\$10,845	\$32,535	\$14,905
2042	18	\$4,424,763	\$10,177	\$11,062	\$33,186	\$14,479
2043	19	\$4,513,258	\$10,380	\$11,283	\$33,849	\$14,065
2044	20	\$4,603,523	\$10,588	\$11,509	\$34,526	\$13,663
2045	21	\$4,695,594	\$10,800	\$11,739	\$35,217	\$13,273
2046	22	\$4,789,506	\$11,016	\$11,974	\$35,921	\$12,894
2047	23	\$4,885,296	\$11,236	\$12,213	\$36,640	\$12,525
2048	24	\$4,983,002	\$11,461	\$12,458	\$37,373	\$12,167
2049	25	\$5,082,662	\$11,690	\$12,707	\$38,120	\$11,820
Total			\$219,931	\$239,056	\$717,167	\$386,825
Avg.			\$8,797	\$9,562	\$28,687	\$15,473

¹Annual escalation of 2.0%

Source: Economic & Planning Systems

City of Colorado Springs Sales Tax Increment

The future sales taxes due to new retail development is referred to as the "Increment." The development of OneVeLa is expected to generate approximately \$1.7 million in city sales tax increment over the 25-year period, which equates to an average of approximately \$66,900 per year, as shown in **Table 13**. This is based on a commitment of the 1.75 percent sales tax to the URA. This revenue stream, when discounted at 5.0 percent, translates to a present value of \$902,591.

Revenues retained by the city over this timeframe include the 1.07 percent sales tax for three dedicated uses from sales activity within OneVeLa. The 0.10 percent TOPS will generate a total of approximately \$95,622 or an average of \$3,800 per year. The 0.40 percent sales tax for PSST will generate approximately \$382,500 or an average of \$15,300 per year. The 0.57 percent sales tax for 2C Road will generate approximately \$545,047 or an average of \$21,800 per year. In addition, the city will retain 0.25 percent sales tax for the general fund. This is estimated to generate a total of \$239,056 over the TIF period or an average of \$9,600 per year.

Table 13. Colorado Springs Sales Tax Increment, 2024-2049

Year	Plan Yr.	Commercial Tax. Sales ¹ \$7,900 sf \$400/sf	Colorado Springs Sales Tax					City TIF Share Present Val. 5.00%
			TOPS 0.10%	PSST 0.40%	2C Road 0.57%	Gen. Fund 0.25%	TIF Share 1.75%	
2024	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	2	\$1,611,600	\$1,612	\$6,446	\$9,186	\$4,029	\$28,203	\$26,860
2027	3	\$2,465,748	\$2,466	\$9,863	\$14,055	\$6,164	\$43,151	\$39,139
2028	4	\$3,353,417	\$3,353	\$13,414	\$19,114	\$8,384	\$58,685	\$50,694
2029	5	\$3,420,486	\$3,420	\$13,682	\$19,497	\$8,551	\$59,858	\$49,246
2030	6	\$3,488,895	\$3,489	\$13,956	\$19,887	\$8,722	\$61,056	\$47,839
2031	7	\$3,558,673	\$3,559	\$14,235	\$20,284	\$8,897	\$62,277	\$46,472
2032	8	\$3,629,847	\$3,630	\$14,519	\$20,690	\$9,075	\$63,522	\$45,144
2033	9	\$3,702,444	\$3,702	\$14,810	\$21,104	\$9,256	\$64,793	\$43,854
2034	10	\$3,776,493	\$3,776	\$15,106	\$21,526	\$9,441	\$66,089	\$42,601
2035	11	\$3,852,022	\$3,852	\$15,408	\$21,957	\$9,630	\$67,410	\$41,384
2036	12	\$3,929,063	\$3,929	\$15,716	\$22,396	\$9,823	\$68,759	\$40,202
2037	13	\$4,007,644	\$4,008	\$16,031	\$22,844	\$10,019	\$70,134	\$39,053
2038	14	\$4,087,797	\$4,088	\$16,351	\$23,300	\$10,219	\$71,536	\$37,937
2039	15	\$4,169,553	\$4,170	\$16,678	\$23,766	\$10,424	\$72,967	\$36,853
2040	16	\$4,252,944	\$4,253	\$17,012	\$24,242	\$10,632	\$74,427	\$35,800
2041	17	\$4,338,003	\$4,338	\$17,352	\$24,727	\$10,845	\$75,915	\$34,778
2042	18	\$4,424,763	\$4,425	\$17,699	\$25,221	\$11,062	\$77,433	\$33,784
2043	19	\$4,513,258	\$4,513	\$18,053	\$25,726	\$11,283	\$78,982	\$32,819
2044	20	\$4,603,523	\$4,604	\$18,414	\$26,240	\$11,509	\$80,562	\$31,881
2045	21	\$4,695,594	\$4,696	\$18,782	\$26,765	\$11,739	\$82,173	\$30,970
2046	22	\$4,789,506	\$4,790	\$19,158	\$27,300	\$11,974	\$83,816	\$30,085
2047	23	\$4,885,296	\$4,885	\$19,541	\$27,846	\$12,213	\$85,493	\$29,226
2048	24	\$4,983,002	\$4,983	\$19,932	\$28,403	\$12,458	\$87,203	\$28,391
2049	25	\$5,082,662	\$5,083	\$20,331	\$28,971	\$12,707	\$88,947	\$27,579
Total			\$95,622	\$382,489	\$545,047	\$239,056	\$1,673,389	\$902,591
Avg.			\$3,825	\$15,300	\$21,802	\$9,562	\$66,936	\$36,104

¹Annual escalation of 2.0%

Source: Economic & Planning Systems

Summary of County Impact

Cost of Service and Infrastructure Costs

Development projects such as OneVeLa will generate fiscal and economic impacts to El Paso County, with factors that are both positive and negative. Some uses, such as residential, will have more of 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 many of the urban services required by the new development will be provided by the City of Colorado Springs such as police, fire, street maintenance, parks and recreation, 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. While modest, the County will receive sales tax revenues from the residents living within the development. The County is expected to have no financial exposure for infrastructure costs or other capital improvements, at the time of construction or on an ongoing basis. Future infrastructure costs that are associated with development on parcels included in the Plan Area 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 OneVeLa Urban Renewal Plan on El Paso County will be neutral. The County will continue to receive the base amount of \$3,599 annually with biannual escalation. By 2050, the end of the 25-year tax increment period, the County's portion of property tax is expected to increase to \$123,119 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 2049.

