CITY COUNCIL EXECUTIVE COMMITTEE MEETING
CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, #1 CITY HALL PLACE, PUEBLO, COLORADO 81003.

MONDAY, NOVEMBER 6, 2023
5:30 PM

Individuals Requiring Special Accommodations Should Notify the City's ADA Coordinator at (719) 553-2295 by Noon on the Friday Preceding the Meeting.

Executive Committee meetings are special meetings of the City Council and are informal Council meetings for the purpose of receiving information and discussion among Council Members; no official action is taken at such meetings. The public is invited to attend, but public comment is generally not received unless otherwise noted.

Agenda

CALL TO ORDER

EXECUTIVE SESSION

A. FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS ABOUT A CONFIDENTIAL ECONOMIC DEVELOPMENT OPPORTUNITY AS AUTHORIZED UNDER C.R.S. SECTION 24-6-402(4)(E). 5:30 p.m.

30 minute presentation

PRESENTATIONS

A. CITY UPDATES 6:00 p.m.
Laura Solano, Chief of Staff
5 minute presentation

B. MT. CARMEL VETERANS SERVICE CENTER - FUNDING REQUEST 6:05 p.m.
Bob McLaughlin - Executive Director
Sal Katz - Regional Operations Manager
15 minute presentation

C. PUEBLO URBAN RENEWAL AUTHORITY - PROPOSED URBAN RENEWAL AREAS 6:30 p.m.
Nicholas Gradisar, Mayor
George Hypolite, City Attorney

Jerry Pacheco - PURA Executive Director
30 minute presentation

D. FINAL 2024 BUDGET WORK SESSION 7:30 p.m.
Nicholas Gradisar, Mayor
Laura Solano, Chief of Staff
Alexandria Romero, Director of Finance
60 minute discussion

ADJOURNMENT

Mt. Carmel
VETERANS SERVICE CENTER

Pueblo

Mayor & City Council Update
November 6, 2023

VISION

Mt. Carmel collaborates with community partners to provide health, wellness and transition services that nurture mind, body and spirit.

MISSION

To provide best practices for our Military, Veterans, and their Families through accessible programs, integrated resources, and collaborative partnerships that empower lives and strengthen our community.

"BOOTS ON THE GROUND SERVICES"

Bringing together public, private, and philanthropy under one roof.

SERVICES / BEST PRACTICES

HEALTH & WELLNESS

- Counseling Services
- Alternative Therapies
- Optometry
- Medical Benefits
- Spiritual Resources
- Cultural Competence
- Support Groups

Next Chapter

MILITARY, VETERAN, AND FAMILY SERVICES

- Veterans Services
- Social Services
- Housing Resources
- Homeless Outreach
- Financial Wellness
- Legal Services
- Emergency Assistance

Mission Outreach

TRANSITION & EMPLOYMENT

- Employment Resources
- Transition Services
- Peer Mentors/Navigators
- Scholarships
- Training/Workshops (LINK)
- Internships
- Networking

Veterans Service to Career

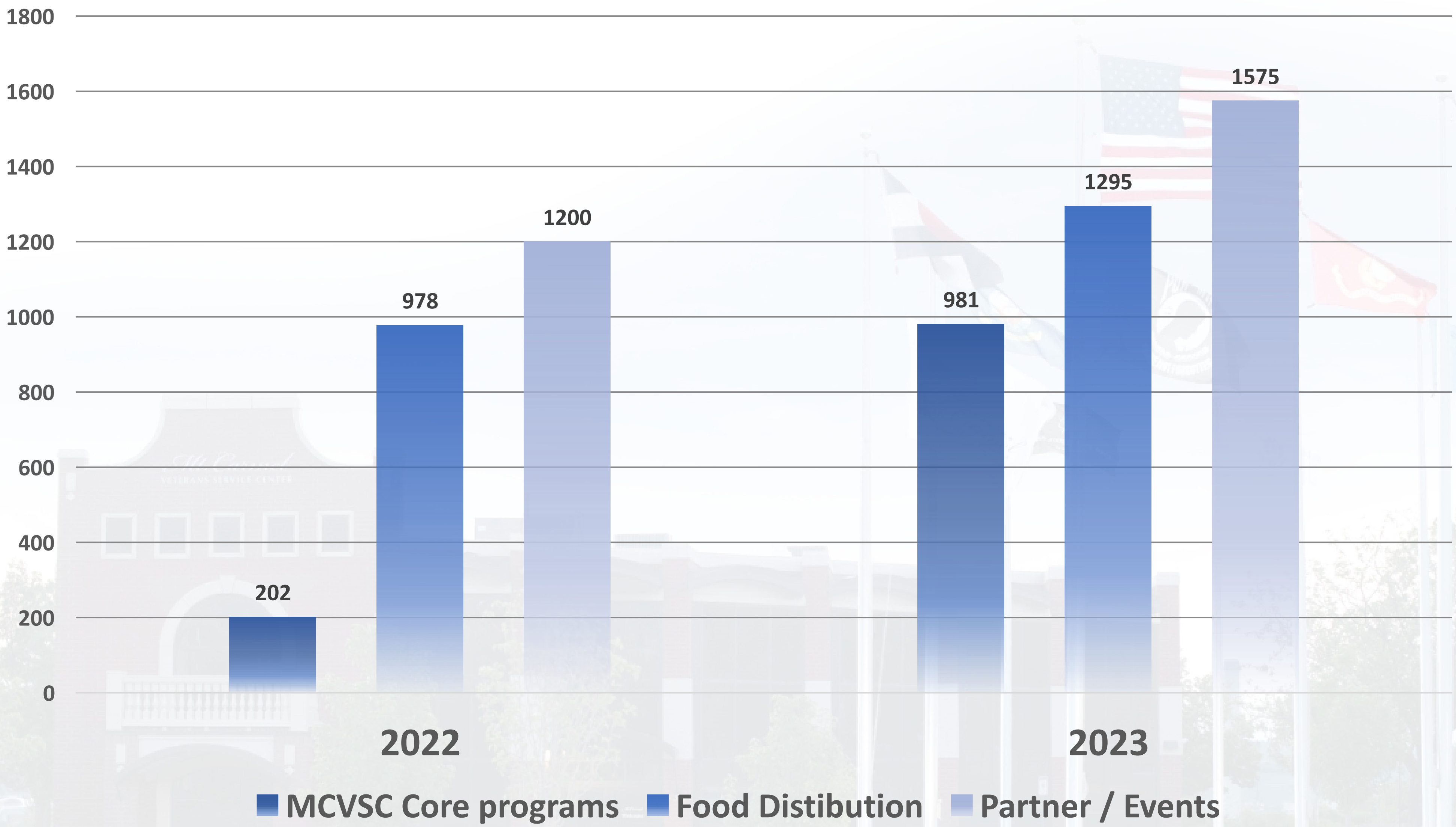
INTEGRATED RESOURCES & SERVICES

Dept. of Military and Veteran Affairs (DMVA)
Veterans Administration (VA)
Veteran Service Organizations (VSO)
Veteran Service Officers (VSO)
Community Network of Care (CNC)

VETERANS BUSINESS OUTREACH CENTER (VBOC)

- Provide Entrepreneurial Development Services
- Entrepreneurial Training and Counseling
- Comprehensive Feasibility Analysis
- Concept Assessments
- Business Plan Preparation
- Peer Mentorship
- Partner Referrals
- Training/Workshops
- Internships
- Networking

Mt Carmel Veterans Service Center Pueblo by Year Data



As of 10/20/2023

Statewide Veteran Service Alignment Public-Private Partnership

Mt. Carmel Veterans Service Center

State Military One Source
Grand Junction State VSO

Western Slope
Veteran Connections
Mountain Community

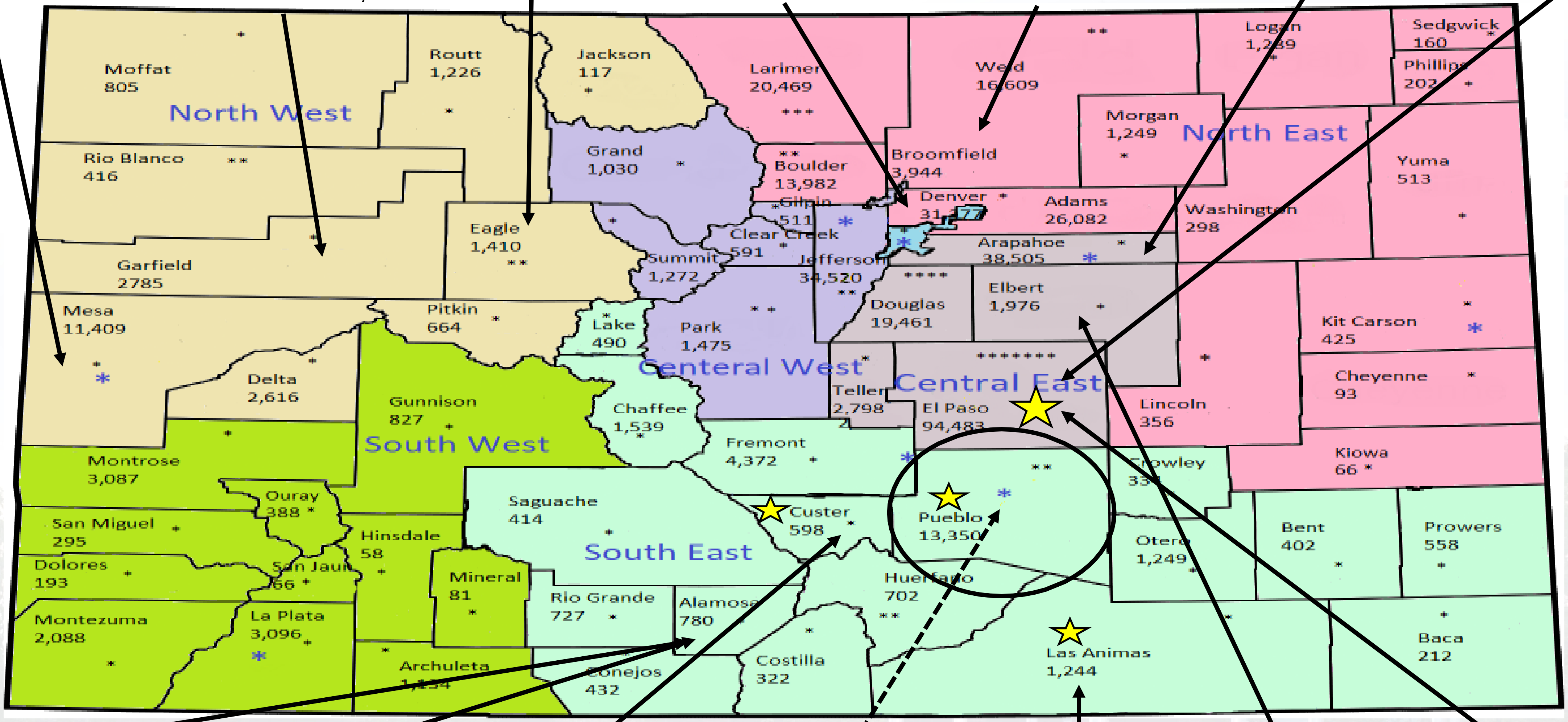
Next Chapter Navigator
Eagle, Garfield, Pitkin

Daniels Center (VSO)
(501C3)

Veteran Connections Weld
No. Colo. Resource Center (VSO

Aurora
(Veteran Connections)

Mt. Carmel Veterans Service
Center (501C3)



Monte Vista
(Veteran Connections)

Next Chapter Navigator
Rio Grande, Alamosa

Westcliffe
(Veteran Connections)

So. Colorado One Source
DMVA, VA, Mt. Carmel

Trinidad
(Mt. Carmel)

Homefront Military
Network

Next Chapter Navigator
Pueblo, Custer, Fremont

Mt. Carmel Veterans Service Center

Collaborative Alignment Partnering for Community Success

Pueblo Community College

Latino Chamber of Commerce of Pueblo, Inc.

city of PUEBLO colorado

St. Mary-Corwin Medical Center
Centura Health.

Health Solutions
Hope. Health. Together

Colorado State University Pueblo

Colorado Department of Military and Veterans Affairs
DMVA

The Greater Pueblo Chamber
We Mean Business

Clasp for Life

Medicare Mentors LLC.

powered by Spark

Suicide Prevention Coalition of Pueblo County
Fortification Sustainability Connectedness

Care and Share
Food Bank for Southern Colorado

Southeastern Colorado AHEC

Veterans Upward Bound College Access Program

AFA

Colorado Department of Public Health & Environment
CDPHE

Volunteers of America Colorado

NAMI
National Alliance on Mental Illness
Colorado Springs

Pueblo City-County Library District

SRDA
Senior Resource Development Agency

Veterans Optometry Partners of America

Pueblo West Colorado

Sangre de Cristo Arts and Conference Center
All of the arts for all of Southern Colorado

Friendly Harbor Community Center

Posada
Bringing Pueblo Home

Eye Love Care Inc

Valiant Staffing

AmeriCorps Seniors

spark the change Colorado
Empowering Changemakers. Igniting Service.

aci Learning

Questions

Thank you for your time and consideration!

Bob McLaughlin
COL, US Army (Retired)
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(915) 217-3582 (c)

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Mt. Carmel
VETERANS SERVICE CENTER

The North Elizabeth Hotel Urban Renewal Plan

August 18th, 2023

Prepared by:

Pueblo Urban Renewal Authority (PURA)

Hotel Urban Renewal Project

<u>Contents</u>

I. Introduction 5

II. Urban Renewal Area Boundary 5

III. Summary of Statutory Criteria........ 5

IV. Description of Urban Renewal Project 7

A. Urban Renewal Plan Goals and the **Plan's Relationship to Local and Regional Objectives** 7

1. **Goals of the Plan** 7

2. Relationship to Comprehensive Plan 8

3. Relationship to City Consolidated Plan 9

B. Land Use Regulations and Building Requirements 9

V. PROJECT ACTIVITIES 11

A. Land Acquisition 11

B. Relocation 11

C. Demolition, Clearance, and Site Preparation 11

D. Property Management 11

E. Public Improvements 12

F. Land Disposition, Redevelopment and Rehabilitation 12

G. Cooperation Agreements 12

H. Other Project Undertakings and Activities 13

VI. PROJECT FINANCING 14

VII. CHANGES IN APPROVED PLAN 15

VIII. MINOR VARIATIONS 15

DEFINITIONS

The terms used in this Urban Renewal Plan shall have the following meanings:

Act means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, of the Colorado Revised Statutes.

Area or **Urban Renewal Area** means the area of the City included within the boundaries of this Urban Renewal Plan as depicted in Exhibit A and described in Exhibit B.

Authority means the Urban Renewal Authority of Pueblo, Colorado.

City means the City of Pueblo, Colorado.

City Planning means the Department of Planning & Community Development of the City of Pueblo, Colorado.

City Consolidated Plan means the City of Pueblo 2020-2024 Consolidated Plan, approved June 14, 2021, by Ordinance No. 9951.

Comprehensive Plan means the Pueblo Regional Comprehensive Plan adopted in 2022.

County means Pueblo County, Colorado.

Plan or **Urban Renewal Plan** means this urban renewal plan as it may be amended in the future.

Project or **Urban Renewal Project** means all activities and undertakings described in this Plan.

I. Introduction

The purpose of this Plan is to implement those provisions of the Comprehensive Plan and the City Strategic Plan that apply to the Urban Renewal Area. The provisions of this Plan are intended to help provide important services to the Area, eliminate and prevent conditions of blight, attract private investment, utilize underdeveloped land, and leverage public investment and funding mechanisms to promote redevelopment and rehabilitation of the area by private enterprise, and, where necessary, provide necessary public infrastructure to serve the Area.

This Urban Renewal Plan has been proposed for consideration by the City Council of the City pursuant to the provisions of the Act. The administration of the Project and the implementation of the Plan shall be the responsibility of the Authority.

II. Urban Renewal Area Boundary

An urban renewal plan area has been created that includes properties that are within the City of Pueblo's municipal limits. The Area, titled "North Elizabeth Hotel Urban Renewal Plan" includes one (1) parcel along North Elizabeth Street. The property's address parcel number is 513014004, per the Pueblo County Assessor's database. This parcel encompasses ~2.1 acres and is zoned B-4 Regional Commercial. The subject area is characterized by vacant land and buildings, deteriorating structures, environmental contamination, steep topography, deteriorating or missing infrastructure, and unproductive lot configurations. The Area's characteristics make future development challenging and is the reason why PURA is evaluating this site for Urban Renewal treatment.

III. Summary of Statutory Criteria

On August 18th, 2023, a conditions survey report was delivered to the Pueblo Urban Renewal Authority that summarized a blight study of the area described as the North Elizabeth Hotel Urban Renewal Plan. Relevant conditions were researched, documented, photographed, and compared with the blight factors pursuant to the Act. The result of the survey is included in a document entitled "The Hotel Urban Renewal Plan Conditions Survey" (the Conditions Survey) dated August 18th, 2023, consisting of 34 pages, related exhibits, a description of existing conditions, and numerous photographs. The Conditions Survey is incorporated herein in its entirety by this reference.

The Conditions Survey shows that the following factors listed in the Act are present in the Area and that these conditions qualify the Area as a "blighted area" as defined in the Act:

Conditions Survey – Blighting Factors Catalogued	
Blighted Area Factor # (C.R.S. 31-25-103.2 List Label)	**Definition**
Factor 1 (a)	Slum, Deteriorated, or Deteriorating Structures.
Factor 2 (b)	Predominance of Defective or Inadequate Street Layout
Factor 3 (c)	Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness
Factor 4 (d)	Unsanitary or Unsafe Conditions
Factor 5 (e)	Deterioration of Site or Other Improvements
Factor 6 (f)	Unusual Topography or Inadequate Public Improvements or Utilities
Factor 8 (h)	The Existence of Conditions that Endanger Life or Property by Fire or Other Causes.
Factor 9 (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.
Factor 10 (j)	Environmental Contamination of Buildings or Property.
Factor 11 (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

IV. Description of Urban Renewal Project

This Plan will be implemented as part of a comprehensive program to eliminate and prevent blight in the Urban Renewal Area. The Authority and the City, with the cooperation of private enterprise and other public bodies, will undertake a program to eliminate the conditions of blight identified in the Conditions Survey while supporting Pueblo's Regional Comprehensive Plan, the City's Consolidated Plan, and the Pueblo community's remediation and redevelopment goals. Although there are other adopted Plan's both locally and regionally not listed, the Goals and Policies of these plans are assumed to be subsumed under the Comprehensive Plan.

A. Urban Renewal Plan Goals and the Plan's Relationship to Local and Regional Objectives

Goals of the Plan

1. Goals of the Plan – This Plan has been adopted to achieve the following goals in the Area:

a) To encourage renewal throughout the Area by attracting additional investment and redevelopment within the Project.

b) To alleviate blighting conditions within the Area's boundary

c) To leverage Tax Increment Financing to assist with the funding of infrastructure and facilities that will help advance the remediation and revitalization goals of the Area.

d) To incentivize and invest in catalytic development that will remediate blighting conditions throughout the Area.

e) To encourage redevelopment within the Area that aligns with the City of Pueblo's future land use designations and zoning districts.

f) To leverage Tax Increment Financing to help attract new commercial investments and development that aligns with the City's CB-4 Regional Commercial Zone within the Area

g) To improve the streetscapes to promote on-street bike and pedestrian travel while also enhancing lighting, sidewalks, pedestrian safety, parking, signage, and landscaping

h) To improve pedestrian and trail connections to/from the Area along North Elizabeth Street

i) To invest in cultural and community spaces within the Area.

2. Relationship to Comprehensive Plan

The Plan conforms with and is designed to help implement the Visions, Goals, Policies and Guiding Principles detailed in the Comprehensive Plan, revised and adopted September 2022.

In addition to this conformance, the Plan will remediate blighting conditions and attract development that aligns with the following "Key Themes":

- History and Culture
- Economy
- Growth and Development
- Transportation and Connectivity

a) The Plan will support Goal 4.4 to "Establish Pueblo County as a Tourist Destination". The Plan will remediate blighting factors on a commercially zoned property. It is also intended to attract tourist-oriented, commercial development, such as a Hotel. This in turn will advance the Comp Plan's "measure of success" for Guiding Principle 4, which is to increase the number of visitors and tourist spending time and money in Pueblo. Specific policies that align with this Urban Renewal Plan include:

(1) Policy 4.4.1 Marketing and Branding
(2) Policy 4.4.3 Economic Impacts
(3) Policy 4.4.4 Major Events and Attractions
(a) See Page 52 of Regional Comprehensive Plan

b) The Plan will support Goal 4.6 to "Enhance the Appearance of Public Spaces, Rights-of-Way, and Community Gateways". The Plan will remediate conditions that have prevented new development in a highly visible, commercial parcel located near Interstate 25 and Highway 50. The Plan will bring higher and better uses to the site and remove unsightly blight from this area of the city. Specific Policies that Align with this Urban Renewal Plan include:

(1) Policy 4.6.1 Community Gateways
(2) Policy 4.6.4 Context-Sensitive Development
(a) See Page 53 of Regional Comprehensive Plan

c) The Plan will support Goal 6.1 to "Promote a fiscally and environmentally responsible pattern of growth" and Goal 6.2 to "Encourage Infill and Reinvestment in Established Communities and Neighborhoods". The Plan will support commercial development concentrated along commercial corridors in established neighborhoods. The Plan also leverages funding tools such as tax increment financing. The Plan will facilitate reinvestment in Underutilized Center/Corridors identified within the Comprehensive Plan. Specific Policies that Align with this Urban Renewal Plan include:

(1) Policy 6.1.1 Coordinated Planning
(2) Policy 6.1.2 Concentrated Development
(3) Policy 6.1.5 Compact Development
(4) Policy 6.1.5 Prioritize Investment
(5) Policy 6.2.2 Reinvestment in Core Neighborhoods
(6) Policy 6.2.4 Redevelopment Areas
(a) See Pages 65, 66 and 67 of Regional Comprehensive Plan

3. Relationship to City Consolidated Plan

The Plan conforms with and is designed to implement the following Goals detailed in the City's 2020-2024 Consolidated Plan:

Goal 8 – **Economic Development:** Includes activities such as workforce and economic development initiatives.

The Plan will alleviate conditions arresting sound development within this specific area and help attract private investment to generate higher and better economic uses. The parcel is zoned commercial and exhibits vacant buildings and land. Attracting new commercial development to this site would advance the City's Consolidated Plan's Goal.

Goal 9 – **Eliminate Slum or Blighting Influences:** Includes the demolition of vacant and dilapidated structures that pose a threat to health and safety, code enforcement, and graffiti removal and façade improvement programs.

