

# **TIF TOOLBOX**

# **Maintaining Successful Commercial Districts**

**Colorado Municipal League Conference**

June 20, 2019  
Breckenridge, Colorado

# **KATHERINE CORRELL**

**Executive Director,  
Downtown Colorado, Inc.**

# WELCOME & INTRODUCTIONS

**CAROLYNNE WHITE**  
**BROWNSTEIN HYATT FARBER SCHRECK**  
**BOARD MEMBER, DOWNTOWN**  
**COLORADO, INC.**



# URBAN RENEWAL WAS CREATED TO

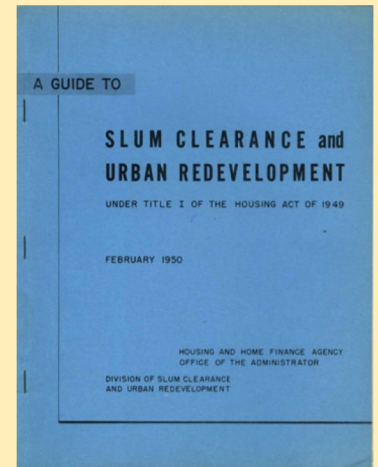
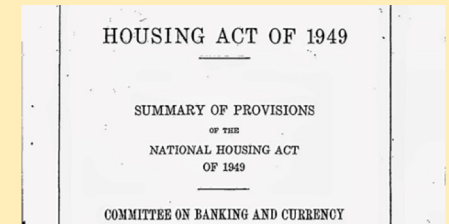
ELIMINATE SLUM AND BLIGHT  
THROUGH REDEVELOPMENT.



# URA WAS BORN TO HELP WITH HOUSING

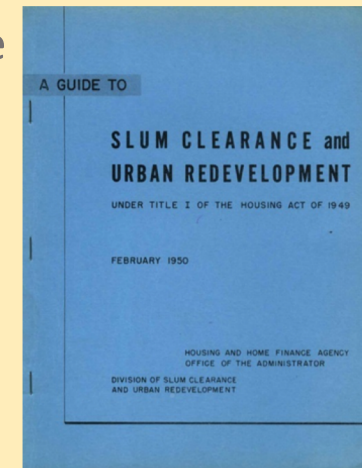
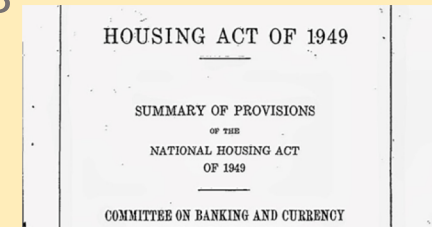
## THE HOUSING ACT OF 1949

“...the elimination of substandard and other inadequate housing through the clearance of slum and blighted areas, and the realization as soon as feasible of the goal of a decent home and suitable living environment for every American family...”



# HISTORY OF URA LEGISLATION

- Federal American Housing Act July 15, 1949 (63 Stat. 413)
- Enacted 1958, when urban renewal and slum clearance were pressing issues nationwide
- Intended primarily to enable Colorado to receive federal funds for slum clearance and housing construction
- TIF provisions added late 70's/early 80's when federal funds began to dry up



# TAX INCREMENT FINANCING (TIF)

A way to catalyze redevelopment projects by contributing the difference between the base year tax revenue and the increased tax revenue generated by the project, year over year.

TIF can ONLY be used by URAs and DDAs in Colorado.

# BECAUSE THERE IS A DIFFERENCE BETWEEN GREEN AND BROWN...



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# TAX INCREMENT FINANCE (TIF)

IS A FINANCING MECHANISM THAT HELPS THE COMMUNITY ENCOURAGE PRIVATE SECTOR INVESTMENT AROUND COMMUNITY VISION.

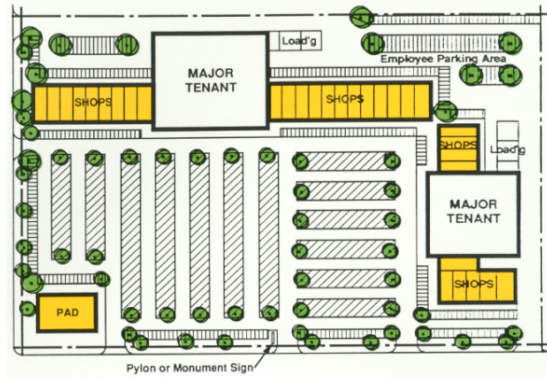




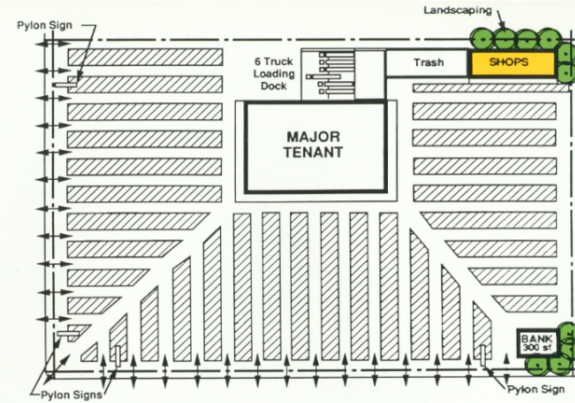
Because we all see things differently

...