All of the sales tax generated in the Plan Area will be net new. The County will collect 0.25 percent of sales tax for the general fund and 0.23 percent for Public Safety Critical Needs 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 taxable sales in 2047 are estimated at \$5.2 million, which would generate approximately \$63,800 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, fire, 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.

RESOLUTION TO ADJUST 2024 BUDGETED PROPERTY TAX REVENUE

A Resolution to adjust Property Tax Revenue for the 2024 Budget for the Pikes Peak Library District, Colorado Springs, Colorado.

WHEREAS, the Board of Trustees was presented with the 2024 Budget and Certification of Tax Levies on January 9, 2024, and approved a Mill Levy Rate of 3.061, total Property Tax Revenue of \$35,811,238 and Net Property Tax Revenue of \$35,506,170 which was segregated to the General Fund, Capital Funds, and Self-Insurance Fund for \$30,138,570, \$2,723,332, and \$2,644,269, respectively,

AND WHEREAS, the State of Colorado, through the Division of Local Government, Department of Local Affairs (DOLA) releases the Statutory Property Tax Revenue Limit, The “5.5%” Limit, 29-1-301, C.R.S, Form DLG-53, annual report that corresponds with the release of the El Paso County Assessor’s Office Preliminary and Final calculations of Assessed and Net Assessed Valuations for the county as related to the District boundaries and the Current Tax Year and the Next Budget Year,

AND WHEREAS, the above-mentioned Form DLG-53 annual report, for Tax Year 2024/Budget Year 2025, released on September 11, 2024, calculated the District’s correct 2024 Revenue base of \$35,654,355 and Tax Rate of 3.047, which are found in fields A1 and A2 of said form (see attached 2024/2025 PPLD DLG-53),

AND WHEREAS, when comparing the 2024 Revenue Base and Tax Rate indicated on the DLG-53 annual report to the total Property Tax Revenue and Mill Levy Rate calculated in late 2023 and approved in January 2024, a reduction in the 2024 Total Property Tax Revenue of (\$156,883), Net Property Tax Revenue of (\$155,547), and Mill Levy Rate of (0.014) is warranted, which will result in restated amounts of \$35,654,355, \$35,350,623, and 3.047, respectively,

AND WHEREAS, the 2024 Budgeted Expenditures for Capital Funds and the Self-Insurance Fund budgets are restricted based on previously budgeted capital outlay and contracted employee health benefits,

NOW, THEREFORE, it is resolved by the Board of Trustees of Pikes Peak Library District, Colorado Springs, Colorado that the Net Property Tax Revenue reduction of (\$155,547) and matching reduction in expenditures for a net impact to Unrestricted Fund Balance shall be \$0 and will be absorbed by the General Fund. Likewise, the total Current Property Tax Revenue reduction of (\$156,883) must be included on the Certification of Tax Levies as a Temporary Tax Credit on Line 7, Other, for the 2025 Budget year and then certified by December 15, 2024,

ADOPTED, this 20th day of November, 2024.

Attest: _____
Dora Gonzales, President
Board of Trustees

Statutory Property Tax Revenue Limitation
The "5.5%" Limit, 29-1-301, C.R.S
Tax Year 2024 (Budget Year 2025)

Calculated: 13:07 09/11/2024
 Generated: 17:25 11/04/2024
 Limit ID: 148280

Pikes Peak Library District (21052/1)

The following steps were used to calculate your limit. The Division of Local Government encourages you to check each figure for accuracy. Years referenced are "Tax Year", *not* budget years. Amounts are rounded to whole dollars.

A1. Adjust the 2023 5.5% Revenue Limit to correct the revenue base, if necessary:

A1a. The 2023 Revenue Limit **[\$36,108,721]** + 2022 Amount Over Limit **[\$0]** = **\$36,108,721**
 A1b. The lesser of Line A1a **[\$36,108,721]** or the 2023 Certified Gross General Operating Revenue **[\$35,648,655]**
 A1c. Line A1b **[\$35,648,655]** + 2023 Omitted Revenue, if any **[\$5,700]** = **A1. \$35,654,355**

A2. Calculate the 2023 Tax Rate, based on the adjusted tax base:

Adjusted 2023 Revenue Base **[\$35,654,355]** ÷ 2023 Net Assessed Value **[\$11,699,591,370]** = **A2. 0.003047**

A3. Total the assessed value of all the 2024 "growth" properties:

Annexation or Inclusion **[\$0]** + New Construction **[\$183,005,378]** + Increased Production of Producing Mine **[\$0]**¹ + Previously Exempt Federal Property **[\$0]**¹ + New Primary Oil & Gas Production **[\$0]**¹ = **A3. \$183,005,378**

A4. Calculate the revenue that the "growth" properties would have generated in 2023:

Line A3 **[\$183,005,378]** x Line A2 **[0.003047]** = **A4. \$557,617**

A5. Expand the Revenue Base by "revenue" from "growth" properties:

Line A1 **[\$35,654,355]** + Line A4 **[\$557,617]** = **A5. \$36,211,972**

A6. Increase the Expanded Revenue Base by allowable amounts:

A6a. The greater of 5.5% of Line A5 **[\$1,991,658]** or \$0 = **\$1,991,658**
 A6b. Line A5 **[\$36,211,972]** + Line A6a **[\$1,991,658]** + DLG Approved Revenue Increase **[\$0]** + Voter Approved Revenue Increase **[\$0]** = **A6. \$38,203,631**

A7. 2024 Revenue Limit:

Line A6 **[\$38,203,631]** - 2024 Omitted Property Revenue **[\$6,638]** = **A7. \$38,196,993**

A8. Adjust 2024 Revenue Limit by amount levied over the limit in 2023:

Line A7 **[\$38,196,993]** - 2023 Amount Over Limit **[\$0]** = **A8.* \$38,196,993**

* THE ALLOWED REVENUE OF A8 DOES NOT TAKE INTO ACCOUNT ANY OTHER LIMITS THAT MAY APPLY TO YOUR PROPERTY TAX REVENUE, SUCH AS STATUTORY MILL LEVY CAPS, VOTER-APPROVED LIMITATIONS, THE TABOR PROPERTY TAX REVENUE LIMIT, OR THE TABOR PROHIBITION AGAINST INCREASING THE MILL LEVY WITHOUT VOTER AUTHORIZATION. THE PROPERTY TAX LIMITATIONS WORKSHEET (FORM DLG-53A) MAY BE USED TO PERFORM SOME OF THESE CALCULATIONS FOR COMPARISON TO THE "5.5%" LIMIT.

¹ These amounts, if certified by your County Assessor(s), may only be used in this calculation after an application has been made to the Division by November 1st (for New Primary Oil & Gas Production). Forms and guidelines are available by contacting the Division.

The formula to calculate a Mill Levy is:

$$\text{Mill Levy} = \frac{\text{Revenue}}{\text{Current Year's Net Total Taxable Assessed Valuation}^2} \times 1,000$$

² Use the Net Total Taxable Valuation as provided on line 4 of the final Certification of Valuation from the County Assessor.

³ Rounding the mill levy up may result in revenues exceeding allowed revenue.

Pikes Peak Library District
 Mr. Randall A. Green or Budget Officer
 1175 Chapel Hills Dr.
 Colorado Springs, CO 80920

If you need assistance, please contact the Division of Local Government:
www.dola.colorado.gov/dlg/ta/budgeting/

Phone: (303) 864-7720
Fax: (303) 864-7759

County	Previous Net Assessed Value	Current Net Assessed Value	Annexation / Inclusion	New Construction	Collect Omitted	Abatement / Refund ¹
El Paso	\$11,699,591,370	\$11,806,851,380	\$0	\$183,005,378	\$6,638	\$84,585

County	Increased Mine	New Primary Oil & Gas	Previously Exempt	Assessor Certification	Certification Received	Certification of Valuation
El Paso	\$0	\$0	\$0	AUG 26	09/11/24	#140773
Certified/Approved: ³	\$0	\$0	\$0			

¹ When a taxing entity certifies a levy for abatement/refunds, the levy must be uniformly certified against the listed assessed valuation for each county EVEN IF THE ABA TEMENT/REFUND OCCURRED IN ONLY ONE (1) COUNTY.

² These amounts, if certified by your county Assessors, may only be used in this calculation after an application has been made to DLG by November 1st. Forms and guidelines are available by contacting the Division.

³ These amounts have been certified/approved and are included as "growth" for calculating the 5.5% Revenue Limit.

**RESOLUTION TO APPORTION THE CONSOLIDATED TOTAL OF THE 2024 BUDGETED
CAPITAL FUNDS PROPERTY TAX REVENUE BETWEEN THE FOUR EXISTING
INDEPENDENT CAPITAL FUNDS**

A Resolution authorizing apportionment of the 2024 Budgeted Capital Fund Consolidated Property Tax Revenue to the four existing independent capital funds for Pikes Peak Library District, Colorado Springs, Colorado.

WHEREAS, the Board of Trustees was presented with the 2024 Budget and the Resolution to Adopt and Appropriate the 2024 Budget, in which \$2,723,332 was appropriated to Capital Fund; the Board of Trustees approved related documents effective January 9, 2024,

WHEREAS, the Board of Trustees has been presented with a Consolidated Capital Projects Fund-Capital Outlay Budget report to improve the review process by library location for budgeting purposes, beginning with the 2023 Budget Cycle,

AND WHEREAS, the above-mentioned consolidated report represents four distinct Capital Funds for Penrose, East, Library 21c, and Capital Reserve which for financial purposes, individually represent four Nonmajor Governmental Funds for the District, each with their individual capital outlay budgets and ending Funding Balances,

AND WHEREAS, the above-mentioned Consolidated Capital Projects Fund-Capital Outlay Budget report is divided by location and Budgeted Capital Outlay amounts for Penrose, East, Library 21c, and Capital Reserve (which are all the other locations and departments in the District’s system) for \$50,000, \$1,075,000, \$25,000, and \$1,573,332, respectively,

NOW, THEREFORE, it is resolved by the Board of Trustees of Pikes Peak Library District, Colorado Springs, Colorado that the 2024 Budgeted Capital Fund Consolidated Property Tax Revenue total of \$2,723,332 be apportioned to each of the four existing independent capital funds according to the amounts appropriated to each fund effective January 9, 2024, which are Penrose, \$50,000, East, \$1,075,000, Library 21c, \$25000, and Capital Reserve \$1,573,332.

ADOPTED, this 20th day of November, 2024.

Attest: _____
Dora Gonzales, President
Board of Trustees

**RESOLUTION TO AUTHORIZE USE OF A TEMPORARY TAX CREDIT TO RETURN
AN UNWARRANTED BACKFILL REIMBURSEMENT TO TAXPAYERS**

A Resolution to authorize the use of a Temporary Tax Credit to refund Taxpayers for a backfill reimbursement received by the District, from the state of Colorado, for an anticipated reduction in the 2023 property tax revenue not experienced by Pikes Peak Library District, Colorado Springs, Colorado.