The Plan's primary charge is to eliminate blighting factors arresting sound development within the Plan Area. The Conditions Survey identified blighting factors in the area that included vacant buildings, deteriorating structures that are not in code compliance, as well as trash, debris and graffiti. The Plan's Primary purpose is in alignment with the City Consolidated Plan's goal to eliminate slum or blighting influences.

B. Land Use Regulations and Building Requirements

The Plan will provide a comprehensive and unified plan to promote and encourage high quality development and redevelopment of the Urban Renewal Area by cooperative efforts of private enterprise and public bodies. Notwithstanding anything in the Plan to the contrary, the development and use of the property within the Urban Renewal Area described in the Plan including, without limitation, land area, land use, design building requirements, timing or procedures applicable to the property, shall be subject to the Pueblo Municipal Code, Pueblo County Land Use Code and secondary codes therein adopted by reference, and other applicable standards and regulations of the City of Pueblo ("City Regulations") and Pueblo County (“County Regulations”). Permitted uses for properties in the Urban Renewal Area shall be those uses allowed in the City of Pueblo Zoning Code and Land Use Code for annexed parcels.

V. PROJECT ACTIVITIES

The following provisions shall apply to the Area. In accordance with the Act, the Authority may undertake these activities directly or, to the extent authorized by applicable law, contract with third parties to do so.

A. Land Acquisition

To carry out this Plan, the Authority may exercise any and all of its rights and powers under the Act and any other applicable law, ordinance or regulation. The Authority may acquire any interest in property by any manner available. The Authority may acquire property in the Area for the following reasons: To eliminate or prevent conditions of blight; to carry out one or more objectives of the Plan; to assemble property for redevelopment by private enterprise; for needed public improvements; and for any other lawful purpose authorized by the Plan, the Act or any other applicable law.

Acquisition of property by eminent domain is not authorized unless the City Council approves, by majority vote, the use of eminent domain by the Authority in accordance with the Act and other applicable laws.

B. Relocation

If acquisition of property displaces any individual, family, or business concern, the Authority may assist such party in finding another location, and may, but is not obligated to, make relocation payments to eligible residents and businesses in such amounts and under such terms and conditions as it may determine and as may be required by law.

C. Demolition, Clearance, and Site Preparation

The Authority may demolish and clear those buildings, structures, and other improvements from property it acquires if such buildings, structures, and other improvements are not to be rehabilitated in accordance with this Plan. The Authority may provide rough and finished site grading and other site preparation services as part of a comprehensive redevelopment program.

D. Property Management

During such time as any property is acquired by the Authority, for disposition for redevelopment, such property shall be under the management and control of the Authority and may be rented or leased by it pending disposition for redevelopment or rehabilitation. Notwithstanding the foregoing, the Authority may acquire property, develop, construct, maintain, and operate thereon buildings, and facilities devoted to uses and purposes as the Authority deems to be in the public interest.

E. Public Improvements

The Authority will cooperate with the City and other public bodies to install, repair or replace necessary public infrastructure including, but not limited to, public streets, ADA accessible routes, stormwater improvements outside the scope of the City Storm Water Enterprise, park and recreation amenities and multi-use recreational trails in the Area.

F. Land Disposition, Redevelopment and Rehabilitation

The Authority may dispose of property it acquires by means of a reasonable competitive bidding procedure it establishes in accordance with the Act and pursuant to redevelopment agreements between the Authority and such purchasers.

The Authority may also enter into owner participation agreements with property owners in the Area for the development, redevelopment, or rehabilitation of their property. Such agreements will provide for such participation and assistance as the Authority may elect to provide to such owners. The Authority may develop, construct, maintain, and operate buildings and facilities devoted to uses and purposes as the Authority deems to be in the public interest.

All such redevelopment, owner participation and other agreements shall contain, at a minimum, provisions requiring:

Compliance with the Plan and, if adopted by the Authority, the Design Guidelines and Standards and City codes and ordinances. Covenants to begin and complete development, construction, or rehabilitation of both public and private improvements within a period of time deemed to be reasonable by the Authority.
The financial commitments of each party (but nothing herein shall obligate the Authority to make any such financial commitment to any party or transaction).

G. Cooperation Agreements

For the purposes of planning and carrying out this Plan in the Area, the Authority may enter into one or more cooperation agreements with the City, County or other public bodies. Without limitation, such agreements may include project financing and implementation; design, location and construction of public improvements; and any other matters required to carry out this Project. It is recognized that cooperation with the City, County, other municipalities and other public and private bodies may be required to coordinate such issues as the design, construction, maintenance, operation, and timing of public and private improvements within and outside of the Area to properly and efficiently carry out the goals and objectives of this Plan.

H. Other Project Undertakings and Activities

Other Project undertakings and activities deemed necessary by the Authority to carry out the Plan in the Area 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 and all applicable laws.

VI. PROJECT FINANCING

The Authority is authorized to finance activities and undertakings under this Plan by any method authorized by the Act or any other applicable law, including without limitation, appropriations, loans or advances from the City or County; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities; sale of securities; loans, advances and grants from any other available source.

Any and all financing methods legally available to the City, the County, the Authority, any private developer, redeveloper or owner may be used 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 Urban Renewal Area. Such methods may be combined to finance all or any part of activities and undertakings throughout the Urban Renewal Area. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Act, may be used to pay the principal of and interest on and to establish reserves for indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority or the City or the County to finance activities and undertakings authorized by the Act and this Plan in whole or in part.

The Authority is authorized to issue notes, bonds or any other financing instruments or documents in amounts sufficient to finance all or part of the Urban Renewal Plan. The Authority is authorized to borrow funds and to create indebtedness in carrying out this Plan. The principal, interest, and any premiums due on or in connection with such indebtedness may be paid from any funds available to the Authority.

The Project may be financed by the Authority under the tax allocation financing provisions of the Act. Under the tax allocation method of financing the Project, property taxes levied after the effective date of the approval of this Plan upon taxable property in the Urban Renewal Area each year by or for the benefit of each public body that levies property taxes in the Area, shall be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of this tax allocation provision, as follows:

Base Amount

That portion of the taxes which 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 Urban Renewal Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Urban Renewal Area, and 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 shall 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, the Project.

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

When such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies.

The increment portion of the taxes, as described in this subparagraph 2, 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 incurred by the Authority to finance the Project.

VII. CHANGES IN APPROVED PLAN

This Plan may be modified pursuant to the provisions of the Act governing such modifications, including Section 31-25-107, C.R.S.

VIII. MINOR VARIATIONS

The Authority may in specific cases allow minor variations from the provisions of the Plan if it determines that a literal enforcement of the provisions of the Plan would constitute an unreasonable limitation beyond the intent and purpose of the Plan.

EXHIBIT A
LEGAL DESCRIPTION

LOT 2, PIEDMONT PARK, EXCEPT THAT PORTION CONVEYED TO COLORADO STATE HIGHWAY DEPARTMENT BY DEED RECORDED JANUARY 22, 1947 IN BOOK 1031 AT PAGE 2020, COUNTY OF PUEBLO, STATE OF COLORADO

EXHIBIT B

DRAFT

URA PLAN MAP


Hotel Urban Renewal Project
Legend
Pueblo County Parcels
Hotel Survey Area
N
0
250
500
1,000 US Feet
N Elizabeth St
E Frontage Rd
Pueblo Country Club
PIONEER DEVELOPMENT COMPANY

PIONEER DEVELOPMENT COMPANY

we find the way

Hotel Urban Renewal Plan Impact Report

Pueblo Urban Renewal Authority

August 24, 2023

PIONEER
DEVELOPMENT
COMPANY
we find the way

August 28, 2023

City of Pueblo, Colorado

Dear Pueblo Board of Commissioners,

This Impact Report is intended to satisfy the requirements outlined in Colorado's Urban Renewal Law, C.R.S. 31-25-107(3.5)I-V and C.R.S. 31-25-107(9.5). According to Statute, the Urban Renewal Impact Report is a supplementary document to the Urban Renewal Plan. It is required if property and/or sales tax are intended to be utilized in the project area for renewal activities. The City of Pueblo's Urban Renewal Authority (PURA) is actively exploring a potential Urban Renewal Plan area titled the "Hotel Urban Renewal Plan". The plan area represents a new Urban Renewal Project that encompasses a single parcel within City limits. A hotel development has been proposed on this parcel, however, blighted area factors have created challenges to its feasibility. PURA has evaluated the project area for Urban Renewal eligibility, and has initiated this Impact Report to forecast tax increment, incentive potential, and impacts on partnering taxing entities. Because the proposed Hotel Urban Renewal Plan intends to utilize tax increment financing (TIF) within the project area, an Impact Report is required prior to adopting the Plan.

This Impact Report meets the minimum requirements defined by C.R.S. 31-25-107(3.5)I-V and C.R.S 31-25-107(9.5), and has been designed to provide PURA with a realistic forecast of tax TIF that will be generated via blight remediation, investment attraction and redevelopment. The forecast in this report is informed by the proposed development's financial plan and pro forma. This information is supplemented by interviews with PURA Staff and regional market analysis. The forecasts are intentionally designed to be conservative estimates and reflect community development needs that have been highlighted by this Board and the public. All forecasts are designed to show a "maximum impact scenario", meaning that all potential TIF is quantified, and all possible millage rates and sales tax rates have been leveraged towards increment generation. This design is intended to forecast the Plan's maximum possible TIF generation and provide each taxing entity with an impact assessment.

The goal of this report is to provide PURA with a realistic forecast of impacts to better inform negotiations with impacted taxing entities and ensure that the Hotel Urban Renewal Plan succeeds in bringing about the renewal expected by the community.

Sincerely,

Andrew Arnold, AICP
Founder | Principal
Pioneer Development Company
Durango, Colorado

CC: Jerry Pacheco and Cherish Deeg

Table of Contents

Executive Summary ... 3
  Hotel Urban Renewal Plan Impact Report: ... 3
  Summary Tables and Charts: ... 5
Hotel Urban Renewal Plan Summary ... 6
  Project Area Existing Conditions ... 6
  Tax Area and Millage Rates ... 6
  Zoning Districts ... 7
  Comprehensive Plan ... 8
  Current Assessment of Plan Area ... 8
Impact Report Methodology ... 9
  Forecasting Future Growth ... 9
  Development Assumptions and Feasibility ... 9
  Tax Increment Financing Assumptions ... 10
  The But-For Assumption ... 11
Tax Increment Financing Summary ... 12
  Projected Assessment and Phasing ... 12
  Property Tax TIF Projections ... 12
  Hotel Urban Renewal Plan TIF Projections ... 13
Taxing Entity Impacts ... 14
Impact Summary ... 15
Pueblo County ... 16
  Revenue Impacts ... 16
  Infrastructure and Service Impacts ... 16
  County Impact Conclusion ... 17
Impact Summary on Remaining Taxing Entities ... 18
Conclusion and Recommendations ... 19
Appendix ... 20
  Tax Increment Pro Forma ... 20

Executive Summary

Hotel Urban Renewal Plan Impact Report:

The Pueblo Urban Renewal Authority (PURA) is in the process of creating a new Urban Renewal Plan. This Plan is tentatively titled the “Hotel Urban Renewal Plan”. PURA’s purpose for the Plan is to remediate conditions arresting sound development in the area and attract new private investment. As its name suggests, the Hotel Urban Renewal Plan is intended to facilitate a new hotel development. This development is in the process of submitting to the City for the appropriate entitlements. However, the site exhibits environmental contamination and challenging topography, creating significant financial hurdles, and casting doubt on the project’s feasibility. PURA is now seeking to create a development-specific Urban Renewal Plan area to ensure that these challenging conditions are overcome, and the project remains feasible.

The Hotel Urban Renewal Plan encompasses a single parcel that is bounded by Elizabeth Street and I-25. This parcel was evaluated in August 2023 by PURA for Blighted Area Factors that would make it eligible for Urban Renewal Treatment. That Conditions Survey identified ten (10) blighted area factors within the area. Historic uses ranged from a former mobile home park, to a gas station, to a laundry mat, and now the parcel is currently vacant, underutilized and contaminated. The ten identified blighted area factors exceed the statutory threshold of blighting factors necessary to declare the parcel eligible for Urban Renewal treatment. PURA’s strategy to mitigate these blighted area factors and help make the proposed development feasibility involves leveraging tax increment financing. Statute require that an Impact Report be submitted with a proposed Urban Renewal Plan whenever Tax Increment Financing (TIF) is intended to be utilized within the Plan area. This is reason for this Report.

The Impact Report forecasts commercial development within the Hotel Urban Renewal Plan area over the next 25 years. The timing of development and its tax generation is phased according to development plans provided by PURA for this report. Valuations are derived from comparable commercial sales per SF throughout the regional market, and current Pueblo County assessments of existing Hotel properties. This Impact Report assumes that all new development in the Plan area will follow the City’s zoning and land use code regulations. Specifically, this report does not project any residential development or sales tax generation, but instead forecasts future development assuming the entirety of the Plan area will feature a midscale, hotel development.

After modeling the most probable development forecast, this report quantified the Plan’s assessed value, property tax, and fiscal impacts. The commercial nature of this development did not generate any demographic projections. This information provides estimates regarding the amount of tax increment the Plan will generate over 25 years. Increment estimates are projected for each taxing entity that levies an ad valorem property tax within the Plan area. These tax and demographic impacts were used to evaluate potential fiscal impacts on participating taxing entities.

The following outline and tables summarize the Impact Report’s conclusion and findings. Impacts to taxing entities are categorized as either low, moderate, or high. A detailed methodology, impact analysis and recommendations are provided within the Report that elaborate on the Executive Summary’s findings:

Conclusion:

Impacted taxing entities should support the Hotel Urban Renewal Plan, as its projected benefits to the Pueblo Community and its taxing partners outweigh its costs. These benefits include the remediation of blight, the development of new commercial property, alignment with the City of Pueblo's Comprehensive Plan and Zoning, and new assessed value, property tax revenue once the 25-year renewal project concludes. Tax increment leveraged for these purposes is not expected to create adverse impacts on participating taxing entities. The forecast development will not generate new residents or students and will not require new County infrastructure to be extended or financed.

Specific recommendations to help offset potential impacts are listed below:

- All participating taxing entities should pledge 100% of their millage rate to PURA and this Plan area for the full duration of the Plan.
- All Bond Redemption Levies should be exempt from TIF agreements with PURA.

The Hotel Urban Renewal Plan represents PURA's, the City of Pueblo's, the Pueblo School District's and Pueblo County's commitment to achieving public private partnerships that will facilitate community-minded development. Projected Property Tax Increment generated within this Urban Renewal Plan is described in the table and charts on the following page:

Summary Tables and Charts:

Projected Build-Out Statistics			
Development Type	**Units/S.F.**	**Actual Value**	**Assessed Value**
Commercial	**48,660**	**$12,165,000**	**$2,715,228**
Hospitality	48,660	$12,165,000	$2,715,228
TOTAL		**$12,165,000**	**$2,715,228**

Demographics	
Total New Residents	-
Total New Students	-

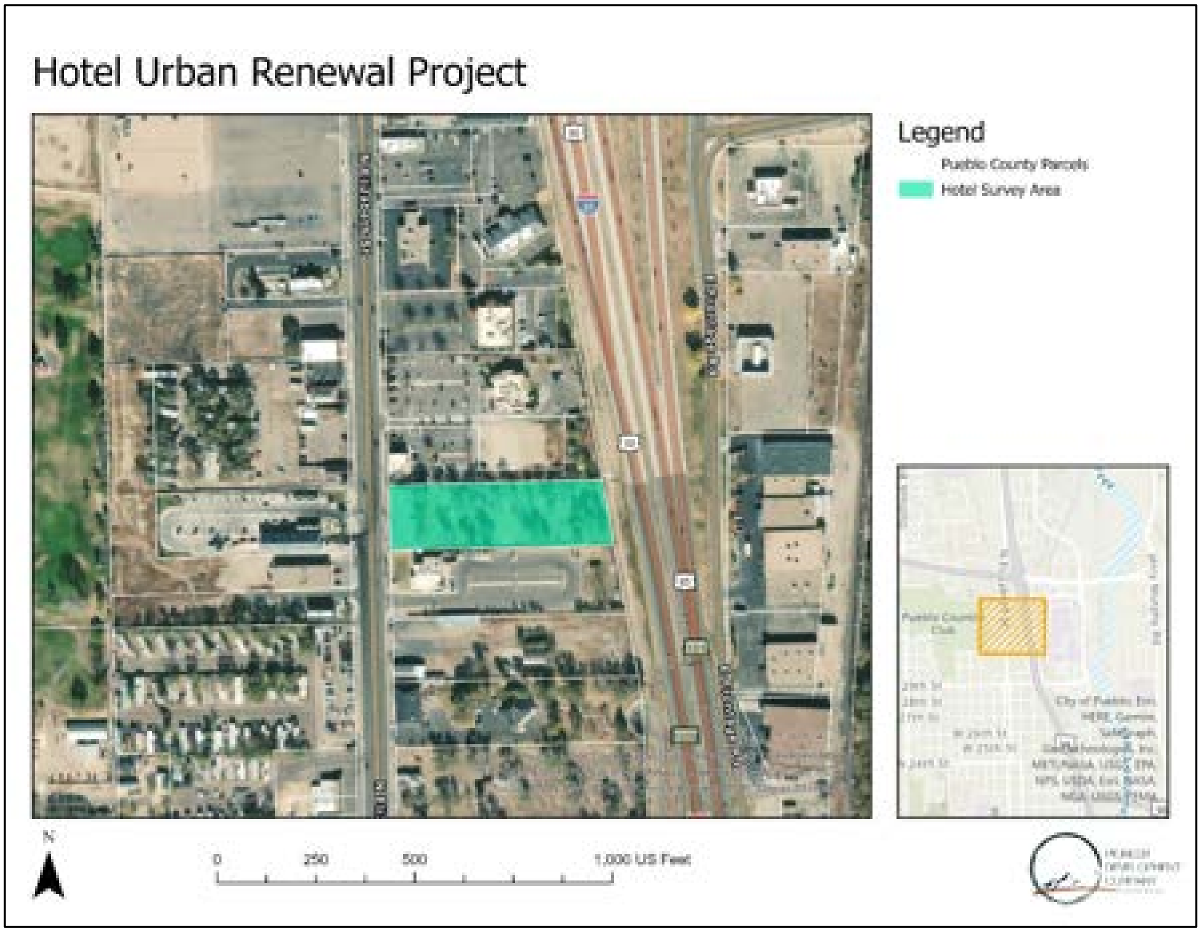
Property Tax Information	
Estimated Base Taxable Value	**$79,010**
Total New Taxable Real Property Value	**$2,715,228**
Total Net Taxable Value	**$2,636,218**

Hotel Urban Renewal Plan Area Value and Tax Generation Comparison

Taxing Entity Fiscal Impacts	% District's Total AV	% District's Annual Property Tax	Impact Assessment
Pueblo County	0.1%	0.2%	Low
City of Pueblo	0.2%	0.2%	Low
Pueblo School District 60	0.1%	0.2%	Low
Lower Arkansas Valley Water Conservancy	0.2%	0.2%	Low
Pueblo City-County Library District	0.1%	0.1%	Low
South East Water Conservancy	0.1%	0.1%	Low

Hotel Urban Renewal Plan Summary

Project Area Existing Conditions



The Hotel Urban Renewal Plan area encompasses ~2.1 acres within the City of Pueblo. This area includes 1 parcel. The proposed plan area is characterized by vacant land and deteriorating structures. The main building improvement is a former laundromat that is currently abandoned. The property's surrounding area is largely vacant.

Tax Area and Millage Rates

The Plan boundary encompasses property within Pueblo County 60B Tax Area. This area includes six distinct millage rates from taxing entities. These entities include Pueblo County, the City of Pueblo, the Pueblo School District (City), the Lower Arkansas Valley Water Conservancy District, the Southeastern Water Conservancy District, and the Pueblo City-County Library District. This tax area's 2022 certification of mill levies carries a **millage rate of 97.355**. This impact report will analyze impacts on these six taxing districts and assess tax increment generated at their 97.355 overlapping millage rate.

Tax District Name	2023 Mill Levy	TIF Agreement %	TIF Eligible Mill Levy
PUEBLO COUNTY	30.436	100%	30.436
CITY OF PUEBLO	15.633	100%	15.633
S.E. WATER CONSV. DISTRICT	0.887	100%	0.887
LOWER ARKANSAS VALLEY WATER CONSV.	1.503	100%	1.503
PUEBLO CITY-COUNTY LIBRARY DISTRICT	5.945	100%	5.945
SCHOOL DISTRICT 60	42.951	100%	42.951
TOTAL	97.355	100%	97.355

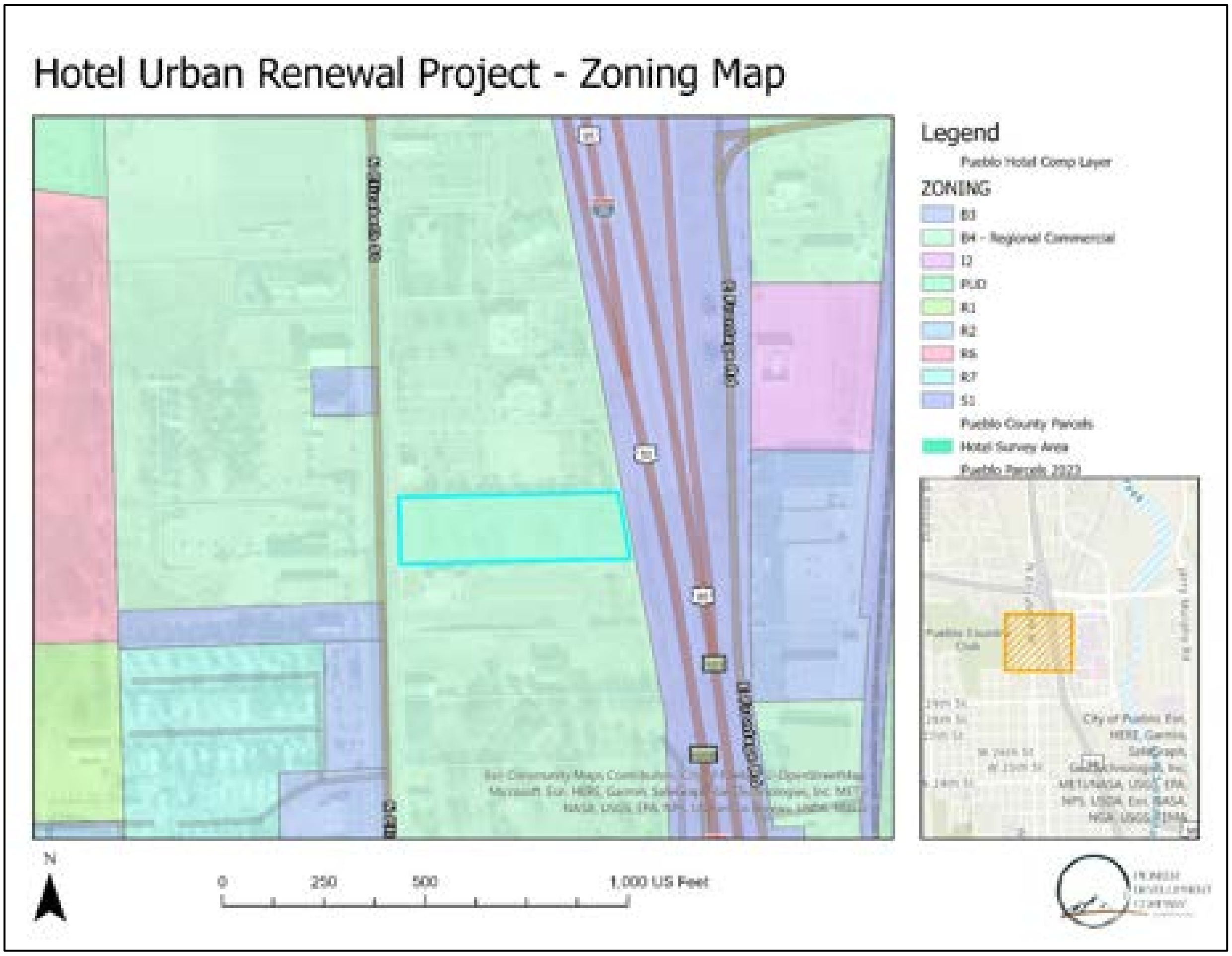
Zoning Districts

The Hotel Urban Renewal Plan includes one (1) zoning district, the B4 – Regional Commercial District.