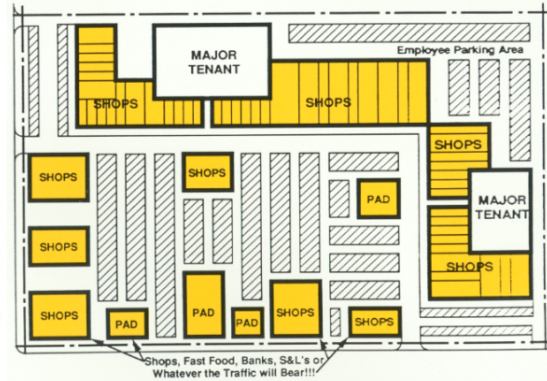
A TYPICAL SHOPPING CENTER



A SHOPPING CENTER AS SEEN BY MAJOR TENANT



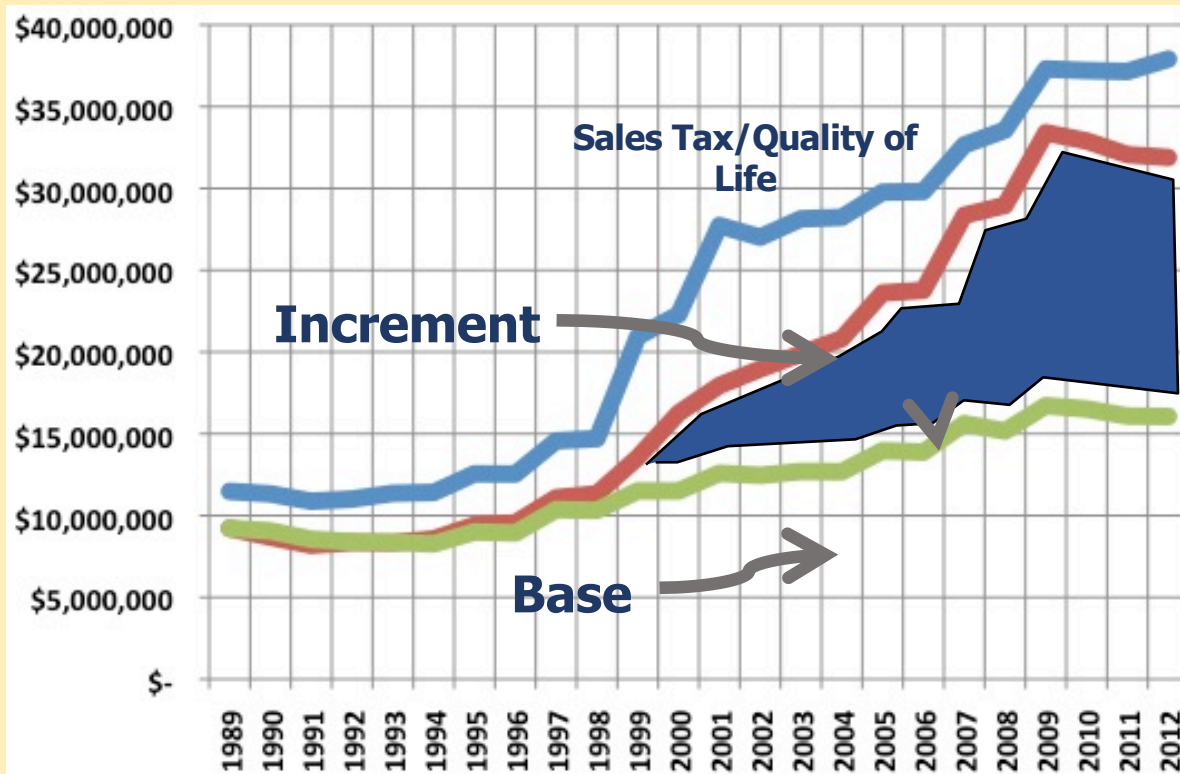
A SHOPPING CENTER AS SEEN BY DEVELOPER



A SHOPPING CENTER AS SEEN BY THE CITY



# TIF BASE & INCREMENT



INCREMENT IS REINVESTED IN THE AREA IT IS COLLECTED FOR 25 YEARS.



# TAX INCREMENT FINANCING (TIF)

2. URA makes the catalyst investment in a building or project

3. That project results in an increment in property and/or sales taxes

1. URA receives a share of District property and sales tax revenues

# JARIAH WALKER

Colorado Springs  
Urban Renewal Authority  
Board of Directors,  
Downtown Colorado, Inc.



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# The CSURA was formed in 1970 to provide a mechanism to..