WHEREAS, the District received the El Paso County Treasurer’s Report of Activity for the Month ending April 30, 2024, which indicated taxes collected for the District would be distributed to the District by the El Paso County Treasurer’s office on May 10, 2024,

AND WHEREAS, the above-mentioned report indicated that the District would receive, as part of the District’s Current Year Taxes, a distribution of \$2,086,605.90, which was not identified as a Tax Distribution, but rather a distribution related to SB 22-238,

AND WHEREAS, it is understood that SB 22-238 refers to Colorado Senate Bill 22-238 (see attached copy of Act for reference) which was signed into law by Colorado Governor Polis on May 16, 2022,

AND WHEREAS, SB 22-238 was a bill passed, in part, to authorize the issuance of a one-time reimbursement to districts that suffered an aggregate reduction of Local Government Property Tax Revenue, as a result of reduced assessment valuations for 2023,

AND WHEREAS, the District was not expecting to, nor did it, experience either of the issues mentioned above and therefore did not include an additional \$2.0M+ increase in the 2024 Property Tax Revenue Budget for a backfill reimbursement in the 2024 Budget,

AND WHEREAS, the state of Colorado offers only one mechanism for Library Districts to return funds to taxpayers, that being the Temporary Tax Credit found in use on Form DLG-70, Certification of Mill Levies for Non-School Governments,

NOW, THEREFORE, it is resolved by the Board of Trustees of Pikes Peak Library District, Colorado Springs, Colorado that based on the information presented above, the Pikes Peak Library District is not entitled to the one-time Backfill Reimbursement as defined by Senate Bill 22-238 and should utilize the Temporary Tax Credit as found in use on Form DLG-70 to return said funds of \$2,086,605.90 to the El Paso County Taxpayers in a timely manner as not to incur any interest penalty as permitted by Tabor Law,

AND, THEREFORE, the Board of Trustees of Pikes Peak Library District, Colorado Springs, Colorado instructs the Chief Financial Officer to reclassify \$2,086,605.90 from Actual Property Tax Revenue for 2024 to Restricted Fund Balance, using the appropriate General Ledger codes and clearly labelling this sum of monies as “SB 22-238 Backfill Reimbursement Due to EPC Taxpayers”, This reclassification should occur in the month of November 2024 and be reported in the November District Financial Statements.

ADOPTED, this 20th day of November, 2024.

Attest: _____
Dora Gonzales, President
Board of Trustees

An Act

SENATE BILL 22-238

BY SENATOR(S) Hansen and Rankin, Bridges, Buckner, Danielson, Fields, Hinrichsen, Jaquez Lewis, Kolker, Lee, Moreno, Pettersen, Rodriguez, Story, Winter, Fenberg;
also REPRESENTATIVE(S) Weissman and Neville, Amabile, Baisley, Benavidez, Bennett, Bird, Bockenfeld, Carver, Cutter, Daugherty, Duran, Esgar, Exum, Froelich, Geitner, Gonzales-Gutierrez, Hooton, Jodeh, Lindsay, Lontine, Luck, McCormick, McKean, Michaelson Jenet, Mullica, Ortiz, Pelton, Pico, Ransom, Ricks, Sandridge, Snyder, Soper, Sullivan, Titone, Van Beber, Van Winkle, Will, Williams, Young, Garnett.

CONCERNING REDUCTIONS IN REAL PROPERTY TAXATION FOR ONLY THE 2023 AND 2024 PROPERTY TAX YEARS, AND, IN CONNECTION THEREWITH, REDUCING THE ASSESSMENT RATES FOR CERTAIN CLASSES OF NONRESIDENTIAL PROPERTY AND ALL RESIDENTIAL PROPERTY AND THE AMOUNT OF ACTUAL VALUE TO WHICH THE RATE IS APPLIED FOR ALL RESIDENTIAL REAL PROPERTY AND COMMERCIAL PROPERTY FOR 2023; REDUCING THE ASSESSMENT RATES FOR ALL MULTI-FAMILY RESIDENTIAL REAL PROPERTY TO A SET AMOUNT FOR 2024; REDUCING THE ASSESSMENT RATES FOR ALL RESIDENTIAL REAL PROPERTY OTHER THAN MULTI-FAMILY RESIDENTIAL REAL PROPERTY FOR 2024 BY AN AMOUNT DETERMINED BY THE PROPERTY TAX ADMINISTRATOR TO CUMULATIVELY WITH THE OTHER PROVISIONS OF THE BILL REDUCE STATEWIDE PROPERTY TAX REVENUE FOR 2023 AND

Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of

2024 BY A SPECIFIED AMOUNT; REDUCING THE ASSESSMENT RATES FOR REAL AND PERSONAL PROPERTY THAT IS CLASSIFIED AS AGRICULTURAL OR RENEWABLE ENERGY PRODUCTION PROPERTY FOR 2024; AND REQUIRING THE STATE TO REIMBURSE LOCAL GOVERNMENTS, EXCLUDING SCHOOL DISTRICTS, IN 2024 FOR 2023 REDUCTIONS IN THEIR PROPERTY TAX REVENUE RESULTING FROM THE BILL.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 39-1-104, **amend** (1), (1.8)(a), and (1.8)(b) as follows:

39-1-104. Valuation for assessment - definitions. (1) (a) The valuation for assessment of all taxable property in the state shall be twenty-nine percent of the actual value thereof as determined by the assessor and the administrator in the manner prescribed by law, and ~~such~~ THAT percentage shall be uniformly applied, without exception, to the actual value, so determined, of the real and personal property located within the territorial limits of the authority levying a property tax, and all property taxes shall be levied against the aggregate valuation for assessment resulting from the application of ~~such~~ THAT percentage.