According to the City of Pueblo's Zoning District and Uses, the B-4 Regional Business zoning "provides areas for the location of business and other central services required by the region at large"[1] The uses by right allowed in the B-4 zone district include **hotels**, auditorium, banquet hall, community center, library, museum, office, pharmacy, and other similar commercial uses.

The development forecast within the Hotel Urban Renewal Plan area meets the intent of the City's zoning districts.

[1] Pueblo Planning & Community Development, Zone District: B-4, p. 2-4-2022, https://www.pueblo.us/DocumentCenter/View/30870/B-4--12-20-21?bidId=



Comprehensive Plan

The regional comprehensive plan's future land use map designates this site as a mixed-use activity center. Mixed-use activity centers contribute at the regional scale in addition to encompassing a diversity of use types and connectivity features.

The proposed hotel development aligns with both the comprehensive plan and City's zoning for this property. The properties existing characteristics are not achieving the developments or vision outlined within the City's zoning or comprehensive plan.

Current Assessment of Plan Area

The Plan area includes one (1) parcel. The total equalized assessed value (taxable value) of this parcel, according to the County Assessor's database 2023 valuations[2], is $79,010. The total actual value of this parcel, according to the County's Assessor's database 2023 valuations is $283,176. This Impact Report uses **$79,010** as the Base Value for all Tax Increment Financing projections.

[2] As of August 2023

Impact Report Methodology

Forecasting Future Growth

The goal of the Hotel Urban Renewal Plan is to incentivize redevelopment by remediating blighting conditions and spur new investments in public infrastructure, commercial development, and employment opportunities. This Urban Renewal Plan is specifically being positioned to facilitate Hotel Development on this parcel.

One of the tools urban renewal authorities can use to bring about these changes is known as Tax Increment Financing (TIF). TIF is a redevelopment strategy that leverages future tax revenues to incentivize redevelopment for urban renewal activities. Colorado's Urban Renewal Law mandates that urban renewal projects that intend to use TIF for renewal activities submit a supplementary Impact Report to forecast growth within a renewal area and estimate the impacts this growth will have on taxing entities within that area. The impact report's purpose is to ensure that taxing entities that rely on property tax and/or sales tax revenues will not be adversely impacted by the urban renewal project.

Quantifying these impacts requires a forecast of probable growth throughout the project area over the Plan's lifetime. **The Hotel Urban Renewal Plan allows TIF to be collected for up to 25 years, the maximum amount of time authorized by Colorado's Urban Renewal Law.**

This report estimated where and when redevelopment will take place in the Hotel Urban Renewal Plan area by reviewing current development proposals, working closely with the Pueblo Urban Renewal Authority staff, and evaluating market comparables. The projections made by this impact report have been informed by these development proposals, current assessments of comparable Hotels throughout the City of Pueblo, and market studies throughout Pueblo County.

Hotel Development Concept

This report assumes that the Hotel Urban Renewal Plan will attract a mid to upper-midscale Hotel within its boundaries. This use aligns with City Zoning of the parcel. The Impact Report assumes that this Hotel will feature 122 keys (rooms) and improve the surrounding landscaping, providing infrastructure, parking areas and landscaping. The development is assumed to follow comparable price per square foot estimates for hotel construction and yield a taxable value that is similar to other, competing hotels within the area.

Development Assumptions and Feasibility

The development forecast used certain assumptions to predict the type, size, time, and value for this development concept. The assumptions are informed by local market studies, the development plan, urban renewal best practices and community desires. These assumptions are listed below:

- **Type of Development** – The Hotel Urban Renewal Plan is singularly focused on Hospitality Development. Site Plans have been submitted that detail the type of development being proposed. The proposed hotel is a midscale, affiliated Hotel that offers an extended stay product. This flag (brand) is owned by Choice Hotels. The proposed hotel will feature 122 keys (rooms), 124 parking stalls, and be four stories totaling 48,660 square feet. No residential or sales tax producing commercial development is forecast by this Report.

- **Size of Development** – The scale of the proposed hotel development is larger than existing hotels found throughout the market area. This Report analyzed the hospitality market within Pueblo, identifying seven midscale class hotels within the area. These hotels had ranged from 50 keys to 84 keys, making them significantly smaller than the proposed development. However, the building efficiencies of these existing properties were lower, meaning the total square footage is similar to the proposed hotel development. This report assumes that the local market can support a new midscale hotel featuring 122 keys at this location.

- **Time of Development** – This report assumes that development within the Hotel Urban Renewal Plan area will follow the proposed development plan provided by the developer and PURA. This phasing plan assumes that construction will be completed by the end of 2024 and be assessed by 2025. The Plan will not begin generating increment until 2025, after building improvements have been assessed.
- **Value of Development** – This report estimated the future value of development by comparing existing assessment of hotels within Pueblo, regional market benchmarks, proposed investment totals, and existing comparable properties. Although market benchmarks exhibited a higher price per square foot than this report's forecast, TIF projections utilized by this model closely followed existing Assessment to comparable or slightly higher-class hotels within the City. The highest assessed value of any hotel within City limits is $2.5 million in 2023. This report assumes that a new hotel will exceed this maximum, but conservatively estimates a taxable value of $2,921,979.

Tax Increment Financing Assumptions

As part of Statutory Requirements, this report projects the estimated property tax generation for future development within the Hotel Urban Renewal Plan area. These projections are based on Pueblo County's 2022 certified assessments of property and the 2023 mill levies associated with the taxing entities present in the project area. The full list of taxing entities and their associated millage rates are tabulated below:

Hotel Urban Renewal Plan Mill Levies			
Note:	TIF Percentages are assumed to be 100% for the Impact Report		
Tax Area(s): 60B			
Tax Entity	2022 Mill Levy	TIF Agreement %	TIF Eligible Mill Levy
PUEBLO COUNTY	30.436	100%	30.436
CITY OF PUEBLO	15.633	100%	15.633
S.E. WATER CONSV. DISTRICT	0.887	100%	0.887
LOWER ARKANSAS VALLEY WATER CONSV.	1.503	100%	1.503
PUEBLO CITY-COUNTY LIBRARY DISTRICT	5.945	100%	5.945
SCHOOL DISTRICT 60	42.951	100%	42.951
Total	**97.355**	**100%**	**97.355**

This report assumes that all impacted taxing entities will pledge 100% of their millage rate to the Urban Renewal Project. This assumption is required to project the maximum impact this renewal plan area will have on the City and partnering entities[3]. Property tax projections made by this report assume that the number of taxing entities, as well as their millage rates, will remain unchanged over the project's lifetime.

Tax increment assumptions are based on the above mill levies and assumes that the project area's starting base value is $79,010. This report projects that both the project base and all future development will appreciate at a rate pegged to inflation. This report assumes that the inflation rate will average 2% over the project's lifetime. This report adjusts the Plan area's base biennially for TIF projections.

The But-For Assumption

The final assumption made in this report is that the type, size, and value of new development would not occur but for the Hotel Urban Renewal Plan and the Pueblo Urban Renewal Authority. The goal of this urban renewal plan is to incentivize development through a variety of tools, TIF being just one example, where new investments manifest throughout the Plan area because of the URA's efforts. All tax increment estimates must be considered revenue that is generated because of the URA's efforts to attract and facilitate redevelopment in the Plan area. The Hotel Urban Renewal Plan Conditions Survey identified ten statutorily defined blighting factors within the Plan area that impair and arrest sound development. The renewal project will remediate these conditions and bring about development that is desired by the Pueblo community. A hotel development is a higher and better use than a vacant, contaminated parcel, and one that also aligns with the City's zoning district overlaying the property. Because of this, future incremental revenues should not be considered property tax that is diverted by the area's taxing entities. Instead, these incremental revenues should be perceived as a future tax base that would not exist but for the creation of the Hotel Urban Renewal Plan.

[3] This report does consider previously signed TIF agreements with partner taxing entities.

Tax Increment Financing Summary

This Report forecasts the Plan's development over the next 25 years and projects its assessed value and taxable revenue. These projections were used to estimate the amount of property tax increment generated within the Plan area if the urban renewal project is successful. Projections are based on the methodology outlined in Section Two "Impact Report Methodology".

Projected Assessment and Phasing

The assessed valuation for the projected development is estimated by this report. The following table describes the estimated number of years it will take to absorb the development, its first assessment year, total square footage of the development, $ per SF and its total taxable value (Equalized Assessed Valuation).

Commercial Development					
Type of Development	SF	$ Per SF[4]	Estimated Taxable Value	Absorption Years	First Year of Assessment
Hospitality	48,660	250	$2,715,228	2	2025

Property Tax TIF Projections

This Impact Report estimated the Hotel Urban Renewal Plan's future TIF revenue over the next 25 years in accordance with C.R.S. 31-25-107(3.5)I-V. These estimates are used to determine the property tax revenue likely to be generated by new developments within the Plan area. The report assumes this tax revenue is the result of the Pueblo Urban Renewal Authority's efforts to remediate blight and attract new investments within the Plan area.

Property tax TIF is estimated by comparing the Plan area's base value against its projected new improvement value. These assessed values each generate tax revenue based on the current millage rate of taxing entities within the Plan area. The base value's property tax revenue is not impacted by urban renewal projects. The new improvement's tax revenue, however, is the result of the urban renewal plan. This new revenue is known as "increment".

The property within the Urban Renewal Plan has a current assessed value of $79,010. The Report estimates that new improvements within the Plan area will add an additional $2,715,228 in assessed property value.

Development in the Plan is modelled according to its first assessment year, taxable value, and absorption schedule. The Report then applies tax district millage rates to both existing and new improvements within the plan area. Tax revenue generated by new improvements is incremental revenue. These revenues can be utilized by PURA for urban renewal activities within the Plan area.

Incremental revenue is also determined by TIF-sharing agreements signed between the Pueblo Urban Renewal Authority and the impacted entities that levy taxes within the Hotel Urban Renewal Plan area. This report assumes that all taxing entities have pledged 100% of their millage rates to support the Hotel Renewal Plan.

The following charts and tables illustrate the Plan's 25-Year TIF Projections:

[4] Adjusted for Regional Assessments of Actual Value.

Hotel Urban Renewal Plan TIF Projections

Property TIF Estimates	
Base Value of Plan Area	**$79,010**
Total New Taxable Real Property Value	$2,715,228
Total Net Taxable Value	**$2,636,218**
Total TIF Revenue (Gross 25 Years)	$7,022,058
Annual TIF Revenue (25-Year Average)	$270,079

	Estimated Property Taxes	Estimated Tax Increment
Taxing District	25 Years	25 Years
PUEBLO COUNTY	$2,265,913	$2,195,308
CITY OF PUEBLO	$1,163,853	$1,127,588
S.E. WATER CONSV. DISTRICT	$66,036	$63,978
LOWER ARKANSAS VALLEY WATER CONSV.	$111,896	$108,409
PUEBLO CITY-COUNTY LIBRARY DISTRICT	$442,566	$428,776
SCHOOL DISTRICT 60	$3,197,636	$3,097,999
TOTAL	**$7,247,900**	**$7,022,058**

Taxing Entity Impacts

Assessing an Urban Renewal Plan's impacts on partnering taxing entities requires careful consideration of the revenue, services and infrastructure required to achieve that plan's goals. These impacts also need to consider the purpose of the Urban Renewal Plan. In addition to remediating blighting conditions, an Urban Renewal Plan typically is designed to bring about a public good, either in the form of public amenities or infrastructure, a specific type of development, additional housing, or employment.

The Hotel Urban Renewal Plan area is intended to facilitate the development of a hotel on a single parcel. This parcel was found to exhibit ten of eleven statutorily defined blighting factors. Its historic uses have left the site vacant, underutilized, deteriorated and even contaminated. The proposed development represents a higher and better use for the property, one that aligns with the City's zoning district and land use development code. The use would also generate new commercial property tax and lodging tax, while also providing travelling businesspeople, families, and tourists an opportunity to stay and enjoy Pueblo. The Hotel Urban Renewal Plan is intended to help alleviate these blighting conditions and provide incentives to make the hotel a feasible and successful development.

The Hotel Urban Renewal Plan and its proposed development aligns with the City of Pueblo's Comprehensive Plan, its zoning districts, and the community's stated goals and visions for the property. The proposed development will not generate new housing, and therefore will not create impacts associated with new residents or students. Instead, this development represents a highly valued commercial development. The Hotel Urban Renewal Plan represents a public private partnership that will eliminate blighting factors and attract significant investment to the City.

This public private partnership needs to be weighed against the possible fiscal impacts caused by the Urban Renewal Plan on partnering taxing entities. Colorado's Urban Renewal Law is direct in C.R.S. 31-25-107(3.5)I-V), when it lists requirements for Urban Renewal Impact Reports to evaluate potential impacts on effected taxing entities. The statute requires that the report examine County impacts in particular, stating the following:

- An estimate on the county revenue impact, 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,
- 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,
- Any other estimated impacts of the urban renewal project on county services and revenues.

This section will answer these requirements directly about the Hotel Urban Renewal Plan's impacts to Pueblo County. This section will also address the Plan's impacts to the City of Pueblo, the Pueblo School District, the City of Pueblo, and the remaining three taxing entities within the Plan area. Because the proposed area is a single parcel that proposes only commercial development, only assessed value and revenue impacts are analyzed for these taxing entities. The Plan does not propose new residential units, and therefore will not generate new residents or students.

Impact Summary

The Hotel Urban Renewal Plan includes six (6) taxing districts. All six levy a property tax within the Plan area. These districts include: Pueblo County, the City of Pueblo, the Pueblo School District (City), the Lower Arkansas Valley Water Conservancy District, the Southeastern Water Conservancy District, and the Pueblo City-County Library District.

The table below provides a comparison between the Project and all six taxing entities based on value and annual revenue collection. It provides a snapshot that demonstrates the Project's value and tax generation potential relative to each district. Specifically, it compares the Hotel Urban Renewal Plan's assessed value (AV) and average annual property tax to these six taxing entities. The comparison represents a snapshot in time, contrasting the taxing entities' 2023 AV, budgeted property tax with the Plan's completed AV, and its average property tax. The reason for this comparison is to determine if the Plan area's Assessed Value and Increment generated is significant at each taxing entity's AV or millage rate. This report qualifies "significance" as any Plan metric that is 10% or more than its associated taxing entity metric.

The table below summarizes this comparison. All comparisons over 10% are highlighted in red, as this represents a High Impact relative to assessed value and revenue. All comparisons greater than 5% but less than 10% are highlighted in brown. This percentage range represents a moderate impact to assessed value and revenue collections. Both high and moderate impacts indicate a need for PURA and the associated taxing entity to carefully assess the project's benefits and costs when drafting a tax increment financing agreement.

The Impact Assessment categories, which range from Low, Moderate, High, represent this report's Impact conclusion based on the quantitative comparison and additional measures explained in the following sections.

Hotel Urban Renewal Plan Area Value and Tax Generation Comparison			
Taxing Entity Fiscal Impacts	**% District's Total AV**	**% District's Annual Property Tax**	**Impact Assessment**
Pueblo County	0.1%	0.1%	Low
City of Pueblo	0.2%	0.2%	Low
Pueblo School District 60	0.1%	0.2%	Low
Lower Arkansas Valley Water Conservancy	0.2%	0.2%	Low
Pueblo City-County Library District	0.1%	0.1%	Low
Southeast Water Conservancy	0.1%	0.1%	Low

The Report did not find any moderate or high impacts to value or revenue generated by the Hotel Urban Renewal Plan and its forecasted tax increment. The fact that the proposed development is a Hotel, and will not generate any residential units, new residents, or students, implies that impacts beyond fiscal impacts are also low to each taxing entity. PURA and its associated taxing entities are encouraged to draft TIF agreements that ensure the Hotel Urban Renewal Plan achieves its goal in remediating blight and making the hotel project feasible.

Pueblo County

Revenue Impacts

Pueblo County imposes a mill levy of 30.436 within the Hotel Urban Renewal Plan area. This levy is a significant revenue source for the County's operations and funds. According to County's 2023 budget, net property taxes account for 24.3% of its General Fund revenue. 2023 Property tax revenue for Pueblo County is budgeted for $61,920,128.

To quantify potential revenue impacts to the County, this report compared the projected annual property revenue within the renewal project to the County's budgeted property revenue. Projected property tax revenue is derived from new improvements and taxable equipment in the Plan area, meaning that the Plan area's base assessed value was not included in this comparison.

This Report projected the Plan area's annual property tax TIF revenue per the County's millage rate and compared it as a percentage to total property tax revenue collections. This report estimates that the Urban Renewal Plan's property tax increment generated at the County's 30.436 millage rate will account for 0.1% of its annual property tax revenue collections.

Pueblo County	2023 Property Tax Revenue (Budgeted)	Plan Area Estimated Tax Increment (Annual Average)	Percent of Total
Property Tax	$ 62 Million	$84,435	0.1%

The Hotel Urban Renewal Plan will last 25 years. Over that time, the new improvements incentivized by this Plan will begin to accumulate incremental property tax revenue. These incremental property tax revenues represent a revenue stream that can be remitted to the PURA in accordance with law and pursuant to a TIF agreement in support of its remediation and redevelopment efforts in the Plan area.

The Plan area's projected development accounts for only 0.1% of the County's annual property tax revenue collections, when averaged. This report does not find this level to be fiscally significant to Pueblo County. The County's annual revenue budget, excluding debt proceeds, is $308,920,964. When compared to the Plan area's annual incremental property tax revenue, this amount is less than 0.03% of the County's budgeted revenue. This means that over the next 25 years, the Urban Renewal Plan will alleviate blight and attract new commercial investment in the form of a hotel, without significantly detracting from the County's revenues.

This report does not identify negative revenue impacts on Pueblo County caused by the Hotel Urban Renewal Plan.

Infrastructure and Service Impacts

The Hotel Urban Renewal Plan is within the City of Pueblo's municipal limits. The Plan is situated within the existing neighborhood, and access North Elizabeth Street. It is unlikely to require new County infrastructure or services given this location.

Development within the Plan will primarily access North Elizabeth Street, which is owned and maintained by the City. Ingress and egress points accessing the property will be designed and developed as part of the Urban Renewal Plan area. The financing of these improvements will be accomplished through a combination of developer contributions and tax increment financing. In addition to surface infrastructure, all water, sewer, police and fire services will also be served by the City of Pueblo.

This report did not find evidence that the Hotel Urban Renewal Plan will require improvements to County-owned infrastructure. The Report also did not find evidence that the Hotel Urban Renewal Plan will require Pueblo County to finance infrastructure improvements.

Although Pueblo County does provide services to Pueblo City residents, this plan is not projected to generate any new housing or new residents. The projected development is strictly commercial and will be a Hotel. This type of development will require water, sewer, and other utility services, in addition to fire protection. However, these services will be provided by the City and other taxing entities. For these reasons, this Report did not identify any significant impacts on Pueblo County services caused by this Plan.

County Impact Conclusion

This report concludes that the Hotel Urban Renewal Plan will not generate adverse fiscal impacts on Pueblo County revenue, infrastructure, or services.

Impact Summary on Remaining Taxing Entities

The Hotel Urban Renewal Plan is designed to remediate blight and incentivize a hotel development. The Plan area includes a single parcel and will facilitate commercial development. The Plan will generate new residents or students. TIF projections indicate that annual property tax collections are less than 1% for all associated taxing entities' annual property tax collections. The fact that this project is strictly a commercial development, a single parcel, and generates an insignificant amount of annual property tax relative the taxing entities annual budgets, the Report concludes that there are no negative impacts forecast for the partnering taxing entities. These taxing entities include the City of Pueblo, the Pueblo School District, the Southeast Water Conservancy District, the Lower Arkansas Valley Conservancy District, and Pueblo County-City Library District.

The Hotel Urban Renewal Plan is designed to remove blighting factors, attract investment, and promote development that is in alignment with the City's Comprehensive Plan and Zoning Districts. The Hotel Urban Renewal Plan will provide these benefits without negatively impacting partnering taxing entities. This Report suggests that the partnering taxing entities that are not impacted support this renewal project as it will advance Pueblo Comprehensive planning goals for the area and generate a positive impact on the Pueblo Community.

Conclusion and Recommendations

The Pueblo Urban Renewal Plan represents a creative and proven approach Urban Renewal in Colorado and in the City of Pueblo. This Plan targets a singular parcel where a private developer has proposed a hotel development. This development is being jeopardized, however, by challenging "blighting factors' afflicting the property. The Conditions Survey identified ten blighted area factors on this site, many of which contribute to significant development costs. The Hotel Urban Renewal Plan will help eliminate the blighting factors identified in the Conditions Survey, which will remove barriers to development in the area. The development and the blight remediation will likely require tax increment financing to make the project viable and ensure its success.

This report finds that the Plan will not generate significant impacts to any of the six partnering taxing entities that levy a mill within the 60B Tax Area.