- Eliminate Blight
- Create sustainable places and jobs
- Promote public art and affordable housing
- Raise the standard of development



# 12 urban renewal sites with 5 that will be redeveloping over the next year.

- 1000 acres of land.
- 5 mil sf of building space.
- Over 500 mil of cumulative economic impact.
- Over 11 mil of sales and income taxes on business employment spending.
- Over 12 mil of sales and income taxes on construction-related employment spending.
- Over 15 mil of sales and use taxes on building materials.

# Gold Hill Mesa

The site of the old Golden Cycle gold processing plant contained contaminated soil as well as a substantial amount of other refuse materials that were dumped on the site in the past. The mill was the most highly producing mill in the nation and operated from 1906 to 1949 processing approximately fifteen million tons of ore from Cripple Creek and Victor area gold mines.



# Gold Hill Mesa

After URA designation the area now represents high quality neighborhood development with commercial components set to come online soon. This project serves as a gateway to the City from the west, provides multiple pocket parks and enhanced trail connections and uses to other open space elements.



# Ivywild School

Originally an elementary school built in 1916, Ivywild School was closed in 2009 by School District #11 and put up for sale. The redevelopment of the school site was inspired by the idea of strengthening the neighborhood's identity by restoring its historic centerpiece, the key element in the implementation of the Urban Renewal Plan.





# Ivywild School



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# University Village

This strip of land is adjacent to the University of Colorado at Colorado Springs and I-25. Originally it was made up of old motels, bars and halfway houses that were all affecting enrollment at the university as well as future expansions.



# University Village

Now the area is a major retail center anchored by a Lowes, Kohls and Costco. It features a robust streetscape design standard with a heavy emphasis on walkability and public art. The project increased connectivity to trails and open spaces and provides a great resource to students for leisure and employment. Lastly, it was a catalyst to future UCCS expansion and growth.



# The United States Olympic Museum and Hall of Fame

This area is in a major portion of our downtown boundary and lacks connectivity and needed public infrastructure. The designated area met almost every single condition of blight listed within the state statute.





# The United States Olympic Museum and Hall of Fame



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**SUSAN EDMONDSON**

**Colorado Springs  
Downtown Partnership**

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**TOTAL INVESTMENT: \$863,870,202\***

28 percent growth in investment year over year

\*2013-2018

**\$340,771,202**

Completed

**\$183,875,000**

Under construction

**\$339,224,000**

Announced

- 1.1 square miles
- 120 city blocks
- Workforce of 28,000
- State-certified creative district
- 8.8 million square feet of real estate
- 180 acres of urban parkland\*
- Colorado College (2,000 students); Pikes Peak Community College (3,000); Palmer High School (1,625)
- Form based code; parking exempt zone





## Colorado Springs Downtown Development Authority

- Mission: Build public and private investment partnerships to promote the physical and economic growth of Downtown Colorado Springs
- Created by vote in 2006
- 5 mill property tax levy and TIF (reimbursement agreement with school district)
- Board of 11, to include a City Council representative
- Staff of approx. three FTEs, through contract for service with Downtown Partnership
- Enterprise Zone; Opportunity Zone



## Grants

- Building Enhancement
- Special Event
- Special Project
- Job Incentive

## Programs

- Holiday Pop Up Shop
- State of Downtown Report

## Public improvement projects

- Alleyway improvements
- Gateways initiative

## Ongoing scope

- Business development, planning, mobility





## TIF Reimbursement Agreements



### Urban Living Initiative

- Achieve 600-plus units before Dec. 31, 2019
- 423 completed or under construction to date
- 100 percent TIF reimbursement, tied to eligible costs
- Five projects completed or under way

### Commercial TIF

- Two projects completed or under way (one mixed use)
- Up to 60 percent TIF reimbursement tied to eligible costs

## Catalytic Initiatives



### Cottonwood Center for the Arts

- Galleries, classes, performance space, 80 artist studios with wait list
- Hold first note on mortgage

### City for Champions

- US Olympic Museum, opening 2020
- Weidner Stadium, 10,000 capacity surrounded by mixed use, opening 2021
- Robson Ice Arena at Colorado College, 3,500 capacity, opening 2021

**CAROLYNNE WHITE**  
**Brownstein Hyatt Farber Schreck**  
**Board of Directors,**  
**Downtown Colorado, Inc.**

# STRUCTURING THE AGREEMENT

- Activity Request. Formal Application?
- Activity Proforma
- Third Party Review
- Board Review/Executive Session
- Sales Tax/Cooperation Agreement



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# UPCOMING EVENTS

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July 12	Small Business Resources, Eagle Colorado
July 17	Mariposa: Housing and Transit Urbanism Reimagined
Aug 1	Downtown Financing Mobile Tour: Colorado Springs
Sept 10	Small City Big Ideas: Manitou Springs Downtown Institute
Sept 16-17	Western Slope Reinvestment Symposium, Montrose
Nov 14	Southern Colorado Urban Renewal Summit, Summit

**THANK YOU**  
**Downtown Colorado, Inc.**

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