(b) NOTWITHSTANDING SUBSECTION (1)(a) OF THIS SECTION, FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, THE VALUATION FOR ASSESSMENT OF NONRESIDENTIAL PROPERTY THAT IS CLASSIFIED AS LODGING PROPERTY IS TEMPORARILY REDUCED TO TWENTY-SEVEN AND NINE-TENTHS PERCENT OF AN AMOUNT EQUAL TO THE ACTUAL VALUE MINUS THE LESSER OF THIRTY THOUSAND DOLLARS OR THE AMOUNT THAT REDUCES THE VALUATION FOR ASSESSMENT TO ONE THOUSAND DOLLARS.

(c) This subsection (1) only applies to nonresidential property that is classified as lodging property.

(1.8) (a) The valuation for assessment of real and personal property that is classified as agricultural property or renewable energy production property is twenty-nine percent of the actual value thereof; except that, for property tax years commencing on January 1, 2022, ~~and~~ January 1, 2023, AND JANUARY 1, 2024, the valuation for assessment of this property is

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temporarily reduced to twenty-six and four-tenths percent of the actual value thereof.

(b) The valuation for assessment of all nonresidential property that is not specified in subsection (1) or (1.8)(a) of this section is twenty-nine percent of the actual value thereof; EXCEPT THAT, FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, THE VALUATION FOR ASSESSMENT OF THIS PROPERTY IS TEMPORARILY REDUCED TO:

(I) FOR ALL OF THE PROPERTY LISTED BY THE ASSESSOR UNDER ANY IMPROVED COMMERCIAL SUBCLASS CODES, TWENTY-SEVEN AND NINE-TENTHS PERCENT OF AN AMOUNT EQUAL TO THE ACTUAL VALUE MINUS THE LESSER OF THIRTY THOUSAND DOLLARS OR THE AMOUNT THAT REDUCES THE VALUATION FOR ASSESSMENT TO ONE THOUSAND DOLLARS; AND

(II) TWENTY-SEVEN AND NINE-TENTHS PERCENT OF THE ACTUAL VALUE OF ALL OTHER NONRESIDENTIAL PROPERTY THAT IS NOT SPECIFIED IN SUBSECTIONS (1), (1.8)(a), AND (1.8)(b)(I) OF THIS SECTION.

SECTION 2. In Colorado Revised Statutes, 39-1-104.2, **amend** (3)(q) and (3)(r) as follows:

39-1-104.2. Adjustment of residential rate - legislative declaration - definitions. (3) (q) The ratio of valuation for assessment for multi-family residential real property is 7.15 percent of actual value for property tax years commencing on or after January 1, 2019; except that:

(I) For THE property tax years commencing on January 1, 2022, and ~~January 1, 2023~~ JANUARY 1, 2024, the ratio of valuation for assessment for multi-family residential real property is temporarily reduced to 6.8 percent of actual value;

(II) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, THE RATIO OF VALUATION FOR ASSESSMENT FOR MULTI-FAMILY RESIDENTIAL REAL PROPERTY IS TEMPORARILY REDUCED TO 6.765 PERCENT OF ACTUAL VALUE.

(r) The ratio of valuation for assessment for all residential real property other than multi-family residential real property is 7.15 percent of actual value; except that:

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(I) For THE property tax ~~years~~ YEAR commencing on January 1, 2022, ~~and January 1, 2023~~; the ratio of valuation for assessment for all residential real property other than multi-family residential real property is temporarily reduced to 6.95 percent of actual value;

(II) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, THE RATIO OF VALUATION FOR ASSESSMENT FOR ALL RESIDENTIAL REAL PROPERTY OTHER THAN MULTI-FAMILY RESIDENTIAL REAL PROPERTY IS 6.765 PERCENT OF ACTUAL VALUE; AND

(III) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2024, THE RATIO OF VALUATION FOR ASSESSMENT FOR ALL RESIDENTIAL REAL PROPERTY OTHER THAN MULTI-FAMILY RESIDENTIAL REAL PROPERTY IS TEMPORARILY ESTABLISHED AS THE PERCENTAGE CALCULATED IN ACCORDANCE WITH SECTION 39-1-104.4.

SECTION 3. In Colorado Revised Statutes, **add** 39-1-104.3 as follows:

39-1-104.3. Partial real property tax reductions - residential property - definitions - repeal. (1) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES, "RESIDENTIAL REAL PROPERTY" MEANS PROPERTY LISTED BY THE ASSESSOR UNDER ANY RESIDENTIAL REAL PROPERTY CLASSIFICATION CODE.

(2) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, THE VALUATION FOR ASSESSMENT FOR RESIDENTIAL REAL PROPERTY IS SIX AND SEVEN HUNDRED SIXTY-FIVE THOUSANDTHS PERCENT, AS SET FORTH IN SECTION 39-1-104.2 (3)(q)(II) AND (3)(r)(II), OF THE AMOUNT EQUAL TO THE ACTUAL VALUE, DETERMINED PURSUANT TO SECTION 39-1-103, MINUS THE LESSER OF FIFTEEN THOUSAND DOLLARS OR THE AMOUNT THAT REDUCES THE VALUATION FOR ASSESSMENT TO ONE THOUSAND DOLLARS.

(3) THIS ADJUSTMENT DOES NOT APPLY TO ANY OTHER CLASS OF PROPERTY.

(4) THIS SECTION IS REPEALED, EFFECTIVE JULY 1, 2025.