This report recommends the following:

- All participating taxing entities should pledge 100% of their millage rate to PURA and this Plan area for the full duration of the Plan.
- All Bond Redemption Levies should be exempt from TIF agreements with PURA.

This report only recommends TIF sharing agreements that will provide PURA with the funds it needs to financially support the Hotel Urban Renewal Plan. Proper TIF sharing agreements will ensure this development remediates blight and attracts investment that match community desires, without adversely impacting PURA's partners.

Appendix

Tax Increment Pro Forma

Hotel Urban Renewal Plan

Combined Annual Proforma		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Absorption Schedule														
Residential		-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial		-	-	48,660	-	-	-	-	-	-	-	-	-	-
Total Residential Units		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Commercial SF		-	-	48,660	-	-	-	-	-	-	-	-	-	-
Project Total Value														
Residential		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Commercial		$ -	$ -	$ 12,165,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Residential Actual Value		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Commercial Actual Value		$ -	$ -	**$ 12,165,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Taxable Value														
Residential Ratio	6.80%													
Commercial Ratio	27.9%													
Assessor % Reduction	80%													
Residential Taxable Value		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Commercial Taxable Value		$ -	$ -	$ 2,715,228	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Assessed Value (Taxable Value)		$ -	$ -	**$ 2,715,228**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated Increment														
Annual NET AV (Assessed Value)		$ -	$ -	**$ 2,715,228**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Inflation Factor	2%													
Total NET AV (Inflation Adjusted)		$ -	$ -	$ 2,769,533	$ 2,769,533	$ 2,824,923	$ 2,824,923	$ 2,881,422	$ 2,881,422	$ 2,939,050	$ 2,939,050	$ 2,997,831	$ 2,997,831	$ 3,057,788
Estimated Base														
Existing Taxable Value		$ 79,010	$ 79,010	$ 80,590	$ 80,590	$ 82,202	$ 82,202	$ 83,846	$ 83,846	$ 85,523	$ 85,523	$ 87,233	$ 87,233	$ 88,978
Inflation Factor	2%													
Incremental Taxable Value		$ -	$ -	$ 2,688,942	$ 2,688,942	$ 2,742,721	$ 2,742,721	$ 2,797,576	$ 2,797,576	$ 2,853,527	$ 2,853,527	$ 2,910,598	$ 2,910,598	$ 2,968,810
Project Sales Tax														
Sales Tax Rate	3.00%													
Retail SALES Per SF		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sales Tax %														
Total Retail Sales Per SF		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated Annual Sales Tax		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Tax TIF Estimates	*Plan Yr -->*	1	2	3	4	5	6	7	8	9	10	11	12	13
Property Tax														
Total Incremental Taxable Value		$ -	$ -	$ 2,688,942	$ 2,688,942	$ 2,742,721	$ 2,742,721	$ 2,797,576	$ 2,797,576	$ 2,853,527	$ 2,853,527	$ 2,910,598	$ 2,910,598	$ 2,968,810
Mill Levy	97.3546													
Annual Incremental Estimate		$ -	$ -	**$ 261,781**	**$ 261,781**	**$ 267,017**	**$ 267,017**	**$ 272,357**	**$ 272,357**	**$ 277,804**	**$ 277,804**	**$ 283,360**	**$ 283,360**	**$ 289,027**
Discount Rate	6.75%													
NPV	**$2,921,979**													

Combined Annual Proforma		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Absorption Schedule														
Residential		-	-	-	-	-	-	-	-	-	-	-		
Commercial		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential Units		-	-	-	-	-	-	-	-	-	-	-		
Total Commercial SF		-	-	-	-	-	-	-	-	-	-	-		
Project Total Value														
Residential		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
Commercial		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
Total Residential Actual Value		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
Total Commercial Actual Value		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
Project Taxable Value														
Residential Ratio	6.80%													
Commercial Ratio	27.9%													
Assessor % Reduction	80%													
Residential Taxable Value		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
Commercial Taxable Value		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
Project Assessed Value (Taxable Value)		$ -	$ -	$ -										
Estimated Increment														
Annual NET AV (Assessed Value)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Inflation Factor	2%													
Total NET AV (Inflation Adjusted)		$ 3,057,788	$ 3,118,943	$ 3,118,943	$ 3,181,322	$ 3,181,322	$ 3,244,949	$ 3,244,949	$ 3,309,848	$ 3,309,848	$ 3,376,045	$ 3,376,045	$ 3,443,566	$ 3,443,566
Estimated Base														
Existing Taxable Value		$ 88,978	$ 90,758	$ 90,758	$ 92,573	$ 92,573	$ 94,424	$ 94,424	$ 96,313	$ 96,313	$ 98,239	$ 98,239	$ 100,204	$ 100,204
Inflation Factor	2%													
Incremental Taxable Value		$ 2,968,810	$ 3,028,186	$ 3,028,186	$ 3,088,750	$ 3,088,750	$ 3,150,525	$ 3,150,525	$ 3,213,535	$ 3,213,535	$ 3,277,806	$ 3,277,806	$ 3,343,362	$ 3,343,362
Project Sales Tax														
Sales Tax Rate	3.00%													
Retail SALES Per SF		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sales Tax %														
Total Retail Sales Per SF		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated Annual Sales Tax		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Tax TIF Estimates	*Plan Yr -->*	14	15	16	17	18	19	20	21	22	23	24	25	26
Property Tax														
Total Incremental Taxable Value		$ 2,968,810	$ 3,028,186	$ 3,028,186	$ 3,088,750	$ 3,088,750	$ 3,150,525	$ 3,150,525	$ 3,213,535	$ 3,213,535	$ 3,277,806	$ 3,277,806	$ 3,343,362	$ 3,343,362
Mill Levy	97.3546													
Annual Incremental Estimate		**$ 289,027**	**$ 294,808**	**$ 294,808**	**$ 300,704**	**$ 300,704**	**$ 306,718**	**$ 306,718**	**$ 312,852**	**$ 312,852**	**$ 319,109**	**$ 319,109**	**$ 325,492**	**$ 325,492**
Discount Rate	6.75%													
NPV	**$2,921,979**													

One City Hall Place, Third Floor
Pueblo, Colorado, 81003

Tel: (719)562-3899
Fax No: (719)562-3889

DEPARTMENT OF LAW

SENT VIA ELECTRONIC MAIL – jpacheco@puebloura.org

October 21, 2023

TO: Pueblo Urban Renewal Authority

CC: Jerry Pacheco, Executive Director

FROM: City of Pueblo

RE: Requested Modifications to North Elizabeth Hotel Urban Renewal Plan

Mr. Pacheco,

Please allow this letter to serve as the City of Pueblo, Colorado ("City")'s formal request to modify the Pueblo Urban Renewal Authority ("Authority")'s North Elizabeth Hotel Urban Renewal Plan, Conditions Survey, and Impact Report. The City has had an opportunity to review the Plan, Conditions Survey, and Report and supports the Plan. However, the City requests certain modifications to the Plan and Impact Report to align the Plan with its understanding of the proposed project and potential benefit to the City and its citizens. Below is a summary of the requested modifications to each document. Please let me know if you have any questions or need additional information.

North Elizabeth Hotel Urban Renewal Plan:

1. Section IV. Description of the Urban Renewal Project.

The City understands the proposed Urban Renewal Area will be redeveloped to provide public improvements necessary for the hospitality/hotel redevelopment of the Area. As such, the City requests Section IV and subsequent sections describing the project activities be modified to incorporate this intention and provide greater detail on the types of public improvements the Authority anticipates will be required to facilitate hospitality/hotel redevelopment and estimated costs.

2. Section B. Land Use Regulations and Building Requirements.

The City requests Section B. Land Use Regulations and Building Requirements be modified to remove any reference to Pueblo County Land Use Code or other non-City development or building standards. Currently, the Plan states, “[n]otwithstanding anything in the Plan to the contrary, the development and use of the property within the Urban Renewal Area described in the Plan including, without limitation, land area, land use, design building requirements, timing or procedures applicable to the property, shall be subject to the Pueblo Municipal Code, Pueblo County Land Use Code and secondary codes therein adopted by reference, and other applicable standards and regulations of the City of Pueblo ("City Regulations") and Pueblo County (“County Regulations”).” The City cannot agree to any Urban Renewal Plan that would waive or curtail its authority over land use or building standards for property within its jurisdiction. As such, the City requests the Plan be modified to remove any reference to Pueblo County Land Use Code or other non-City development or building standards.

3. Section H. Other Project Undertakings and Activities.

The City requests Section H be modified to incorporate a process whereby any additional undertakings or activities that involve the use of the City’s TIF revenue are subject to the approval of the City through an amendment to the Plan. The City believes any additional activities or undertaking by the Authority in the proposed Urban Renewal Area must be subject to the City's review and approval to ensure that the City’s TIF provides material direct and indirect benefits to the City. As such, the City requests Section H of the Plan be modified to incorporate a procedure that requires City approval through amendment of the Plan before any additional project undertakings or activities are performed by the Authority.

4. Section VI. Project Financing.

The City requests the Plan be modified to incorporate a process for the City to affirmatively agree to any financing structure and obligations of the City’s TIF revenue before the Authority utilizes such structure to improve the property. The City understands the necessity and benefit of the Authority using financing to accelerate TIF revenues to build improvements and alleviate blight in preparation for an eventual hotel development on the property. However, the City would like to ensure that before any project financing is utilized, it can review any obligations or commitments that might flow to the City or obligate the City’s TIF revenues after the project is completed and the debt is paid back. Additionally, the City would request the Plan be modified to limit the use of the City’s TIF to the period required for amortizing the construction of improvements necessary to alleviate blight and re-development of the property as a hotel. The City wants to ensure any TIF revenues are returned to the City after required improvements are paid for and/or obligations of any financing are paid in full. As such, the City requests the Plan be modified to incorporate a City approval structure before any project financings are utilized and the return of the City’s TIF after payment for improvements for alleviating blight and re-development of the property as a hotel.

Conditions Survey:

The City has no comments on the Authority’s proposed Conditions Survey.

Impact Report:

5. Value For Money Analysis.

The City requests the Impact Report be updated to include a value-for-money calculation and analysis concerning how invested and/or accelerated TIF revenue (including through financing) will generate more significant TIF revenue for the City and other taxing entities within the Area. The City believes this calculation and analysis is necessary for the City's Council and departments to evaluate and explain support for the Plan.

Respectfully,

George Hypolite
City Attorney, City of Pueblo

CC: Mayor Nick Gradisar; Acting Community Planning and Development Director; Director of Public Works.

PUEBLO URBAN RENEWAL AUTHORITY

SENT VIA ELECTRONINC MAIL - ghypolite@pueblo.us>

October 25, 2023

To: George Hypolite, City Attorney, City of Pueblo

From: Jerry M. Pacheco, Executive Director

CC: Ralph Williams, Chairman

RE: West Pueblo Urban Renewal Area

This correspondence is a response to your letter to the Pueblo Urban Renewal Authority ("Authority") dated October 19, 2023, concerning the West Pueblo Urban Renewal Area ("WPURA"). Please understand that some of the City of Pueblo (the "City") requests for modifying the urban renewal plan for WPURA are inconsistent with the Intergovernmental Agreement (the "IGA") approved by: a) the City on February 28, 2022 by Ordinance No. 10128; Pueblo County on August 18, 2022 by Resolution No. 22-197; and the Authority on January 11, 2022 by Resolution No. 2022-02. Due to the inconsistency the Authority offers the comments below.

West Pueblo Urban Renewal Plan:

1. Improvements Outside the Boundaries of the Urban Renewal Project.
   The only anticipated improvements located outside of the proposed WPURA that are not located within the municipal limits concern Medal of Honor Boulevard (formerly known as the Joe Martinez Extension). Medal of Honor Boulevard is a high priority regional transportation improvement of the Pueblo Area Council of Government, and the bulk of the improvements are located on City land outside the municipal limits. It had been the Authority's intention to include the Medal of Honor Boulevard right-of-way-via-easement in the planned WPURA, but the right-of-way-via-easement was omitted due to changing legal descriptions at the time the Conditions Survey had been prepared. A specific legal description for Medal of Honor Boulevard may be included in the plan approval by the City and Pueblo County to clarify this issue and satisfy the intent of the IGA.

2. Section B. Land Use Regulations and Building Requirements.

Authority staff will be in contact with the City's Planning staff to make changes if applicable. Bear in mind that as an urban renewal plan proposed under C.R.S. 31-25-112.5 some references to Pueblo County are likely necessary.

3. Section F. Development Under County Codes and Policies.

The Authority is not an issuer of any land use, development, or building permits and understands that all "wet" utilities are mandated via the Board of Water Works and the City. It is customary for the City to require annexation as a precondition to water or sanitary sewer service and the Authority supports that position. As an urban renewal plan proposed under C.R.S. 31-25-112.5 some references to Pueblo County are likely necessary.

4. Section H. Other Project Undertakings and Activities.

It is not appropriate or legal to create a limitation concerning the Authority's statutory responsibilities, abilities, and blight removal functions.

5. Section VII. Project Financing.

One of the most important powers conferred to urban renewal authorities is the ability to irrevocably pledge property tax increment revenues from an urban renewal area to multiple fiscal year project financings. This function of an urban renewal authority is provided via the Colorado Urban Renewal Law (the "Act") as a legislative matter of statewide concern. Urban renewal authorities must be able to make irrevocable pledges of property tax increment revenues to developers who, as part of project financing, are required to pay certified and approved eligible project costs and require collateral assignment to lenders to do so. Property tax increment revenues are not "revenues" of any taxing body – including a home rule city – due to the statutory allocation of ad valorem property tax increment revenues by the legislature. The Authority cannot make the changes requested by the City or any other taxing entity with respect to Section VII.

6. Priority of Improvements Within the Urban Renewal Area (Impact Report).

The Authority requests the City reinterpret its statements in the light of the IGA.

7. <u>Rezoning of Agricultural Land Within the URBAN Renewal Area (Impact Report)</u>.

The Impact Report <u>does</u> consider the annexation, rezoning, subdivision, and development of the proposed urban renewal area concerning future sales tax and incrementally taxable improvements. Regarding the value-for-money calculation request by the City, the Authority offers the following comments:

i) If there is an urban renewal area created, and the projects are successful, then an estimated $22.3 million in sales tax revenue is collected and retained by the City and Pueblo County over the course of the next 25-years. If the urban renewal area is not created, $0 in sales tax revenues would be created unless the necessary public improvements needed for new development are provided via a separate and distinct revenue source other than tax increment financing of improvements.

ii) If there is an urban renewal area created, and the projects are successful, an estimated $58 million in incremental tax revenue collected by Pueblo County and deposited with the Authority for lawful public projects authorized in the Plan, incompliance with the Act, as determined by the Authority's Board of Commissioners with cooperation from the City and Pueblo County. If the urban renewal area is not created, $0 in incremental tax revenues would be created unless the necessary public improvements needed for new development are provided via a separate and distinct revenue source other than tax increment financing of improvements.

8. <u>Use of City Sales Tax Revenue (Impact Report).</u>

Sales tax calculations are provided in the Impact Report for informational purposes only. While there had been discussion in the past about the use of City and/or Pueblo County sales taxes for urban renewal projects the WPURA does not request or authorize the use of any sales taxes. When and if the Authority requests the use of sales tax increment for urban renewal projects, then a separate cooperation agreement would be necessary to affect its use.

If the City has any other comments, feel free to contact me on behalf of the Authority.

Sincerely,

Jerry M. Pacheco
Executive Director

WEST PUEBLO URBAN RENEWAL PLAN

August 25, 2022

Prepared by:
SEH, Inc.,
Pueblo Urban Renewal Authority

I. DEFINITIONS

The terms used in this Urban Renewal Plan shall have the following meanings.

Act means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, of the Colorado Revised Statutes.

Area or **Urban Renewal Area** means the areas of the City and County included within the boundaries of this Urban Renewal Plan as depicted in Exhibit A and described in Exhibit B.

Authority means the Urban Renewal Authority of Pueblo, Colorado.

City means the City of Pueblo, Colorado.

City Planning means the Department of Planning & Community Development of the City of Pueblo, Colorado.

City Comprehensive Plan means the Pueblo Comprehensive plan adopted in 2002, as amended to date.

City Consolidated Plan means the City of Pueblo 2020-2024 Consolidated Plan, approved June 14, 2021, by Ordinance No. 9951.

County means Pueblo County, Colorado.

Neighborhood Plan means the Westside Neighborhood Plan adopted in 2004.

Plan or **Urban Renewal Plan** means this urban renewal plan as it may be amended in the future.

Project or **Urban Renewal Project** means all activities and undertakings described in this Plan.

Pueblo Regional Comprehensive Plan or **Comprehensive Plan** means the regional policy guide for unincorporated areas and communities in the County and the City dated September 2022.

II. INTRODUCTION

This Plan implements a key component of the Intergovernmental Agreement by and among the City, the County, the Authority, the Board of of Water Works of Pueblo, and the Pueblo West Metropolitan District dated as of January, 2022 (the "IGA"). The IGA contemplates that the City Council of the City and the County Commissioners will consider approval of the Plan as reqired by the Act, including the legislative findings and approvals required by Sections 31-25-107 and 112.5, C.R.S. As of its effective date, this Plan includes unincorporated territory outside of the City boundaries that is contiguous with that portion of the Area within the City limits as authorized by Section 112.5 of the Act. The Plan will become effective upon the last to occur of (1) approval of the Plan by the City Council in accordance with Section 107 of the Act and (2) approval of the Plan by the County Commissioners as required by Section 112.5 of the Act.

The purpose of this Plan is to implement those provisions of the Comprehensive Plan and the City Strategic Plan that apply to the Urban Renewal Area. The provisions of this Plan are intended to help provide important services to the Area, eliminate and prevent conditions of blight, attract private investment, utilize underdeveloped land, and leverage public investment and funding mechanisms to promote redevelopment and rehabilitation of the area by private enterprise, and, where necessary, provide necessary public inftastrucrure to serve the Area.

This Urban Renewal Plan has been proposed for consideration by the City Council of the City and the County Commissioners pursuant to the applicable provisions of the Act. The administration of the Project and the implementation of the Plan shall be the responsibility of the Authority.

III. URBAN RENEWAL AREA BOUNDARY

An urban renewal plan area has been created that includes properties that are within municipal limits as well as parcels in unincorporated Pueblo County. The plan area consists of eight parcels. Five parcels are within the city limits and three are within the unincorperated county. The total area of the proposed plan area is 385 acres, with eight parcels making up 354.6 acres.

IV. SUMMARY OF STATUTORY CRITERIA

On May 2, 2022, a conditions survey report was delivered to the Authority Board of Commissioners that summarized a blight study of the area described as the West Pueblo Urban Renewal Plan. Relevant conditions were researched, documented, photographed, and compared with the blight factors pursuant to the Act. The result of the survey is included in a document entitled "West Pueblo Conditions Survey" (the Conditions Survey) dated May 2, 2022, consisting of 26 pages, related exhibits, a description of existing conditions, and numerous photographs. The Conditions Survey is incorporated herein in its entirety by this reference.

The Conditions Survey shows that the following factors listed in the Act are present in the Area and that these conditions qualify the Area as a "blighted area" as defined in the Act:

- Predominance of defective or inadequate street layout.
- Faulty lot layout in relation to adequacy, accessibility, size or usefulness.
- Deterioration of site or other improvements.
- Unusual topography or inadequate public improvements or utilities.
- 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.

V. DESCRIPTION OF URBAN RENEWAL PROJECT

This Plan will be implemented as part of a comprehensive program to eliminate and prevent blight in the Urban Renewal Area. The Authority, the City, and the County with the cooperation of private enterprise and other public bodies, will undertake a program to eliminate the conditions of blight identified in the Conditions Survey while supporting the Pueblo Regional Comprehesive Plan, the City Comprehensive Plan, the City's Consolidated Plan, the Westside Neighborhood Plan, and the Pueblo community's remediation and redevelopment goals.

A. Urban Renewal Plan Goals and the Plan's Relationship to Local and Regional Objectives

1. Goals of the Plan

This Plan has been adopted to achieve the following goals in the Area:

a) To encourage "renewal" throughout the surveyed area by attracting additional investment within the project boundary.

b) To alleviate blight within the boundaries of the project Area.

c) To leverage tax increment financing to help attract new commercial and residential investments within the Plan area that will alleviate blighting conditions.

d) To leverage tax increment financing to support the development of attainable and/or affordable housing within the Plan area.

e) To leverage tax increment financing to assist with the funding of County infrastructure and facilities that will help advance the remediation and redevelopment goals of the Plan area.

f) To leverage tax increment financing to assist with the Funding of City infrastructure and facilities that will help adavnce the remediation and redevelopment goals of the Plan area.

g) To improve the streetscapes in a way that promotes on-street bike and pedestrian travel while also enhancing lighting, sidewalks, pedestrian safety, parking, sinage, landscaping, bike racks and bus shelters.

h) To invest in cultural and community spaces.

2. <u>Relationship to the Pueblo Regional Comprehensive Plan</u>

The Plan confoms with and is designed to implement the following strategies detailed in the Pueblo Regional Comprehensive Plan:

a) The Plan will support housing options to meet the needs of existing and future residents of all ages, abilities, and income levels. The Plan will help to target new residential development within its boundaries.

b) The Plan will help preserve and expand the supply of workforce and affordable housing within the region, including working with non-profit housing partners to produce new affordable units.

c) The Plan will support and promote a fiscally and environmentally responsible pattern of growth. The Plan will support compact, mixed-use development that will be concetrated in a new growth area and that leverages funding tools such as tax increment financing.

d) The Plan will help expand transportation connections to, from and within the region. The Plan will help fund County and City surface infrastructure improvements to remediate blight and facilitate new development.

3. <u>Relationship to Westside Neighborhood Plan</u>

The Plan confoms with and is designed to implement the following strategies detailed in the Westside Neighborhood Plan:

a) The Plan will improve the physical image of the Westside by facilitating the “Neighborhood Identity Initiative”. The Plan will advance redevelopment at the 24^{th} Street and Pueblo Boulevard Gateway. This Plan may also support the creation of a Gateway feature.

b) The Plan will improve the quality and stability of Westside housing.

c) The Plan will increase access to commercial goods and services.

d) The Plan will advance the “Housing Initiative” goal of redeveloping “Larger vacant land opportunties north of 22^{nd} Street” that will incorperate housing for mixed-income residents.