SECTION 4. In Colorado Revised Statutes, **add** 39-1-104.4 as

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follows:

39-1-104.4. Adjustment of residential rate. (1) THE RATIO OF VALUATION FOR ASSESSMENT FOR RESIDENTIAL REAL PROPERTY OTHER THAN MULTI-FAMILY RESIDENTIAL REAL PROPERTY FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2024, IS EQUAL TO THE PERCENTAGE NECESSARY FOR THE FOLLOWING TO EQUAL A TOTAL OF SEVEN HUNDRED MILLION DOLLARS:

(a) THE AGGREGATE REDUCTION OF LOCAL GOVERNMENT PROPERTY TAX REVENUE DURING THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, AS A RESULT OF THE CHANGES MADE IN SENATE BILL 22-238, ENACTED IN 2022, THAT REDUCED VALUATIONS FOR ASSESSMENT SET FORTH PURSUANT TO SECTIONS 39-1-104 (1)(b) AND (1.8)(b), 39-1-104.2 (3)(q)(II) AND (3)(r)(II), AND 39-3-104.3 (2); AND

(b) THE AGGREGATE REDUCTION OF LOCAL GOVERNMENT PROPERTY TAX REVENUE DURING THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2024, AS A RESULT OF THE REDUCED VALUATIONS FOR ASSESSMENT SET FORTH PURSUANT TO SECTIONS 39-1-104 (1.8)(a) AND 39-1-104.2 (3)(q)(I) AND (3)(r)(III) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2024.

(2) ON OR BEFORE MARCH 21, 2024, BASED ON THE INFORMATION AVAILABLE ON THAT DATE, THE PROPERTY TAX ADMINISTRATOR SHALL SUBMIT A REPORT TO THE GENERAL ASSEMBLY CALCULATING THE RATIO OF VALUATION FOR ASSESSMENT SPECIFIED IN SUBSECTION (1) OF THIS SECTION.

SECTION 5. In Colorado Revised Statutes, add 39-3-210 as follows:

39-3-210. Reporting of property tax revenue reductions - reimbursement of local governmental entities - definition - repeal.

(1) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES:

(a) "ADDITIONAL STATE REVENUES" MEANS THE LESSER OF TWO HUNDRED FORTY MILLION DOLLARS OR THE TOTAL AMOUNT OF THE STATE REVENUES IN EXCESS OF THE LIMITATION ON STATE FISCAL YEAR SPENDING IMPOSED BY SECTION 20 (7)(a) OF ARTICLE X OF THE STATE CONSTITUTION THAT THE STATE IS REQUIRED TO REFUND UNDER SECTION 20 (7)(d) OF

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ARTICLE X OF THE STATE CONSTITUTION, INCLUDING ANY AMOUNT SPECIFIED IN SECTION 24-77-103.8, THAT EXCEEDS THE AMOUNTS PROJECTED TO BE REFUNDED AS REQUIRED BY SECTIONS 39-3-209 AND 39-22-627 FOR THE STATE FISCAL YEAR COMMENCING ON JULY 1, 2022.

(b) "FIRE DISTRICT" MEANS ANY SPECIAL DISTRICT THAT HAS THE SOLE RESPONSIBILITY OF PROVIDING FIRE PROTECTION SERVICES.

(c) "HEALTH SERVICE DISTRICT" MEANS A SPECIAL DISTRICT THAT MAY ESTABLISH, MAINTAIN, OR OPERATE, DIRECTLY OR INDIRECTLY THROUGH LEASE TO OR FROM OTHER PARTIES OR OTHER ARRANGEMENT, PUBLIC HOSPITALS, CONVALESCENT CENTERS, NURSING CARE FACILITIES, INTERMEDIATE CARE FACILITIES, EMERGENCY FACILITIES, COMMUNITY CLINICS, OR OTHER FACILITIES LICENSED OR CERTIFIED PURSUANT TO SECTION 25-1.5-103 (1)(a) PROVIDING HEALTH AND PERSONAL CARE SERVICES AND MAY ORGANIZE, OWN, OPERATE, CONTROL, DIRECT, MANAGE, CONTRACT FOR, OR FURNISH AMBULANCE SERVICE.

(d) "LIBRARY DISTRICT" MEANS A PUBLIC LIBRARY ESTABLISHED AS ITS OWN TAXING AUTHORITY BY ONE OR MORE GOVERNMENTAL UNITS OR PARTS THEREOF. A LIBRARY DISTRICT IS A POLITICAL SUBDIVISION OF THE STATE.

(e) "MUNICIPALITY" MEANS A HOME RULE OR STATUTORY CITY, TOWN, TERRITORIAL CHARTER CITY, OR CITY AND COUNTY.

(f) "SANITATION DISTRICT" MEANS A SPECIAL DISTRICT THAT PROVIDES FOR STORM OR SANITARY SEWERS, OR BOTH, FLOOD AND SURFACE DRAINAGE, TREATMENT AND DISPOSAL WORKS AND FACILITIES, OR SOLID WASTE DISPOSAL FACILITIES OR WASTE SERVICES, AND ALL NECESSARY OR PROPER EQUIPMENT AND APPURTENANCES INCIDENT THERETO.

(g) "WATER DISTRICT" MEANS A SPECIAL DISTRICT THAT SUPPLIES WATER FOR DOMESTIC AND OTHER PUBLIC AND PRIVATE PURPOSES BY ANY AVAILABLE MEANS AND PROVIDES ALL NECESSARY OR PROPER RESERVOIRS, TREATMENT WORKS AND FACILITIES, EQUIPMENT, AND APPURTENANCES INCIDENT THERETO.

(2) (a) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, FOR COUNTIES WITH A POPULATION OF THREE HUNDRED THOUSAND OR

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LESS AS DETERMINED PURSUANT TO THE MOST RECENTLY PUBLISHED POPULATION ESTIMATES FROM THE STATE DEMOGRAPHER APPOINTED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS:

(I) EACH TREASURER SHALL CALCULATE THE TOTAL PROPERTY TAX REVENUES LOST BY EACH LOCAL GOVERNMENTAL ENTITY, EXCLUDING SCHOOL DISTRICTS, WITHIN THE TREASURER'S COUNTY AS A RESULT OF THE CHANGES MADE IN SENATE BILL 22-238, ENACTED IN 2022, THAT REDUCED VALUATIONS FOR ASSESSMENT SET FORTH PURSUANT TO SECTIONS 39-1-104 (1)(b) AND (1.8)(b), 39-1-104.2 (3)(q)(II) AND (3)(r)(II), AND 39-3-104.3 (2); AND

(II) EACH ASSESSOR SHALL CALCULATE THE DIFFERENCE IN ASSESSED VALUE OF REAL PROPERTY FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2022, AND THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023 WITHIN THE ASSESSOR'S COUNTY.