B. Land Use Regulations and Building Requirements

The Plan will provide a comprehensive and unified plan to promote and encourage high quality development and redevelopment of the Urban Renewal Area by cooperative efforts of the City, the County, private enterprise and public bodies. Notwithstanding anything in the Plan to the contrary, the development and use of the property within (a) the portion of the Urban Renewal Area within the County at the time of any development or building application related to land area, land use, design building requirements, timing or procedures applicable to the property, shall be subject to all applicable County development and building requirements and (b) the portion of the Urban Renewal Area within the City boundaries at the time of any development or building application related to land area, land use, design building requirements, timing or procedures applicable to the property, shall be subject to the Pueblo Municipal Code, Pueblo County Land Use Code and secondary codes therein adopted by reference, and other applicable standards and regulations of the City of Pueblo ("City Regulations") and Pueblo County ("County Regulations"). Permitted uses for properties in the Urban Renewal Area shall be those uses allowed in the City of Pueblo Land Use Code for annexed parcels and uses allowed in the Pueblo County Land Use Code for unincorperated parcels.

VI. PROJECT ACTIVITIES

The following provisions shall apply to the Area. In accordance with the Act, the Authority may undertake these activities directly or, to the extent authorized by applicable law, contract with third parties to do so.

A. Land Acquisition

To carry out this Plan, the Authority may exercise any and all of its rights and powers under the Act and any other applicable law, ordinance or regulation. The Authority may acquire any interest in property by any manner available. The Authority may acquire property in the Area for the following reasons: To eliminate or prevent conditions of blight; to carry out one or more objectives of the Plan; to assemble property for redevelopment by private enterprise; for needed public improvements; and for any other lawful purpose authorized by the Plan, the Act or any other applicable law.

Acquisition of property by eminent domain is not authorized unless the City Council with respect to property within the City and the County Commissioners with respect to property within the County approves, by majority vote, the use of eminent domain by the Authority in accordance with the Act and other applicable laws.

B. Relocation

If acquisition of property displaces any individual, family, or business concern, the Authority may assist such party in finding another location, and may, but is not obligated to, make relocation payments to eligible residents and businesses in such amounts and under such terms and conditions as it may determine and as may be required by law.

C. Demolition, Clearance, and Site Preparation

The Authority may demolish and clear those buildiugs, structures, and other improvements from property it acquires if such buildings, structures, and other improvements are not to be rehabilitated in accordance with this Plan. The Authority may provide rough and finished site grading and other site preparation services as part of a comprehensive redevelopment program.

D. Property Management

During such time as any property is acquired by the Authority, for disposition for redevelopment, such property shall be under the management and control of the Authority and may be rented or leased by it pending disposition for redevelopment or rehabilitation. Notwithstanding the foregoing, the Authority may acquire property, develop, construct, maintain, and operate thereon buildings, and facilities devoted to uses and purposes as the Authority deems to be in the public interest.

E. Public Improvements

The Authority will cooperate with the City and the County and other public bodies to install, repair or replace necessary public infrastructure including, but not limited to, public streets, ADA accessible routes, stomwater improvements outside the scope of the City Storm Water Enterprise, park and recreation amenities and multi-use recreational trails in the Area.

F. Land Disposition, Redevelopment and Rehabilitation

The Authority may dispose of property it acquires by means of a reasonable competitive bidding procedure it establishes in accordance with the Act and pursuant to redevelopment agreements between the Authority and such purchasers.

The Authority may also enter into owner participation agreements with property owners in the Area for the development, redevelopment, or rehabilitation of their property. Such agreements will provide for such participation and assistance as the Authority may elect to provide to such owners.

The Authority may develop, construct, maintain, and operate buildings and facilities devoted to uses and purposes as the Authority deems to be in the public interest.

All such redevelopment, owner participation and other agreements shall contain, at a minimum, provisions requiring:

1. Compliance with the Plan and, if adopted by the Authority, the Design Guidelines and Standards, and, as applicable, City codes and ordinances and County codes and policies.

2. Covenants to begin and complete development, construction, or rehabilitation of both public and private iruprovements within a period of time deemed to be reasonable by the Authority.

3. The financial commitments of each party (but nothing herein shall obligate the Authority to make any such financial commitment to any party or transaction).

G. Cooperation Agreements

For the purposes of planning and carrying out this Plan in the Area, the Authority may enter into one or more cooperation agreements with the City, County or other public bodies. Without limitation, such agreements may include project financing and implementation; design, location and construction of public improvements; and any other matters required to carry out this Project, including streamlining of these processes. It is recognized that cooperation with the City, County, other municipalities and other public and private bodies may be required to coordinate such issues as the design, construction, maintenance, operation, and timing of public and private improvements within and outside of the Area to properly and efficiently carry out the goals and objectives of this Plan.

H. Other Project Undertakings and Activities

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

VII. PROJECT FINANCING

The Authority is authorized to finance activities and undertakings under this Plan by any method authorized by the Act or any other applicable law, including without limitation, appropriations, loans or advances from the City or County; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities; sale of securities; loans, advances and grants from any other available source.

Any and all financing methods legally available to the City, the County, the Authority, any special district or other public body, any private developer, redeveloper or owner may be used 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 Urban Renewal Area. Such methods may be combined to finance all or any part of activities and undertakings throughout the Urban Renewal Area. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Act, may be used to pay the principal of and interest on and to establish reserves for indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority or the City or the County or special district to finance activities and undertakings authorized by the Act and this Plan in whole or in part.

The Authority is authorized to issue notes, bonds or any other financing instruments or documents in amounts sufficient to finance all or part of the Urban Renewal Plan. The Authority is authorized to borrow funds and to create indebtedness in carrying out this Plan. The principal, interest, and any premiums due on or in connection with such indebtedness may be paid from any funds available to the Authority.

The Project may be financed by the Authority under the tax allocation financing provions of the Act. Under the tax allocation method of financing the Project, property taxes levied after the effective date of the approval of this Plan upon taxable property in the Urban Renewal Area each year by or for the benefit of each public body that levies property taxes in the Area, shall be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of this tax allocation provision, as follows:

Base Amount

That portion of the taxes which 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 Urban Renewal Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Urban Renewal Area, and 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 shall 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, the Project.

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

When such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies.

The increment portion of the taxes, as described in this subparagraph 2, 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 incurred by the Authority to finance the Project as authorized by the Act.

VIII. CHANGES IN APPROVED PLAN

This Plan may be modified pursuant to the provisions of the Act governing such modifications, including Section 31-25-107, C.R.S.

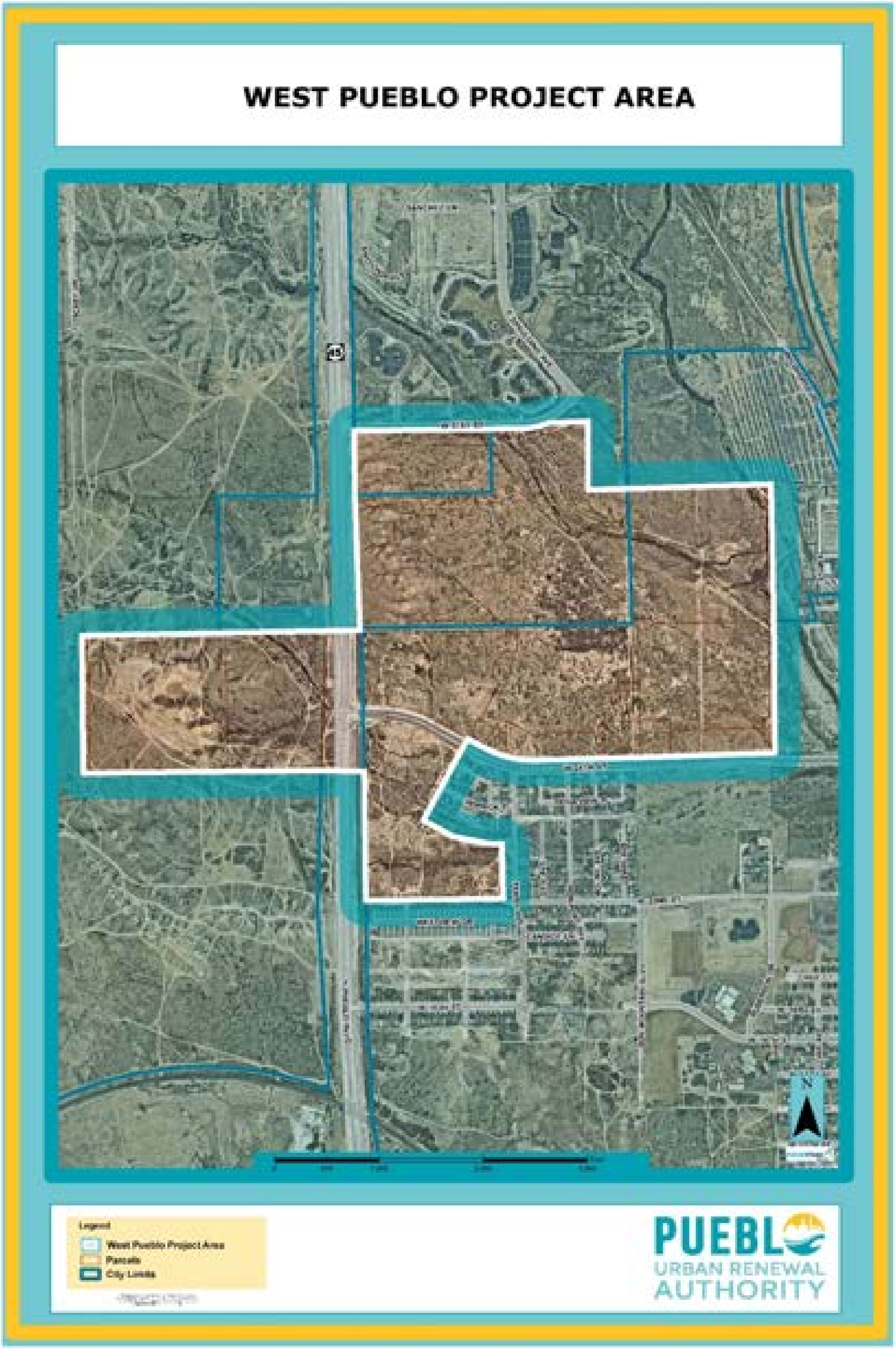
IX. MINOR VARIATIONS

The Authority may in specific cases allow minor variations from the provisions of the Plan if it determines that a literal enforcement of the provisions of the Plan would constitute an unreasonable limitation beyond the intent and purpose of the Plan.

EXHIBIT A
LEGAL DESCRIPTION

This Urban Renewal Area contains approximately 385 acres. The location and area boundaries may be generally described as:
Partially within the city limits of the City of Pueblo;
AND
Partially within unincorporated Pueblo County;
AND
Bound to the north by W 31st St;
AND
Bound to the east by Wildhorse Creek and the eastern borders of Parcel Numbers 522000008, 522430217;
AND
Extending west along W 24th St;
AND
Extending around Parcel Number 522300002;
AND
Bound to the south by W 22nd St.;
AND
Extending North along North Pueblo Boulevard;
AND
Extending west along the southern border of Parcel Number 521000019;
AND
Extending west, north and then east along the border of Parcel Number 521000020;
AND
Extending east along the northern border of Parcel Number 521000019;
AND
Continuing north on N Pueblo Blvd until reconnecting to the norther border at W 31st St.

EXHIBIT B


WEST PUEBLO PROJECT AREA
Legend
West Pueblo Project Area
Parcels
City Limits
PUEBLO
URBAN RENEWAL
AUTHORITY

West Pueblo Urban Renewal Plan

Impact Report

Pueblo Urban Renewal Authority

166649 | August 22, 2022

SEH

Building a Better World for All of Us®

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August 22, 2022

West Pueblo Urban Renewal Plan
Pueblo Urban Renewal Authority

Dear PURA Board of Commissioners,

This Impact Report is intended to satisfy the requirements outlined in Colorado's Urban Renewal Law, C.R.S. 31-25-107(3.5)I-V. According to Statute, the Urban Renewal Impact Report is a supplementary document to the Urban Renewal Plan that is required if property or sales taxes will be utilized in the project area for renewal activities. The Pueblo West Urban Renewal Plan area intends to utilize tax increment financing within its project area and therefore requires an impact report to be completed.

This Impact Report meets the minimum requirements defined by C.R.S. 31-25-107(3.5)I-V, but also has been designed to provide the Pueblo Urban Renewal Authority with a realistic forecast of how development will proceed throughout the Plan area. The forecast utilized in this report has been informed by an analysis of all properties within the project area, as well as interviews with PURA staff. The forecasts are intentionally designed to be conservative estimates and reflect community development needs that have been highlighted by this Board and the public.

The goal of this report is to provide the Pueblo Urban Renewal Authority with a realistic forecast of impacts to better inform negotiations with impacted taxing entities and ensure that the West Pueblo Urban Renewal Plan succeeds in bringing about the renewal hoped for by the Pueblo community.

Sincerely,

Andrew Arnold

CC: Jerry Pacheco and Cherish Deeg

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 934 Main Avenue Unit C, Durango, CO 81301
SEH is 100% employee-owned | **sehinc.com** | 970.459.9004 | 856.625.6564

Executive Summary

The West Pueblo Urban Renewal Plan Impact Report:

The Pueblo Urban Renewal Authority has begun the process of establishing a new Urban Renewal Plan area. This report describes the area as the West Pueblo Urban Renewal Plan. The previously completed Conditions Survey found that this plan area meets the statutory threshold of conditions outlined in C.R.S. 31-25-103. The Plan area exhibits five of the eleven statutorily defined blighting conditions, meaning that the project is eligible for renewal activities.

One type of renewal activity is the utilization of property and sales taxes to help remediate blight, incentivize redevelopment, and fund public improvements throughout the project area. This mechanism is known as Tax Increment Financing, and Colorado's Urban Renewal Law requires that an Impact Report be submitted with any Urban Renewal Plan that intends to utilize property and/or sales taxes for renewal activities in its project area (C.R.S. 31-25-107(3.5)I-V). The West Pueblo Urban Renewal Plan proposes the use of Tax Increment Financing, which triggered the need for this Impact Report.

The minimum requirements for an Impact Report are outlined in Colorado's Urban Renewal Law. Those requirements include,

A) the estimated time to complete the Urban Renewal Project,
B) The estimated annual property tax increment to be generated by the Urban Renewal Project and the portion of such increment to be allocated during this period to fund the urban renewal project,
C) an estimate on the county revenue impact, 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,
D) 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,
E) Any other estimated impacts of the urban renewal project on county services and revenues.

This Impact Report addresses each of the statutory requirements outlined above. Specifically, this Impact Report forecasts future tax incremental revenue by projecting a probable development scenario throughout the 385-acre Plan area over the next 25 years. This report assumes that the West Pueblo Urban Renewal Plan will be successful in remediating blighting conditions present within this area, which will help facilitate new development. The report also assumes that this new development will be incentivized by the Pueblo Urban Renewal Authority to address community needs, such as an increase in affordable housing, mixed-use and commercial development.

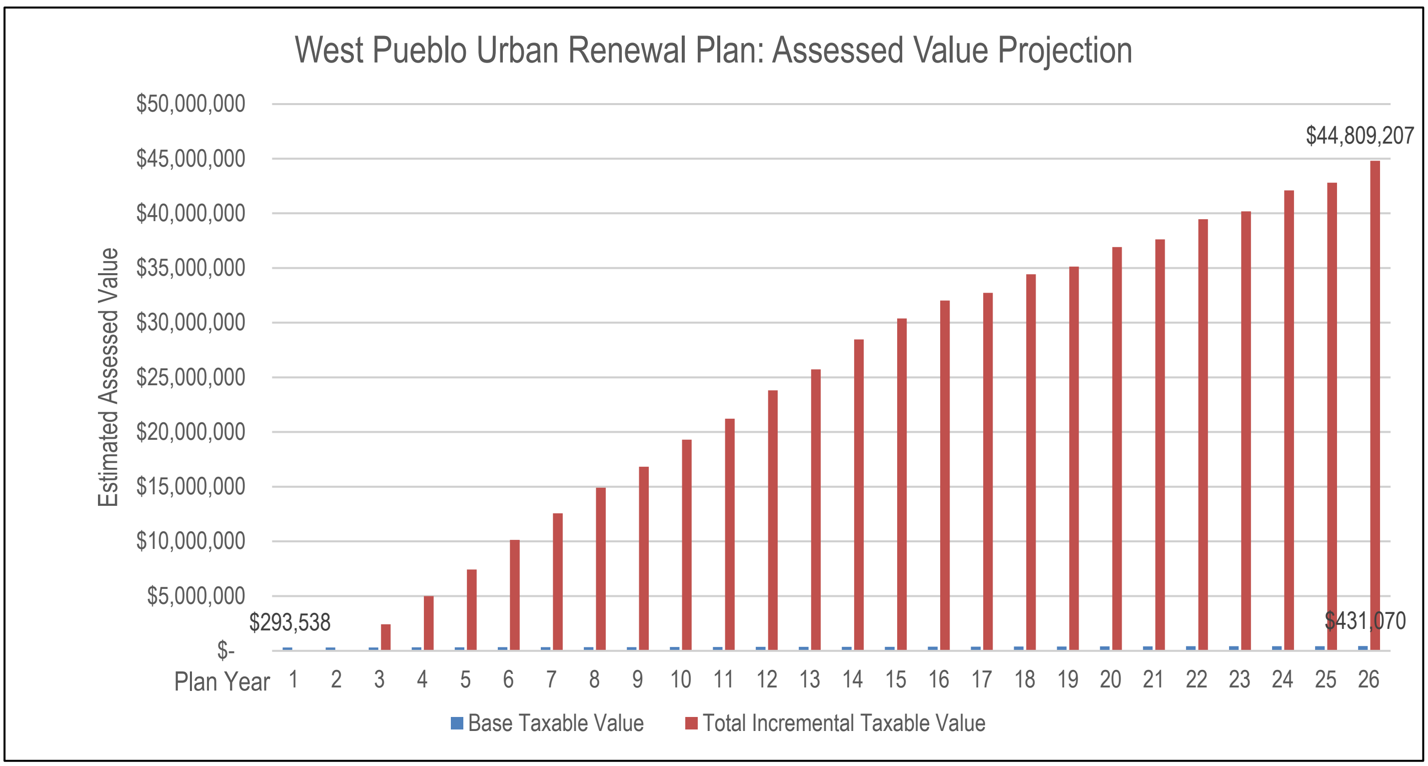
With the assistance of PURA Staff, this report evaluated probable development that is likely to occur if supported by West Pueblo Urban Renewal Plan. The report forecasted development type, density and value on each parcel using market assumptions and local development trends. These development scenarios were then phased over the Plan area's lifetime, according to the type of development and estimated market absorption rates. The resulting assessed value from these development scenarios was then contrasted with the base assessment of the West Pueblo Urban Renewal Plan area to determine the annual tax increment generated by the project. New retail space was also estimated, which was used to determine new sales tax production within the Plan area.

This redevelopment's total tax revenue and increment has been estimated by the impact report to determine the revenue impacts on effected taxing entities. The report also addresses population and student generation within the Plan area, and its potential impact to taxing entities such as the County and the School District.

This report found that the West Pueblo Urban Renewal Plan would not adversely affect the taxing entities that collect property and sales tax within its boundary. The Renewal Plan will not require new County Infrastructure to be successful, nor would it require substantial County funded services. Although a County facility and roadway extension are planned to be included and to connect to this area, the Plan's TIF revenue is intended to help fund these improvements. This report evaluated County budgets and property tax revenue and found that the Plan's fiscal impacts were minimal. This report also analyzed the Plan's impacts to the Pueblo School District 60. Projected development would generate a significant number of new students. However, this report concludes that this increase in students will help offset a declining pupil population in the district. Capital improvements are unlikely to be triggered by redevelopment in the Plan area, meaning that fiscal impacts by the West Pueblo Plan were minimal. This report concludes that effected taxing entities should support the West Pueblo Urban Renewal Plan, as its benefits to the community outweigh its fiscal costs.

The West Pueblo Urban Renewal Plan represents PURA's, the City of Pueblo's and Pueblo County's commitment to achieving public private partnerships that will facilitate community-minded development where it is needed most. This Impact Report was designed not only to evaluate the potential impacts of this development, but to also provide a roadmap for achieving these redevelopment goals. Projected Property and Sales Tax Increment that would be generated within this Urban Renewal Plan Area are described in the table below:

West Pueblo Urban Renewal Plan Fiscal Projections[1]		
Base Assessed Value of Plan Area	**$**	**293,538**
Total New Improvement Assessed Value	**$**	**43,496,000**
Total Estimated Property Tax TIF Revenue (25-Years)	$	58,601,000
Total Estimated Sales Tax TIF Revenue (25-Years)	$	22,313,000
Annual Property Tax TIF Revenue (25-Year Average)	*$*	*2,253,000*



[1] Estimates have been rounded.

Contents

Letter of Transmittal
Executive Summary
Contents

1 Impact Report Summary 1
- Project Area Existing Conditions 1
- Current Assessment of Plan Area 3
- Taxing Districts Present 3

2 Impact Report Methodology 3
- Forecasting Future Growth 3
- Redevelopment Phases 4
- Redevelopment Feasibility Analysis 4
- Development Feasibility and Assumptions 5
- Tax Increment Financing Assumptions 7
- Sales Tax Assumptions 8
- The But-For Assumption 8

3 Tax Increment Financing Summary 9
- Redevelopment Parcels 9
- Projected Assessment and Phasing 12
- Property Tax TIF Projections 12
- Sales Tax TIF Projections 14

4 Taxing Entity Impacts 15
- Statutory Impacts 15
- Assessed Value Comparison 16
- Pueblo County 16
- Pueblo School District 60 18
- Impact Summary on Taxing Entities 19
- TIF Summary Table, 25-Year Total 20

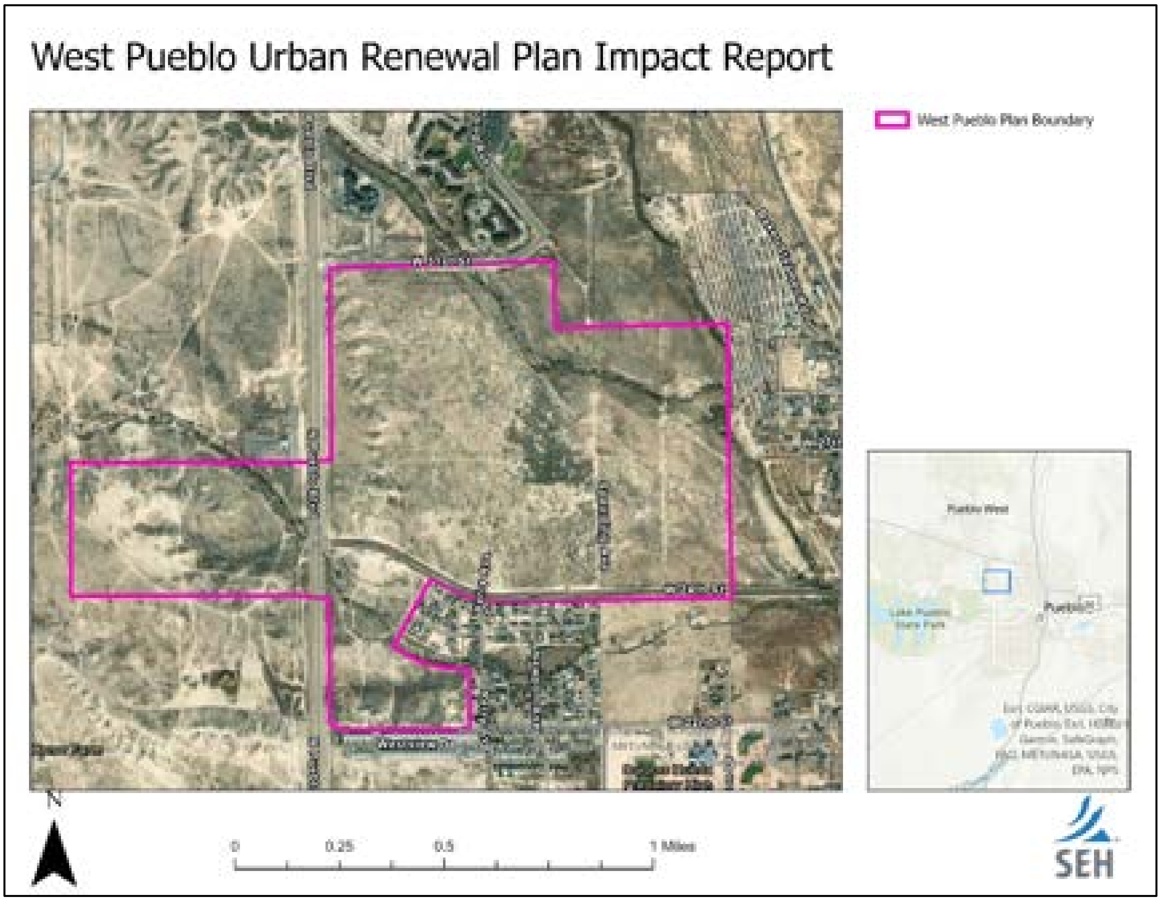
Impact Report Appendix 21
- Appendix A A-1
- Appendix B B-1

West Pueblo Urban Renewal Plan

Impact Report

Prepared for the Pueblo Urban Renewal Authority

1 Impact Report Summary



Project Area Existing Conditions

The West Pueblo Urban Renewal Plan area encompasses 385-acres[2] within the City of Pueblo. This area includes 8 parcels. This survey area has been strategically drawn to include parcels that need or will attract new investment or reinvestment. The area also includes public right-of-way that may benefit from urban renewal treatment.

[2] Acreage estimate includes Public Right of Way e.g. Roads and Alleys

West Pueblo Urban Renewal Plan Area Description

The proposed West Pueblo Urban Renewal Plan targets an area needing blight remediation, reinvestment, and redevelopment. The plan area is within Pueblo's City Limits and encompasses eight large, currently vacant parcels in city's northeast quadrant. Segments of West 31st Street, West 34th Street, and North Pueblo Boulevard are also included within the plan. The boundary is bisected into west and east parts by North Pueblo Boulevard. The boundary also includes unincorporated property but is specifically drawn in a way that can advance specific Pueblo County infrastructure and public projects.

The goal of the West Pueblo Urban Renewal Project is to encourage "renewal" throughout this surveyed area by attracting additional investment within the project boundary. At the time of this impact report, three potential private developments have been proposed within the area, under the assumption that they could received support from the Pueblo Urban Renewal Authority and the West Pueblo Plan.

Pueblo County has also indicated that a major infrastructure extension and public service facility could be located within the plan area. The infrastructure improvement would involve extending a roadway that eventually would connect the plan area to Pueblo West. It had been proposed that this infrastructure improvement would service a County-owned facility and could be supported financially via tax increment financing revenue. This scenario is further explored in the Tax Entity Impacts section.

West Pueblo URA Plan Area	Totals
Number of Total Acres	385
Parcel Acreage	355
Number of Parcels	8

1.1 Zoning Districts

The West Pueblo Urban Renewal Plan area includes 6 City of Pueblo zoning districts. Each zoning district regulates the land uses on their respective parcels according to the City of Pueblo's Comprehensive Plan and municipal code. These zoning districts will regulate the redevelopment that will be permitted throughout the West Pueblo Urban Renewal project. The zoning districts also inform the forecasts made by this Impact Report.

There are three parcels within the plan area that are currently in unincorporated pueblo county. These parcels have a County land use designation for agricultural uses, which were included as part of the A-1 category. A summary of each zoning district's acreage, number of parcels, and assessed value has been included in the table below.

Zoning Districts Statistics

Zoning	Number of Parcels	Number of Acres	% Parcel Acreage	Assessed Value
R-2	1	40.01	0.11	$ 200
R-5	1	19.83	0.06	$ 100
R-6	1	28.34	0.08	$ 17,150
R-8	2	74.99	0.21	$ 65,250
B-3	1	61.56	0.17	$ 7,320
A-1	2	129.87	0.37	$ 11,870

Source - Pueblo County GIS, City of Pueblo GIS and Pueblo County Assessor Office

Current Assessment of Plan Area

The Plan area includes 8 parcels. The total equalized assessed value of these parcels, according to the Pueblo County Assessor's database, is $101,890. Using the 2021 Certified Assessment the City of Pueblo, the existing taxable value of the West Pueblo Urban Renewal Plan area is 0.012% of the City's total taxable value and 0.0068% of the County's taxable value.

The survey boundary encompasses properties that are taxed according to three Pueblo County taxing districts, 60B, 60CT, 60D. Each district has a different mill levy, which is outlined in the table below. The number of parcels, estimated acreage and assessed value according to each Taxing District within the survey boundary is recorded in the following table.

Taxing Districts Present

Tax District Statistics				
Tax Districts	**Mill Levy**	**Number of Parcels**	**Estimated Acreage**	**Estimated Assessed Value**
60B	97.705	4	177	$ 72,770
60CT	81.233	2	68	$ 28,530
60D	82.072	2	110	$ 590

The West Pueblo Urban Renewal Plan includes three parcels that exhibit an agricultural assessment as per their 2020 assessment. To accurately forecast tax increment generation on these parcels, this report assumed that each agricultural parcel will be reassessed as vacant/commercial. The analysis assigned a new market value to each agriculturally assessed parcel and used this new value as the urban renewal plan's base value.

2 Impact Report Methodology

Forecasting Future Growth

West Pueblo Urban Renewal Plan's goal is to incentivize redevelopment by remediating blighting conditions and spurring new investments in public infrastructure, amenities, and community development needs.

One of the tools urban renewal authorities can use to bring about these changes is known as Tax Increment Financing (TIF). TIF is a redevelopment strategy that leverages future tax revenues to incentivize redevelopment for urban renewal activities. Colorado's Urban Renewal Law mandates that urban renewal project areas which intend to use TIF for renewal activities submit a supplementary Impact Report to help forecast growth within a renewal area and estimate the impacts this growth will have on taxing entities that operate within that area. The impact report's purpose is to ensure that taxing entities that rely on property tax revenues will not be adversely impacted by the urban renewal project.

Quantifying these impacts requires a forecast of probable growth throughout the project area over the project's lifetime. The West Pueblo Urban Renewal Plan is expected to last 25 years, the maximum amount of time allotted by Colorado's Urban Renewal Law. This report estimates where and when this redevelopment will take place.

The analysis organized all new development into three **Phases**. Each Phase lasts a specific amount of time deemed reasonable for redevelopment. The properties selected for each phase were analyzed by a range of redevelopment factors and the presence of blighting factors[3]. These factors helped to organize parcels based on their redevelopment feasibility.

Redevelopment Phases

Redevelopment Phase	Estimated Time
1	5 Years
2	8 Years
3	10 Years

The analysis assumes that the first two years of the Plan will not generate any new assessed value. After this two-year lag period, the redevelopment Phases begin. The first Phase is assumed to take place between 2024 and 2028, lasting five years. The second phase will begin in 2029 and conclude in 2036, lasting eight years. The third and final phase is projected to begin in 2037 and end with the Urban Renewal Plan in 2046[4].

Redevelopment Feasibility Analysis

The analysis assumes a particular redevelopment perspective, one that is informed by proposed development, County infrastructure extensions, and projected growth throughout the city. This underscores the order, pace and type of development that is likely to occur within the West Pueblo Urban Renewal Plan area.

This report analyzed every parcel within the Plan area using specific redevelopment metrics. These metrics included:

- *market valuation,*
- *assessments, zoning,*
- *proposed development,*
- *underutilization,*
- *vacancy,*
- *the presence of blighting factors,*
- *non-conforming lots,*
- *topography,*
- *access,*
- *utilities,*
- *floor-area ratios, and*
- *other redevelopment factors.*

The analysis created a matrix using these redevelopment factors which scored each parcel. Parcels that scored the highest for redevelopment feasibility were then placed in specific redevelopment Phases:

Phase 1: Parcels in this phase scored high for redevelopment feasibility. Parcel's undergoing annexations, rezonings, or featuring proposed developments were included in this phase. In general, these parcels tend to be underutilized, vacant, or exhibiting low building improvement

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[3] All Blighting Factors geo-located within the West Pueblo Urban Renewal Plan Conditions Survey.
[4] Property Tax Increment in 2047 is also included as part of this report's TIF projections.

values relative to land values. Phase 1 represents the areas within the plan most likely to develop over the next seven years.

Phase 2: Parcels in this phase scored high for redevelopment feasibility but exhibited factors that made them less likely to develop as quickly as Phase 1. These parcels tend to be large parcels with significant topography, lacking interior street networks or infrastructure. They also are underutilized and vacant. The parcels in this Phase also exhibit regulatory hurdles, such as needing rezones and annexations. For these reasons, it is likely that these parcels will develop after Phase 1 is complete since they are adjacent to this future development.

Phase 3: Parcels in this phase scored lower for redevelopment feasibility than parcels in Phases 1 and 2. These parcels tend to exhibit steep topography, lack infrastructure, and are underutilized. These parcels also currently lack access and utilities, meaning that their development is dependent on surrounding parcels. The westernmost parcels in this Phase may benefit from County plans to extend surface infrastructure to the Plan area. However, until this project is complete, these Phase 3 parcels are likely to redevelopment last within the West Pueblo Plan area.

Development Feasibility and Assumptions

This report evaluated recently completed and proposed developments throughout the City of Pueblo to help forecast the type, size, time and value of each redevelopment Phase. This provided a baseline to better project redevelopment within the West Pueblo Plan area over the next 25 years. These assumptions are cataloged below:

- **Type of Development** – Forecasted development is assumed to match its zoning district, except for the agricultural zones. All Agriculturally zoned parcels are assumed to be positioned for higher intensity development, and rezone to an R-5 designation once their redevelopment phase begins. Residential and mixed-use zones are anticipated to be favored throughout the plan area, meaning that the majority of new development will be residentially assessed.

- **Size of Development** – The scale of future development is limited by market demands, such as local absorption rates. Commercial development also needs to account for parking, ROW, and other site improvements that limits the size of vertical construction. SEH analyzed historic floor area ratios (FAR) of existing developments and compared this with recent developments within the City limits. FAR is a ratio between a property's land area and its total building area. The ratio serves as an indicator of how built up a property is relative to its land and can serve as a proxy for utilization. Because of the Plan area's zoning, and emphasis on housing development, this analysis conservatively estimated that future development would average a floor area ratio of 0.15[5].

- **Time of Development** – As mentioned in the Size of Development section, market absorption rates were used to ensure that forecasted development was appropriately phased to meet local market demands. This report also assumes that early phases will need to be successfully completed before future phases can be initiated.

[5] This FAR estimate considers open space, greenways, trails, and parks amenities that are assumed to be part of residential development. These amenities effectively lower FAR.

- **Value of Development** – This report estimated the future value of development by comparing recent single family home sales, townhome and condominium sales, apartment rental rates, and local capitalization rates. This helped evaluate baselines for residential and commercial development, including for sale and for rent properties. These assumptions were incorporated into the TIF model based on unit pricing and price per square foot. These prices included both land and building improvement values. Unit sales price and price per square foot was chosen over cost per square foot because future taxable value is a derivative of actual assessed value. Although the County assessor uses three techniques to assess properties, recent sales price is a common appraisal method. Therefore, the sales price per square foot is a better indicator of future taxable value than cost per square foot. In order to ensure that projections did not over estimate market value, this analysis assumes that only 80% of a properties market value will become its final assessment. This report also analyzed market pricing and affordable pricing to anticipate value for development's targeting lower-income households within the plan area.

PUBELO COMP ANALYSIS						
		MARKET RATE		AFFORDABLE RATE		
	DEVELOPMENT TYPE	$/UNIT	Rent $/SF	$/UNIT	Rent $/SF	% DIFF
RESIDENTIAL	SINGLE FAMILY HOME	$ 316,000	$ -	$ 275,000	$ -	87%
	TOWNHOME	$ 255,086	$ -	$ 221,989	$ -	87%
	CONDO	$ 255,086	$ -	$ 221,989	$ -	87%
	MULTI-FAMILY	$ 226,000	$ 2.25	$ 200,000	$ 1.99	87%
		$/UNIT	Rent $/SF			Cap Rate
COMMERCIAL	OFFICE	$ -	$ 12.5			7.25%
	RETAIL	$ -	$ 14.0			6.80%
	LIGHT INDUSTRIAL	$ -	$ 14.0			7.00%

These assumptions guided this report's forecast of future development throughout the West Pueblo Urban Renewal Plan area.

Tax Increment Financing Assumptions

As part of Statutory Requirements, this report projected the estimated property and sales tax generation for future development within the West Pueblo Urban Renewal Plan area. These projections are based on Pueblo County's 2022 certified assessments of property and the mill levies associated with the taxing entities present in the project area. The full list of taxing entities and their associated millage rates are tabulated below:

West Pueblo Urban Renewal Plan Mill Levies

Note: *TIF Percentages are assumed to be 100% for the Impact Report*

District	Tax Entity	2022 Mill Levy	TIF Agreement %	TIF Eligible Mill Levy
60B District	PUEBLO COUNTY	30.199	100%	30.199
	CITY OF PUEBLO	15.633	100%	15.633
	S.E.WATER CONSV DISTRICT	0.839	100%	0.839
	LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	1.503	100%	1.503
	PUEBLO CITY-COUNTY LIBRARY DISTRICT	5.889	100%	5.889
	SCHOOL DISTRICT 60	43.642	100%	43.642
	Total	**97.705**	**100%**	**97.705**
60D District	**Tax Entity**	**2022 Mill Levy**	**TIF Agreement %**	**TIF Eligible Mill Levy**
	PUEBLO COUNTY	30.199	100%	30.199
	S.E.WATER CONSV DISTRICT	0.839	100%	0.839
	LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	1.503	100%	1.503
	PUEBLO CITY-COUNTY LIBRARY DISTRICT	5.889	100%	5.889
	SCHOOL DISTRICT 60	43.642	100%	43.642
	Total	82.072	**100%**	82.072
60CT District	**Tax Entity**	**2022 Mill Levy**	**TIF Agreement %**	**TIF Eligible Mill Levy**
	PUEBLO COUNTY	30.199	100%	30.199
	LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	1.503	100%	1.503
	TURKEY CREEK CD	0	100%	0
	PUEBLO CITY-COUNTY LIBRARY DISTRICT	5.889	100%	5.889
	SCHOOL DISTRICT 60	43.642	100%	43.642
	Total	81.233	**100%**	81.233

This report assumes that all impacted taxing entities will pledge 100% of their millage rate to the West Pueblo Urban Renewal Project area. Property tax projections made by this report assume that the number of taxing entities, as well as their millage rates, will remain unchanged over the project's lifetime.

Tax Increment assumptions are also based on the above mill levies and assumes that the project area's starting **base value is $293,538**[6]. This report projects that both the project base and all future development will appreciate at a rate pegged to inflation. This report assumes that the **inflation rate will average 3%** biennially over the project's lifetime[7].

Sales Tax Assumptions

Colorado's Urban Renewal Law permits sales tax to be collected within urban renewal project areas to be leveraged for tax increment financing[8]. This report assumes that the City's sales tax rate is the only eligible sale tax for tax increment financing. The amount of sales tax that can be allocated to an urban renewal project is determined by calculating the amount of sales tax collected within the project area's boundary over the past 12 months. This is known as the sales tax base. Any increase over this base associated with new improvements within the project area is subject to negotiations between the municipality and the urban renewal authority over what portion of this increase can be paid out to fund urban renewal activities within the project area.

This report assumes that 100% of the City of Pueblo's sales tax generated by new improvements within the West Pueblo Urban Renewal Plan area will be allocated to the Pueblo Urban Renewal Authority. All sales tax calculations are estimates that have been isolated to only include new retail space forecasted to develop within the Plan area. The City of Pueblo imposes a 3.7% sales tax rate on the purchase price paid or charged on retail services. However, only 0.7% of the City's sales tax rate is already allocated to special funds. These include the police tax and economic development tax. This report assumes that only 3% of the City's 3.7% sales tax rate will be eligible for tax increment financing.

The But-For Assumption

The final assumption made in this report is that all new development would not occur but for the West Pueblo Urban Renewal Plan and the Pueblo Urban Renewal Authority. The goal of this urban renewal plan is to incentivize development through a variety of tools, TIF being just one example, where new investments manifest throughout the Plan area because of the Pueblo Urban Renewal Authority's efforts. All tax increment estimates must therefore be considered revenue that is generated because of the Pueblo Urban Renewal Authority's efforts to attract and facilitate redevelopment to the Plan area. The Conditions Survey identified five statutorily defined blighting factors within the Plan area that impair and arrest sound development. The West Pueblo Urban Renewal Plan will remediate these conditions and bring about development that is desired by the Pueblo community. Because of this, future incremental revenues should not be considered property tax or sales tax that is abdicated by the area's taxing entities. Instead, these incremental revenues should be perceived as a future tax base that would not exist but for the creation of the West Pueblo Urban Renewal Plan.

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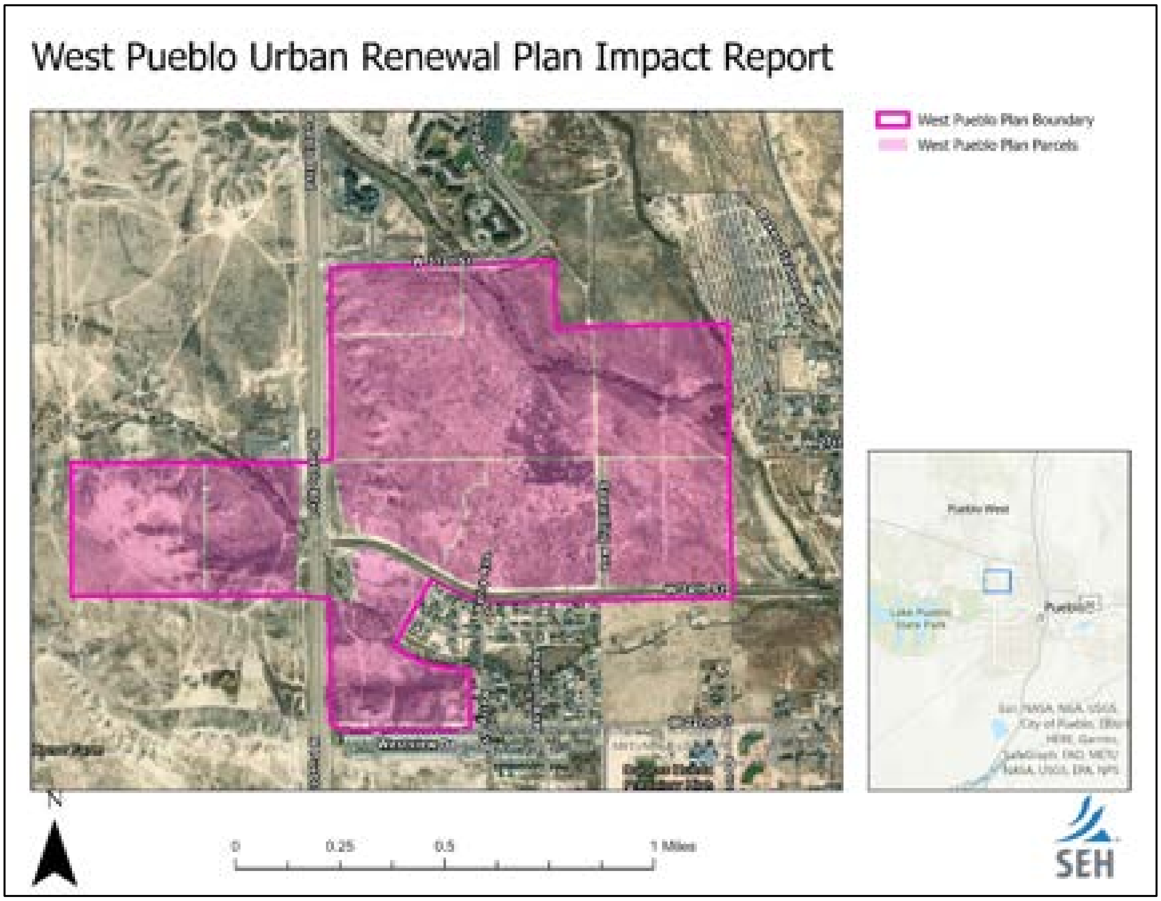
[6] This base value has been adjusted to account for agriculturally assessed properties.
[7] Colorado's Urban Renewal Law requires that the base assessment be reevaluated every two years within an urban renewal project area.
[8] C.R.S. 31-25-107(9)(e)

3 Tax Increment Financing Summary

This Impact Report forecasted potential development throughout the West Pueblo Urban Renewal Plan area over the next 25 years and projected its assessed value and taxable revenue. These projections were used to estimate the amount of property tax increment and sales tax increment that will be generated within the Plan area if the urban renewal project is successful. Development projections are based on the methodology outlined in Section 2 of this report.