(b) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, FOR COUNTIES WITH A POPULATION GREATER THAN THREE HUNDRED THOUSAND AS DETERMINED PURSUANT TO THE MOST RECENTLY PUBLISHED POPULATION ESTIMATES FROM THE STATE DEMOGRAPHER APPOINTED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS:

(I) (A) EACH TREASURER SHALL CALCULATE, FOR EACH MUNICIPALITY, FIRE DISTRICT, HEALTH SERVICE DISTRICT, WATER DISTRICT, SANITATION DISTRICT, AND LIBRARY DISTRICT, THE AGGREGATE REDUCTION OF LOCAL GOVERNMENT PROPERTY TAX REVENUE DURING THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, AS A RESULT OF THE CHANGES MADE IN SENATE BILL 22-238, ENACTED IN 2022, THAT REDUCED VALUATIONS FOR ASSESSMENT SET FORTH PURSUANT TO SECTIONS 39-1-104 (1)(b) AND (1.8)(b), 39-1-104.2 (3)(q)(II) AND (3)(r)(II), AND 39-3-104.3 (2);

(B) EACH ASSESSOR SHALL CALCULATE, FOR EACH MUNICIPALITY, FIRE DISTRICT, HEALTH SERVICE DISTRICT, WATER DISTRICT, SANITATION DISTRICT, AND LIBRARY DISTRICT, THE DIFFERENCE IN ASSESSED VALUE OF REAL PROPERTY FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2022, AND THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, WITHIN THE ASSESSOR'S COUNTY; AND

(II) EACH TREASURER SHALL CALCULATE, FOR ALL LOCAL GOVERNMENTAL ENTITIES BESIDES MUNICIPALITIES, FIRE DISTRICTS, HEALTH SERVICE DISTRICTS, WATER DISTRICTS, SANITATION DISTRICTS, SCHOOL DISTRICTS, AND LIBRARY DISTRICTS, THE AGGREGATE REDUCTION OF LOCAL GOVERNMENT PROPERTY TAX REVENUE DURING THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, AS A RESULT OF THE CHANGES MADE IN SENATE BILL 22-238, ENACTED IN 2022, THAT REDUCED VALUATIONS FOR ASSESSMENT SET FORTH PURSUANT TO SECTIONS 39-1-104 (1)(b) AND (1.8)(b), 39-1-104.2 (3)(q)(II) AND (3)(r)(II), AND 39-3-104.3 (2).

(3) NO LATER THAN MARCH 1, 2024, EACH TREASURER SHALL REPORT THE AMOUNTS SPECIFIED IN SUBSECTION (2) OF THIS SECTION, AS APPLICABLE, AND THE BASIS FOR THE AMOUNTS TO THE ADMINISTRATOR, AND THE ADMINISTRATOR MAY REQUIRE A TREASURER TO PROVIDE ADDITIONAL INFORMATION AS NECESSARY TO EVALUATE THE ACCURACY OF THE AMOUNTS REPORTED. THE ADMINISTRATOR SHALL CONFIRM THAT THE REPORTED AMOUNTS ARE CORRECT OR RECTIFY THE AMOUNTS, IF NECESSARY. THE ADMINISTRATOR SHALL THEN FORWARD THE CORRECT AMOUNTS FOR EACH COUNTY TO THE STATE TREASURER TO ENABLE THE STATE TREASURER TO ISSUE A REIMBURSEMENT WARRANT TO EACH TREASURER IN ACCORDANCE WITH SUBSECTION (4) OF THIS SECTION.

(4) (a) NO LATER THAN APRIL 15, 2024, THE STATE TREASURER SHALL ISSUE A WARRANT, TO BE PAID UPON DEMAND FROM ADDITIONAL STATE REVENUES FOR THE STATE FISCAL YEAR COMMENCING ON JULY 1, 2022, AND, IF NECESSARY, FROM OTHER MONEY IN THE GENERAL FUND, TO EACH TREASURER THAT IS EQUAL TO THE TOTAL OF:

(I) THE AMOUNT SPECIFIED BY THE ADMINISTRATOR UNDER SUBSECTION (3) OF THIS SECTION, BASED ON THE AMOUNT REPORTED BY EACH TREASURER UNDER SUBSECTION (2)(a)(I) OF THIS SECTION, FOR EACH COUNTY THAT BOTH:

(A) HAD AN INCREASE OF LESS THAN TEN PERCENT IN THE ASSESSED VALUE OF REAL PROPERTY FROM THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2022, TO THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023; AND

(B) HAS A POPULATION OF THREE HUNDRED THOUSAND OR FEWER, AS DETERMINED PURSUANT TO THE MOST RECENTLY PUBLISHED POPULATION

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ESTIMATES FROM THE STATE DEMOGRAPHER APPOINTED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS;

(II) NINETY PERCENT OF THE AMOUNT SPECIFIED BY THE ADMINISTRATOR UNDER SUBSECTION (3) OF THIS SECTION, BASED ON THE AMOUNT REPORTED BY EACH TREASURER UNDER SUBSECTION (2)(a)(I) OF THIS SECTION, FOR EACH COUNTY THAT BOTH:

(A) HAD AN INCREASE OF TEN PERCENT OR MORE IN THE ASSESSED VALUE OF REAL PROPERTY FROM THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2022, TO THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023; AND

(B) HAS A POPULATION OF THREE HUNDRED THOUSAND OR FEWER, AS DETERMINED PURSUANT TO THE MOST RECENTLY PUBLISHED POPULATION ESTIMATES FROM THE STATE DEMOGRAPHER APPOINTED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS; AND

(III) SIXTY-FIVE PERCENT OF THE AMOUNT SPECIFIED BY THE ADMINISTRATOR UNDER SUBSECTION (3) OF THIS SECTION, BASED ON THE AMOUNT REPORTED BY EACH TREASURER UNDER SUBSECTION (2)(b)(II) OF THIS SECTION, FOR ANY COUNTY NOT DESCRIBED IN SUBSECTIONS (4)(a)(I) AND (4)(a)(II) OF THIS SECTION.