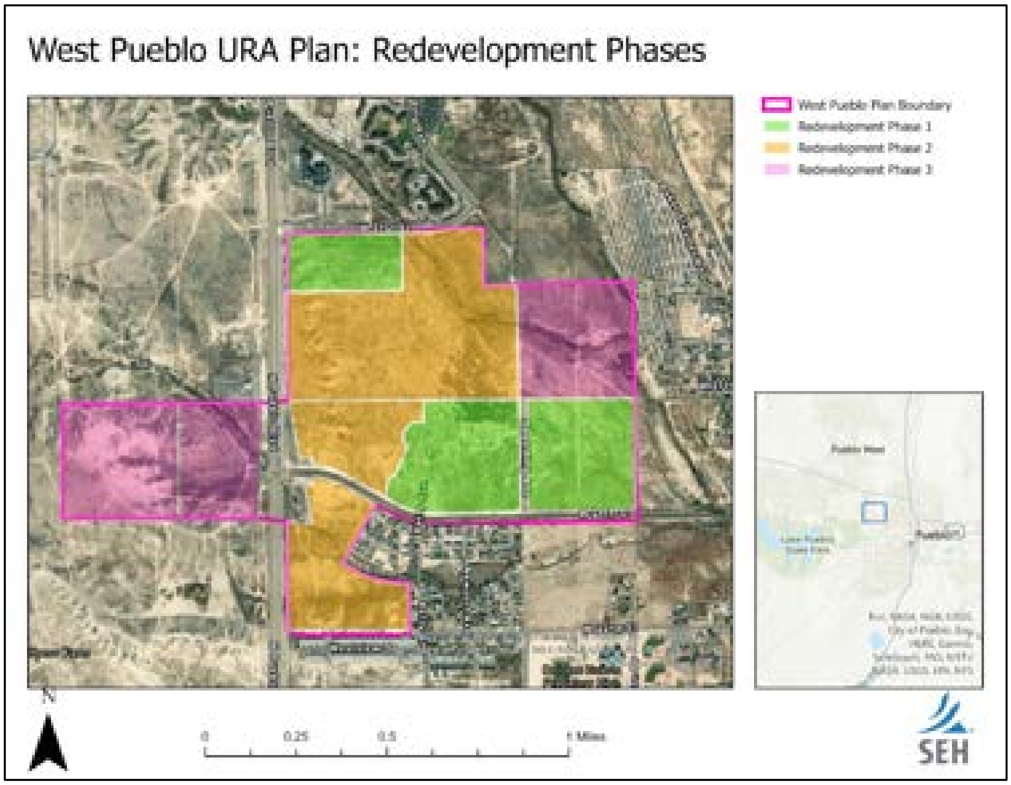


Redevelopment Parcels

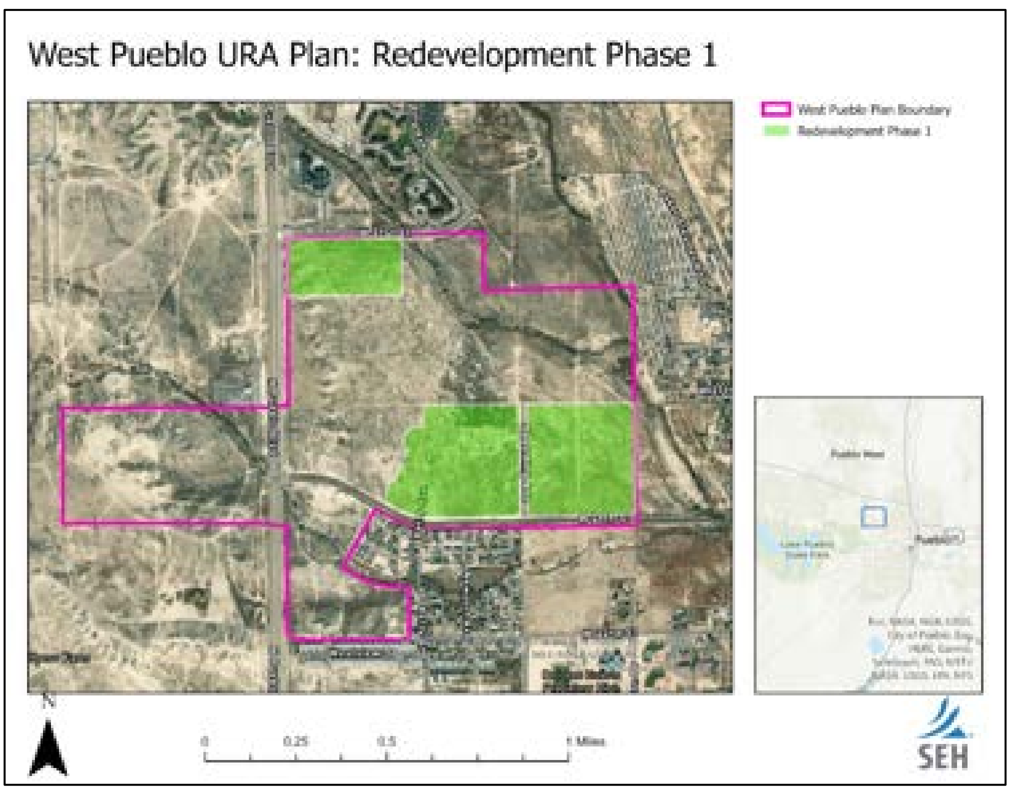
The Impact Report forecasted development on the eight (8) parcels within the Plan Area. These properties were organized into three categories based on their timeline for redevelopment. Properties that are expected to redevelop within the next seven years were categorized as **Redevelopment Phase 1**. Properties that are likely to develop in the next eight years are labeled as **Redevelopment Phase 2**. Properties that are likely to develop in the Plan's final 10 years are labeled **Redevelopment Phase 3**.

The following maps illustrate each Redevelopment Phase and their selected parcel locations. Neighborhood Maps of each Redevelopment Phase are included in this Report's Appendix.

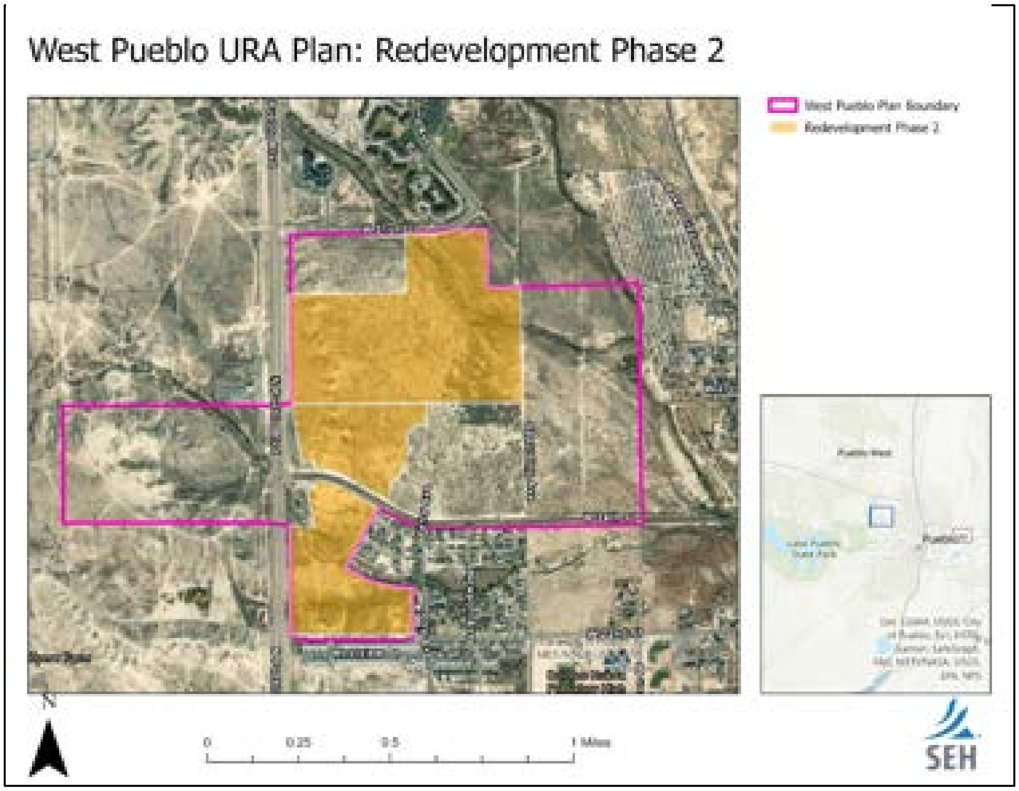
Redevelopment Phases - Summary Map



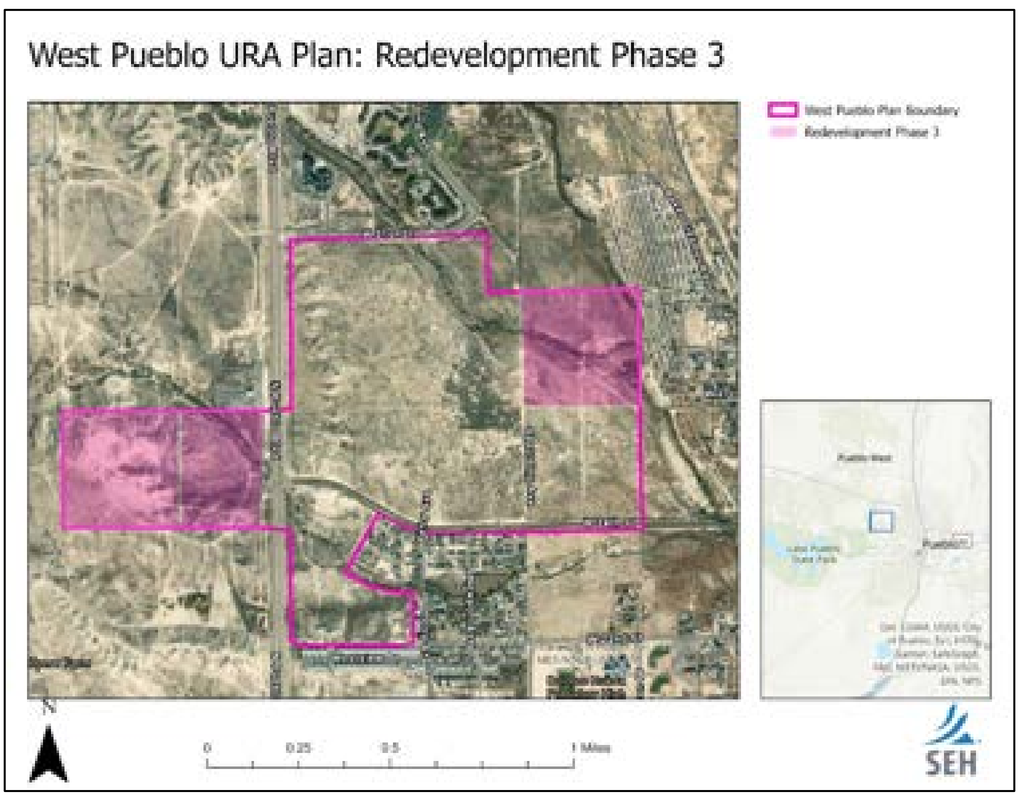
Redevelopment Phase 1 – Summary Map



Redevelopment Phase 2 – Summary Map



Redevelopment Phase 3 – Summary Map



Projected Assessment and Phasing

The assessed valuation for each Redevelopment Phase was estimated by this report. All assessment projections assume that future appraisals utilize a sales comparison approach to determine future value. The following table describes the estimated number of years it will take to absorb the developments, its total developable acreage, the total equalized assessed valuation (AV) of all new development[9], the existing AV of the subject properties, and the Incremental AV (Net) of all new development. The Incremental (Net) AV is used to determine future tax revenue within the Plan area. NET AV also includes 20% market value reduction to account for differences in property valuation when assessed.

Redevelopment Phase 1 (2022 to 2028)				
Number of Parcels	**Developable Acreage**	**Existing AV**	**New AV**	**Net AV**
3	43.6	$ 81,349	$ 15,271,714	$ **12,152,292**
Redevelopment Phase 2 (2029 to 2036)				
Number of Parcels	**Developable Acreage**	**Existing AV**	**New AV**	**Net AV**
2	68.2	$ 130,181	$ 19,296,056	$ **15,332,700**
Redevelopment Phase 3 (2037 to 2046)				
Number of Parcels	**Developable Acreage**	**Existing AV**	**New AV**	**Net AV**
3	108.2	$ 82,008	$ 8,928,775	**$ 7,077,413**

Property Tax TIF Projections

This Impact Report estimated the West Pueblo Urban Renewal Plan's future TIF revenue over the next 25 years in accordance with C.R.S. 31-25-107(3.5)I-V. These estimates determine the property tax revenue that is likely to be generated by new developments within the Plan area. This tax revenue is assumed to be the result of the Pueblo Urban Renewal Authority's efforts to remediate blight and attract new investments within the Plan area.

Property tax TIF is estimated by comparing the Plan area's base value against its projected new improvement value. These assessed values each generate tax revenue based on the current millage rate of taxing entities within the Plan area. The base value's property tax revenue is not impacted by urban renewal projects. The new improvement's tax revenue, however, is the result of the urban renewal plan. That revenue is labeled as "increment". The property within the West Pueblo Urban Renewal Plan area has a current assessed value of $293,538[10]. This current assessed value is known as the **Base Value** in tax increment financing.

This report estimates that new improvements within the West Pueblo Urban Renewal Plan area will amount to an additional $43,496,000 in assessed value. This value is not generated at once but is instead phased in over the life of the Urban Renewal Plan.

This report models new development according to the phases outlined in the previous section. It then applies the tax districts' millage rates to both existing and new improvements within the plan area. Tax revenue generated by new improvements is incremental revenue. These revenues can be utilized by the Pueblo Urban Renewal Authority for urban renewal activities within the Plan area.

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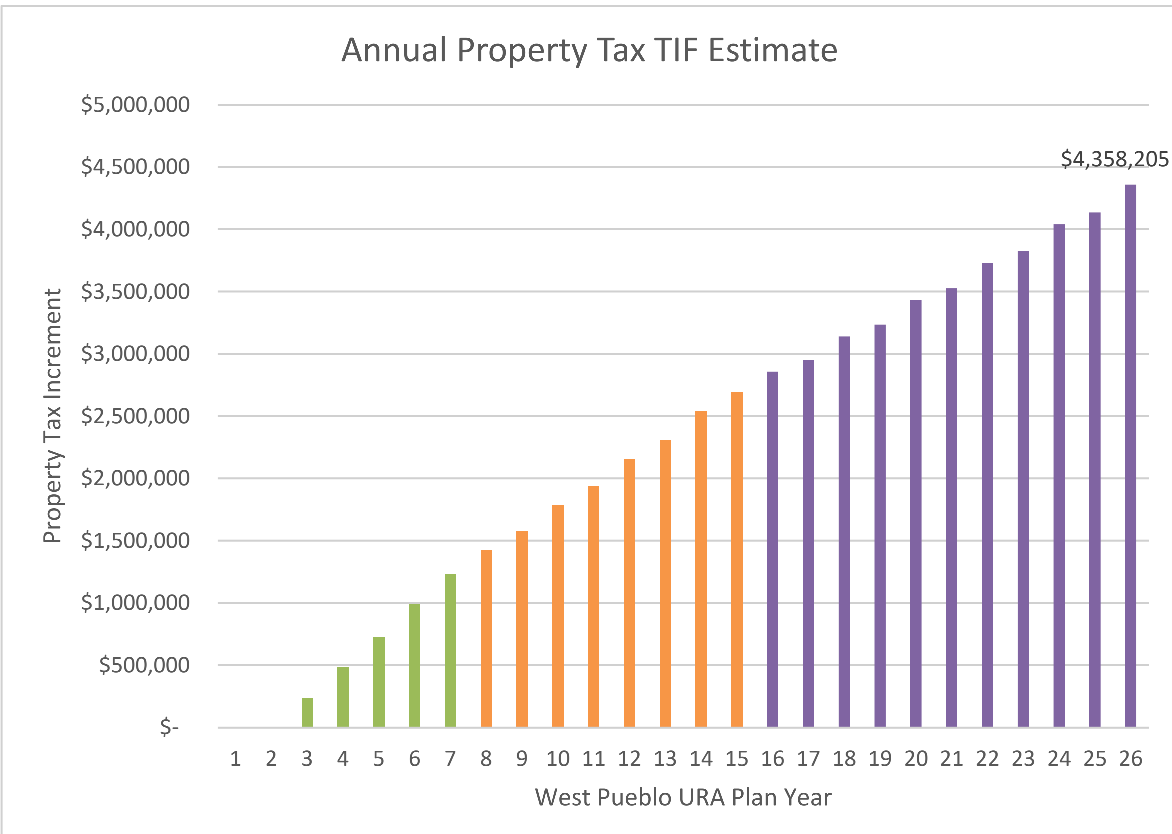
[9] Equalized Assessed Value is a property's value after its commercial and/or residential equalization ratio has been applied to its market value. The equalized assessed value is also a property's taxable value.
[10] Per Pueblo County Assessor Database, adjusted to account for ag properties.

West Pueblo Urban Renewal Plan TIF Projections

Property TIF Estimates[11]	
Base Value of Plan Area	$293,538
Total New Improvement AV	$ 43,496,000
Total TIF Revenue	$ 58,601,000
Annual TIF Revenue (25-Year Average)	$ 2,253,000

Tax District Estimates	Total Estimated Property Tax TIF			
Tax District 60B	$ 47,792,472			
Tax District 60CT	$ 2,361,196			
Tax District 60D	$ 8,510,793			
		Estimated Tax Increment (25 Years)		
Tax Entity Fund	Millage Rate	Tax District 60B	Tax District 60CT	Tax District 60D
PUEBLO COUNTY	30.199	$ 14,771,863	$ 877,793	$ 3,131,609
CITY OF PUEBLO	15.633	$ 7,646,893	$ -	
S.E.WATER CONSV DISTRICT	0.839	$ 410,397	$ -	$ 87,004
LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	1.503	$ 735,194	$ 43,688	$ 155,860
PUEBLO CITY-COUNTY LIBRARY DISTRICT	5.889	$ 2,880,609	$ 171,175	$ 610,684
SCHOOL DISTRICT 60	43.642	$ 21,347,516	$ 1,268,540	$ 4,525,637
TURKEY CREEK CD	0		$ -	$ -



Colors indicate projected redevelopment phases.

Sales Tax TIF Projections

Colorado's Urban Renewal Law permits Urban Renewal Authorities to collect sales tax as a source of incremental taxable revenue. This report assumes that the West Pueblo Urban Renewal Plan will utilize sales tax revenue as a potential source of TIF revenue.

This analysis estimated potential sales tax generation by first estimating the amount new commercial square footage generated throughout redevelopment. This analysis then compared the City of Pueblo's existing commercial square footage to its annual sales tax collections. This helped determine an average sales per square foot multiplier.

This analysis then reviewed the locations of new commercial development within the West Pueblo Urban Renewal Plan area. Locations that were not conducive to retail operations, such as having poor access or being in residential only zones, were excluded from being a potential retail space.

This analysis estimates that all new commercial space will generate approximately $250 per SF per year. The summary of these inputs and their estimated sales tax generation are listed in the table below.

New Retail Space (25-Years)	313,977 SF
TIF Eligible Sales Tax Rate	3%
Estimated Sales Per SF	$ 250.00
Estimated Sales Tax Increment (Gross)	$ 7,248,000
Estimated Sales Tax Increment (Annual Average)	$916,000
Percent of Annual Sales Tax Collections (City)	1.39%

This report estimates that the West Pueblo Urban Renewal Plan will generate an additional 313,977 square feet of retail space over the next 25-years. Using an estimated sales per square of $250 PSF and phasing retail commercial development over the next 25 years, this amount space of equates to $22,313,000 in gross sales tax increment. Annually, this equals an average of $916,000 in sales tax TIF collected. For comparison, the City of Pueblo collected $66,114,677 in general sales tax (3% rate) in 2021. This means that projected retail development in the West Pueblo Urban Renewal Plan area should increase the City's sales tax collections by 1.39% annually. This estimate does not include State Sales Tax collections or County Sales Tax collections.

4 Taxing Entity Impacts

Assessing an Urban Renewal Plan's impacts on partnering taxing entities requires careful consideration of the revenue, services and infrastructure needed achieve that plan's goals. These impacts also need to consider the purpose of the Urban Renewal Plan. In addition to remediating blighting conditions, an Urban Renewal Plan typically is designed to bring about a public good, either in the form of a public amenity or infrastructure, or even a type of development. The West Pueblo Urban Renewal Plan area is designed to facilitate a major infrastructure improvements, public facilities, and affordable housing within and near the Plan area.

The Plan area abuts an area that has been selected by Pueblo County to house the County Jail. To service this new facility, however, the County will be required to extend a major thoroughfare from the City of Pueblo's existing limits to Pueblo West. This infrastructure improvement would effectively extend Joe Martinez Boulevard to the Plan area and intersect North Pueblo Boulevard. The West Pueblo Urban Renewal Plan would help fund this infrastructure improvement through TIF. This would in turn support the proposed Jail Facility and spur additional redevelopment throughout the Plan area.

The Plan area would also support a proposed development for attainable and affordable housing by helping fund an extension of Spaulding Avenue and a new fire station within the Urban Renewal Plan area. TIF revenue will support this development, and also open other properties of the Plan area to redevelopment.

These infrastructure improvement, facilities, and proposed developments would help to remediate the blighting conditions identified in the West Pueblo Plan area. This is an Urban Renewal Project's purpose, to alleviate blighting conditions and help attract new investment and public improvements to a specific area of the community.

This stated purpose needs to be weighed against the possible fiscal impacts caused by the Urban Renewal Plan on partnering taxing entities. Conversely, partnering taxing entities need to demonstrate an undue impact caused by the Urban Renewal Plan to justify withholding tax revenue that the Pueblo Urban Renewal Authority generated through its renewal efforts.

Statutory Impacts

C.R.S. 31-25-107(3.5)I-V) lists requirements for Urban Renewal Impact Reports to evaluate potential impacts on effected taxing entities. The statute requires that the report examine County impacts in particular, stating the following:

- An estimate on the county revenue impact, 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,
- 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,
- Any other estimated impacts of the urban renewal project on county services and revenues.

This section will answer these requirements directly about the West Pueblo Urban Renewal Plan's impacts to Pueblo County. This report will also address the impacts to the Pueblo School District 60, and the other entities that levy a tax within the Plan area.

Assessed Value Comparison

The West Pueblo Urban Renewal Plan is located within three taxing districts, districts 60B, 60CT, and 60D. Each taxing district levies a different mill levy: 60B is 97.70500 mills, 60 CT is 81.233 mills, and 60D is 82.072 mills. Collectively these three tax districts include the following taxing entities: Pueblo County, the City of Pueblo, the Southeast Water Conservation District, the Lower Arkansas Valley Water Conservation District, the Pueblo City-County Library District, and the Pueblo School District 60. Tax District 60CT includes the Turkey Creek Conservation District. However, this district does not levy a mill and is not included as part of this analysis.