(IV) NINETY PERCENT OF THE AMOUNT SPECIFIED BY THE ADMINISTRATOR UNDER SUBSECTION (3) OF THIS SECTION, BASED ON THE AMOUNT REPORTED BY EACH TREASURER UNDER SUBSECTION (2)(b)(I)(A) OF THIS SECTION FOR EACH MUNICIPALITY, FIRE DISTRICT, HEALTH SERVICE DISTRICT, WATER DISTRICT, SANITATION DISTRICT, AND LIBRARY DISTRICT THAT HAD AN INCREASE OF TEN PERCENT OR MORE IN THE ASSESSED VALUE OF REAL PROPERTY FROM THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2022, TO THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023; AND

(V) THE ENTIRE AMOUNT SPECIFIED BY THE ADMINISTRATOR UNDER SUBSECTION (3) OF THIS SECTION, BASED ON THE AMOUNT REPORTED BY EACH TREASURER UNDER SUBSECTION (2)(b)(I)(A) OF THIS SECTION FOR EACH MUNICIPALITY, FIRE DISTRICT, HEALTH SERVICE DISTRICT, WATER DISTRICT, SANITATION DISTRICT, AND LIBRARY DISTRICT THAT HAD AN INCREASE OF LESS THAN TEN PERCENT IN THE ASSESSED VALUE OF REAL

PROPERTY FROM THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2022, TO THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023.

(b) EACH TREASURER SHALL DISTRIBUTE THE TOTAL AMOUNT RECEIVED FROM THE STATE TREASURER TO THE LOCAL GOVERNMENTAL ENTITIES, EXCLUDING SCHOOL DISTRICTS, WITHIN THE TREASURER'S COUNTY AS IF THE REVENUES HAD BEEN REGULARLY PAID AS PROPERTY TAX, BUT SO THAT THE LOCAL GOVERNMENTAL ENTITIES ONLY RECEIVE THE AMOUNTS DETERMINED PURSUANT TO SUBSECTION (4)(a) OF THIS SECTION.

(c) WHEN DISTRIBUTING THE MONEY, THE TREASURER SHALL PROVIDE EACH LOCAL GOVERNMENTAL ENTITY WITH A STATEMENT OF THE AMOUNT DISTRIBUTED TO THE LOCAL GOVERNMENTAL ENTITY THAT REPRESENTS THE REIMBURSEMENT RECEIVED UNDER THIS SUBSECTION (4).

(d) THE USE OF ADDITIONAL STATE REVENUES PURSUANT TO SUBSECTION (4)(a) OF THIS SECTION IS A REASONABLE METHOD OF REFUNDING A PORTION OF THE EXCESS STATE REVENUES REQUIRED TO BE REFUNDED IN ACCORDANCE WITH SECTION 20 (7)(d) OF ARTICLE X OF THE STATE CONSTITUTION.

(5) ON OR BEFORE MARCH 21, 2024, BASED ON THE INFORMATION AVAILABLE AS OF THAT DATE, THE PROPERTY TAX ADMINISTRATOR SHALL SUBMIT A REPORT TO THE GENERAL ASSEMBLY DESCRIBING THE AGGREGATE REDUCTION OF LOCAL GOVERNMENT PROPERTY TAX REVENUE DURING THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, AS A RESULT OF THE CHANGES MADE IN SENATE BILL 22-238, ENACTED IN 2022, THAT REDUCED VALUATIONS FOR ASSESSMENT SET FORTH PURSUANT TO SECTIONS 39-1-104 (1)(b) AND (1.8)(b), 39-1-104.2 (3)(q)(II) AND (3)(r)(II), AND 39-3-104.3 (2).

(6) THIS SECTION IS REPEALED, EFFECTIVE JULY 1, 2025.

SECTION 6. In Colorado Revised Statutes, 22-54-114, **add** (9) as follows:

22-54-114. State public school fund - repeal. (9) (a) ON JULY 1, 2022, THE STATE TREASURER SHALL TRANSFER TWO HUNDRED MILLION DOLLARS FROM THE GENERAL FUND TO THE STATE PUBLIC SCHOOL FUND FOR THE PURPOSE OF OFFSETTING REDUCTIONS IN SCHOOL DISTRICT PROPERTY

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TAX REVENUE.

(b) THIS SUBSECTION (9) IS REPEALED, EFFECTIVE JULY 1, 2023.

SECTION 7. Safety clause. The general assembly hereby finds, determines, and declares that this act is necessary for the immediate preservation of the public peace, health, or safety.



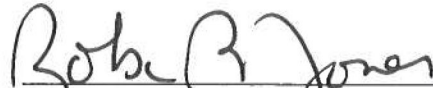
Steve Fenberg
PRESIDENT OF
THE SENATE



Alec Garnett
SPEAKER OF THE HOUSE
OF REPRESENTATIVES



Cindi L. Markwell
SECRETARY OF
THE SENATE



Robin Jones
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES

APPROVED May 16, 2022 at 11:07am
(Date and Time)


Jared S. Polis
GOVERNOR OF THE STATE OF COLORADO

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