The table below illustrates the total assessed value (AV) of property currently within each taxing entity the collects a property tax. The Plan area's estimated incremental assessed value is also included as a percentage of each tax districts AV.

Residential Assessed Value						
West Pueblo URA Plan Incremental Assessed Value	CITY OF PUEBLO	PUEBLO COUNTY	S.E.WATER CONSV DISTRICT	LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	PUEBLO CITY-COUNTY LIBRARY DISTRICT	SCHOOL DISTRICT 60
$9,909,543	$508,564,043	$920,438,152	$848,622,481	$920,438,152	$920,438,152	$518,520,843
Percent of Taxing District	5.1%	2.8%	3.0%	2.8%	2.8%	5.0%
Commercial/Industrial Assessed Value						
West Pueblo URA Plan Incremental Assessed Value	CITY OF PUEBLO	PUEBLO COUNTY	S.E.WATER CONSV DISTRICT	LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	PUEBLO CITY-COUNTY LIBRARY DISTRICT	SCHOOL DISTRICT 60
$36,304,538	$339,686,160	$584,740,095	$523,940,384	$391,625,889	$584,740,095	$362,803,610
Percent of Taxing District	5.2%	3.0%	3.4%	4.5%	3.0%	4.9%

Pueblo County

Revenue Impacts

The West Pueblo Urban Renewal Plan is expected to use Tax Increment Financing to help remediate blight and attract new investment to the project area. The use of future property tax could have an impact on the County's revenues, which is explored in this section.

Pueblo County issues a mill levy of 30.199 in all three districts included within the West Pueblo Urban Renewal Plan area. This mill levy is a major revenue source for the County's operations and funds. According to the Pueblo County 2022 Budget, taxes (which includes property, sales, use, excise, and specific ownership tax) account for 30% of its total revenue collected. Last year these taxes amounted to $116 million in revenue and helped to fund most of the County services to residents.

According to Pueblo County's OpenGov website, the total revenue collected in 2021 equaled $240,723,797. Property tax accounted for 23.6% of the total revenue that year, or $56,512,423 in property tax collected. To quantify potential revenue impacts to the County, this report compared the projected annual property tax revenue within the West Pueblo Urban Renewal Plan area to the County's property tax revenue. Projected property tax revenue is derived from new improvements in the Plan area, meaning that the Plan area's base assessed value was not included in this comparison.

This Report projected the West Pueblo Urban Renewal Plan area's annual property tax TIF per the County's millage rate and compared it as a percentage to total revenue collections. The West Pueblo Urban Renewal Plan area's property tax increment generated at the County's 30.199 millage rate will account for 1.30% of Pueblo County's annual revenue collections.

Pueblo County	2021 Property Tax Revenue (Actual)	Plan Area Estimated Property Tax TIF (25-Year Annual Average)	Percent of Total
General Fund	$ 56,915,720	$ 738,226	1.30%

The West Pueblo Urban Renewal Plan is expected to last 25-years. Over that time, the new improvements incentivized by this Plan and the Pueblo Urban Renewal Authority will begin to accumulate incremental property tax revenue. The incremental property tax represents a revenue stream that can be remitted to the Pueblo Urban Renewal Authority via TIF agreement in support of its remediation and redevelopment efforts in the West Pueblo Urban Renewal Plan area. West Pueblo TIF revenue is also expected to help support County initiatives such as the Joe Martinez Boulevard extension. This report estimates that new improvements within the Plan area account for $19,194,000 in property tax TIF over 25-years.

Property tax is not the only revenue source generated by this Plan area's redevelopment. The West Pueblo Urban Renewal Plan will seek to attract new commercial development, a portion of which will be sales tax producing. Pueblo County levies a 1% sales tax rate that will not be used for Tax Increment Financing. This means that new commercial development within the West Pueblo Plan area represents a new source of revenue to the County. Over a 25-year horizon, the projected sales tax will amount to $2,416,000.

The West Pueblo Urban Renewal Plan is not expected to generate significant revenue impacts on Pueblo County's General Fund. The Plan area's new development accounts for only 1.30% of the County's annual property tax revenue collections, a third of which will be offset by sales tax collections. The West Pueblo Urban Renewal Plan will alleviate blight without significantly detracting from the County's expected revenues. **This report does not find a negative revenue impact caused by the West Pueblo Urban Renewal Plan.**

Infrastructure and Service Impacts

The West Pueblo Urban Renewal Plan area is unique in that it includes unincorporated property within its plan area. This is because the Plan area is designed to assist Pueblo County develop new infrastructure and facilities to the West of the Plan area. Normally, an Urban Renewal Plan area that requires new County infrastructure would need to estimate the cost of that infrastructure and evaluate how much, if any, of the costs can be paid for via TIF. In the West Pueblo Urban Renewal Plan's case, this infrastructure is intended to be supported by TIF revenue, despite that Plan area not directly requiring its construction. In this regard, the West Pueblo Urban Renewal Plan will assist Pueblo County complete infrastructure and facility improvements. The financial assistance provided by TIF will exceed any fiscal impacts caused by the Plan to the County, which is why the County is supportive of including unincorporated property within an Urban Renewal Plan area.

New development within the Plan area is projected to generate 1,407 residential units over 25-years. These residences will be within the City of Pueblo's municipal limits and be served by the City's department of health and human services. Using Colorado State demographer data, this number of households equates to 3,349 new residents. Pueblo County's total population in 2020 was estimated at 168,434 persons. New residents generated because of the West Pueblo Urban Renewal Plan will account for approximately 2% of the County's population. This increase is not likely to generate significant impacts on the County's health or human services.

County Impact Conclusion

This report concludes that the West Pueblo Urban Renewal Plan will not generate adverse fiscal impacts on Pueblo County revenue, infrastructure or services. In fact, the Plan is designed to help assist the County in developing new infrastructure and services that will benefit the public.

Pueblo School District 60

Revenue Impacts

The Pueblo School District 60 is the taxing entity that levies the largest millage rate within the West Pueblo Urban Renewal Plan area. The Pueblo School District 60 millage rate is 43.642. The School District is therefore an important partner to the Pueblo Urban Renewal Authority and vulnerable to the Plan's tax increment financing impacts.

According to the FY 2021-2022 adopted budget, the Pueblo School District 60 collected $143,381,799 in total program funding. Property tax revenue accounted for 20.4%, or $29,187,883 of that total. The following table compares these annual tax revenues with the estimated annual incremental property tax revenue generated by the West Pueblo Urban Renewal Plan area.

West Pueblo Urban Renewal Plan Impacts			
Pueblo School District 60 Fund	2019-2020 Property Tax Revenue	Estimated Property Tax TIF (Annual Average)	Percent of Total
Total	**$ 29,187,883**	**$ 1,066,903**	**3.7%**

The West Pueblo Urban Renewal Plan is not expected to generate a significant impact to the school district annual revenue. This report estimates that future incremental tax revenue amounts to only 3.7% of the School District's total property tax revenue. Property tax revenue is only 20.4% of the School District's total revenue, meaning that the West Pueblo Urban Renewal Plan's incremental property tax TIF represents 0.74% of all revenue.

Student Population Generation

The West Pueblo Urban Renewal Plan is projected to generate residential and commercial development over the next 25-years. The commercial development will create a negligible impact on the school district. However, residential development leads to additional households and students. This report forecasted potential student generation to quantify that impact.

The Pueblo School District 60 is within the City of Pueblo. The table below summarizes City's demographic data[12]. These estimates, including household size and students per household, were used to estimate the number of students the West Pueblo's Urban Renewal Plan could generate over the next 25 years.

Estimated Population Generation	
Pueblo (City) Total Population	111,893
Household Population	108,691
Number of Households	45,704
Persons Per Household	2.38
Number of Students (District 60)	15,134
Students Per Household	0.33
West Pueblo Urban Renewal Plan Development Projections	
Projected Residential Units	1,407
Projected Population	3,349
Projected Students	464

The addition of 464 students over the next 25 years represents 3.07% of the current student population. According to Colorado's Department of Education, the school district has lost 12.52% of its pupil membership over the last 5-years, or 2,165 students. An additional 464 students generated by redevelopment within the West Pueblo Urban Renewal Plan is not a significant impact to the school district. In fact, it could help to reverse an ongoing decline of pupil membership within the Pueblo City 60 school district.

School District Impact Conclusion

The West Pueblo Urban Renewal Plan is not likely to generate significant adverse impacts on Pueblo City School District 60. The estimated student generated by the plan will not significantly raise its pupil membership and may even help to offset a 5-year decline. Its fiscal impacts are also minimal, as projected property tax TIF represents only 3.7% of the district's annual property tax revenue.

Impact Summary on Taxing Entities

This report did not find any substantial fiscal impacts to the taxing entities effected by the West Pueblo Urban Renewal Plan. The projected assessed value and property tax increment of the Plan amounts to a small percentage of each Taxing entities budget.

[12] Colorado State Demographer's Office 2020 County Population and Pupil Counts.

The Plan will not create fiscal, infrastructure or service burdens on the County. Instead, the Plan is being designed to help financially support infrastructure improvements that will benefit the City and County as a whole.

The Plan will not create negative fiscal impacts to the Pueblo City School District 60, as it only represents 3.7% of its annual property tax revenue. The Plan is likely to generate new students, but this increase in pupil membership will only help to offset a 5-year decline in student population.

The Plan will not create negative fiscal impacts to the City of Pueblo. The Plan is expected to generate approximately $382,000 annually in property tax TIF at the City's mill levy. This is amount is unlikely to trigger negative financial burdens for the City. Also, the City of Pueblo could elect to retain all sales tax increment generated by the Plan. Average sales tax generation is estimated at $916,000 annually, meaning that the Plan would generate 68% more revenue for the City than property tax TIF alone. The West Pueblo Urban Renewal Plan will also remediate blighting conditions and support affordable housing development. These outcomes, coupled with the minimal financial impacts, imply that the Plan's benefits outweigh its costs to the City.

The following table outlines the estimated property tax revenue that will be generated within the plan area for each taxing entity. Generating significant tax increment may prove more troublesome than ensuring that taxing entities receive adequate base revenues, which is why this report recommends that each taxing entity agree to allocate 100% of their potential tax increment revenue to the Pueblo Urban Renewal Authority in support of the West Pueblo Urban Renewal Plan.

West Pueblo Urban Renewal Plan
TIF Summary Table, 25-Year Total

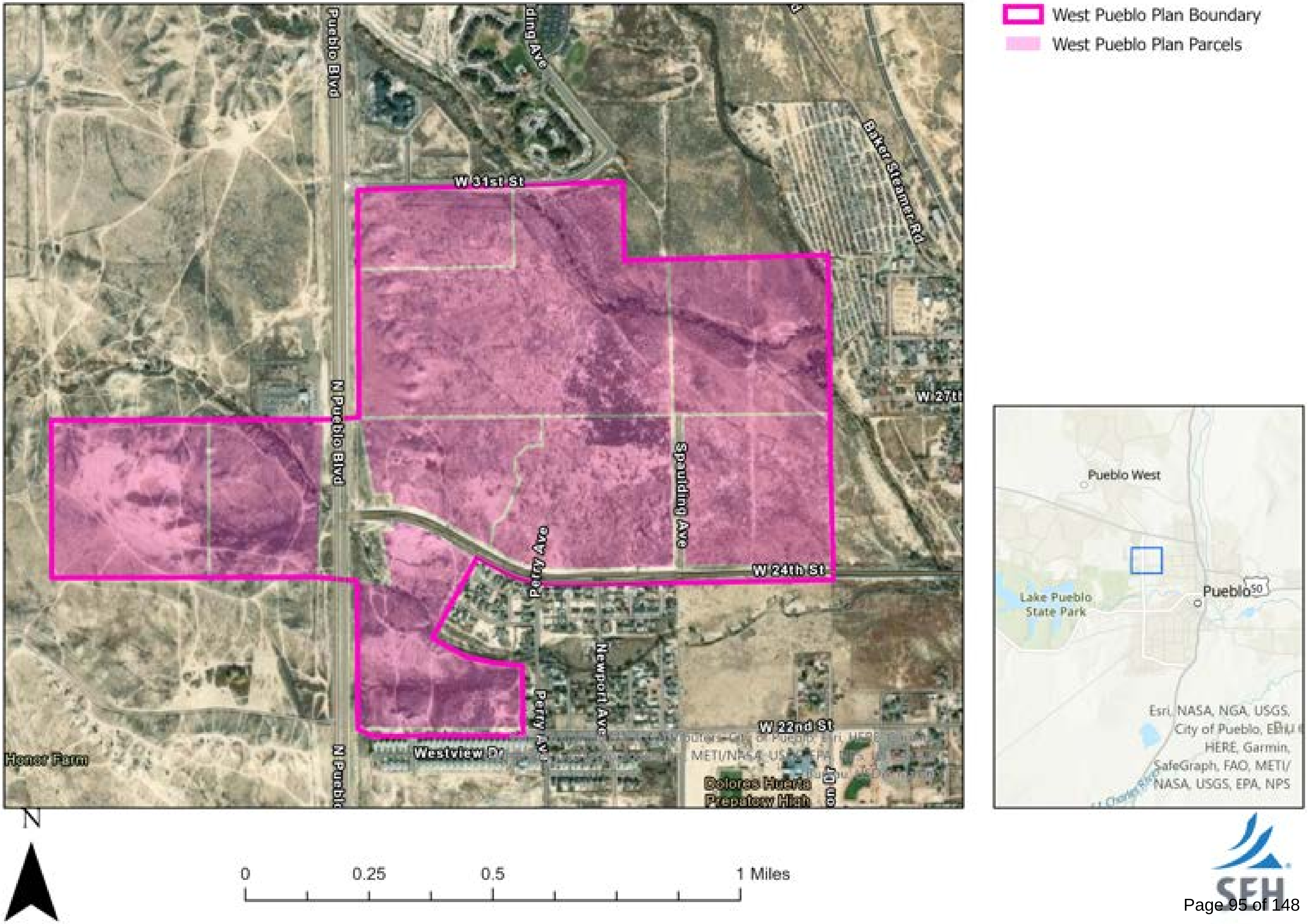
Tax Increment Financing Analysis				
		Estimated Tax Increment (25 Years)		
Tax Entity Fund	Millage Rate	60B	60CT	60D
PUEBLO COUNTY	30.199	$ 14,763,547	$ 864,493	$ 3,131,609
CITY OF PUEBLO	15.633	$ 7,642,589	$ -	
S.E.WATER CONSV DISTRICT	0.839	$ 410,166	$ -	$ 87,004
LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	1.503	$ 734,780	$ 43,026	$ 155,860
PUEBLO CITY-COUNTY LIBRARY DISTRICT	5.889	$ 2,878,987	$ 168,582	$ 610,684
SCHOOL DISTRICT 60	43.642	$ 21,335,499	$ 1,249,320	$ 4,525,637
TURKEY CREEK CD	0		$ -	$ -
	25 Year Total	$ 47,765,569	$ 2,325,421	$ 8,510,793

Impact Report Appendix

Appendix A

Redevelopment Phasing Maps

West Pueblo Urban Renewal Plan Impact Report



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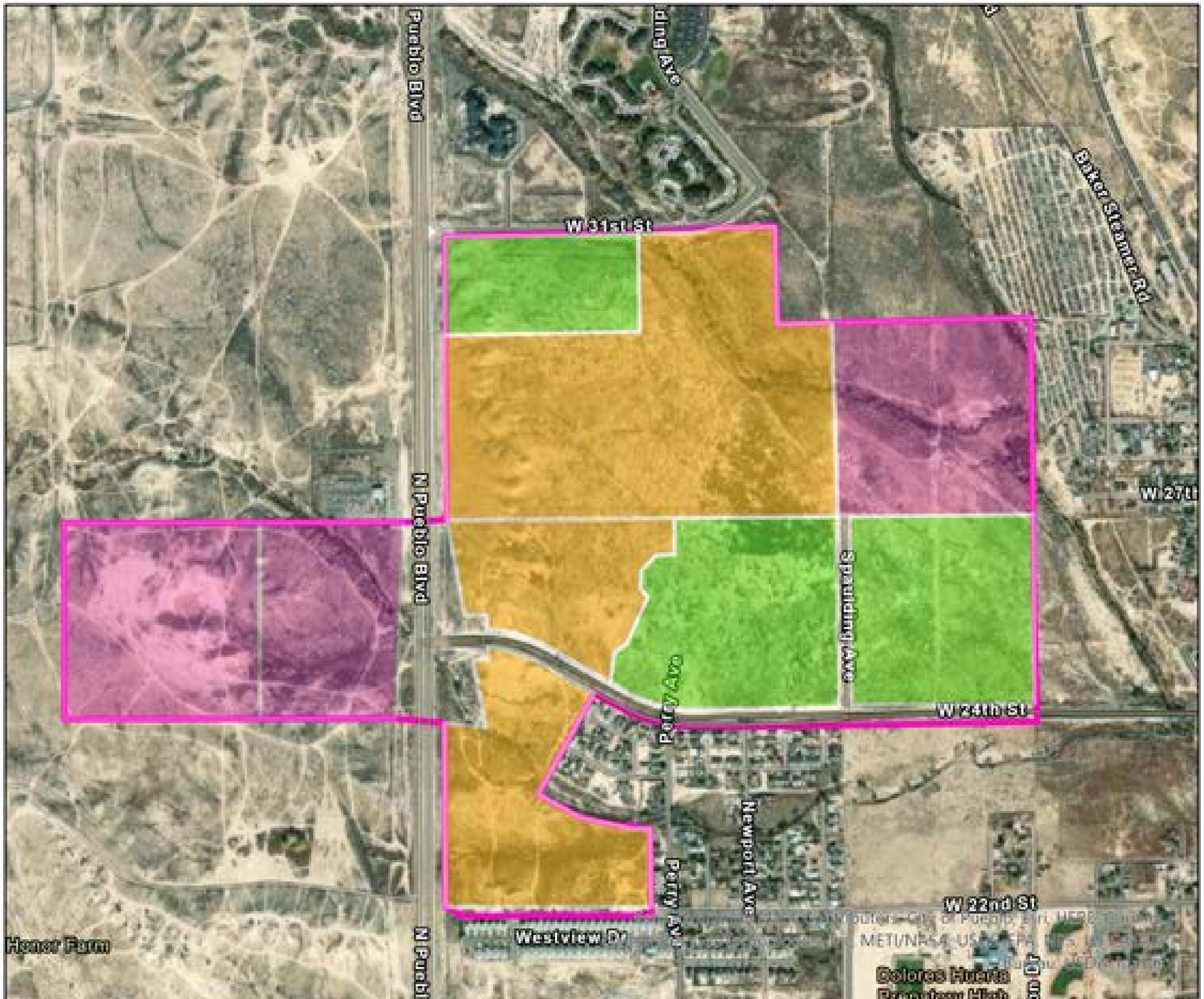
West Pueblo URA Plan: Redevelopment Phases



- West Pueblo Plan Boundary
- Redevelopment Phase 1
- Redevelopment Phase 2
- Redevelopment Phase 3

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Appendix B

Tax Increment Financing Pro Forma

West Pueblo URA Plan

Combined Annual Proforma	*PHASE*	-	-	1	1	1	1	1	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	Final Assessment
		2022	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**
Absorption Schedule																											
Phase 1																											
Residential Units		-	-	161	161	161	161	161																			-
Commercial SF		-	-	3,023	3,023	3,023	3,023	3,023																			-
Phase 2																											
Residential Units		-	-						52	52	52	52	52	52	52	52											-
Commercial SF		-	-						48,559	48,559	48,559	48,559	48,559	48,559	48,559	48,559											-
Phase 3																											
Residential Units		-	-														19	19	19	19	19	19	19	19	19	19	-
Commercial SF		-	-														22,437	22,437	22,437	22,437	22,437	22,437	22,437	22,437	22,437	22,437	-
Total Residential Units		-	-	161	321	482	642	803	855	908	960	1,013	1,065	1,117	1,170	1,222	1,241	1,259	1,278	1,296	1,315	1,333	1,352	1,370	1,389	1,407	1,407
Total Commercial SF		-	-	3,023	6,046	9,069	12,092	15,115	63,674	112,232	160,791	209,350	257,908	306,467	355,025	403,584	426,021	448,458	470,895	493,332	515,769	538,206	560,642	583,079	605,516	627,953	627,953
Project Assessed Value																											
Phase 1		-	-	2,430,458.35	2,430,458.35	2,430,458.35	2,430,458.35	2,430,458.35																			-
Phase 2		-	-						1,916,587	1,916,587	1,916,587	1,916,587	1,916,587	1,916,587	1,916,587	1,916,587											-
Phase 3		-	-														707,741	707,741	707,741	707,741	707,741	707,741	707,741	707,741	707,741	707,741	-
Estimated Increment																											
Annual NET AV (Assessed Value)		**$ -**	**$ -**	**$ 2,430,458**	**$ 2,430,458**	**$ 2,430,458**	**$ 2,430,458**	**$ 2,430,458**	**$ 1,916,587**	**$ 1,916,587**	**$ 1,916,587**	**$ 1,916,587**	**$ 1,916,587**	**$ 1,916,587**	**$ 1,916,587**	**$ 1,916,587**	**$ 707,741**	**$ 707,741**	**$ 707,741**	**$ 707,741**	**$ 707,741**	**$ 707,741**	**$ 707,741**	**$ 707,741**	**$ 707,741**	**$ 707,741**	**$ -**
TIF Mill Levy (60B)	97.705	*$ -*	*$ -*	*$ 237,468*	*$ 237,468*	*$ 237,468*	*$ 237,468*	*$ 237,468*	*$ 105,551*	*$ 105,551*	*$ 105,551*	*$ 105,551*	*$ 105,551*	*$ 105,551*	*$ 105,551*	*$ 105,551*	*$ 26,120*	*$ 26,120*	*$ 26,120*	*$ 26,120*	*$ 26,120*	*$ 26,120*	*$ 26,120*	*$ 26,120*	*$ 26,120*	*$ 26,120*	*$ -*
TIF Mill Levy (60CT)	81.233	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 35,776*	*$ 35,776*	*$ 35,776*	*$ 35,776*	*$ 35,776*	*$ 35,776*	*$ 35,776*	*$ 35,776*	*$ 35,776*	*$ 35,776*	*$ -*
TIF Mill Levy (60D)	82.072	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 68,635*	*$ 68,635*	*$ 68,635*	*$ 68,635*	*$ 68,635*	*$ 68,635*	*$ 68,635*	*$ 68,635*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Total		***$ -***	***$ -***	***$ 237,468***	***$ 237,468***	***$ 237,468***	***$ 237,468***	***$ 237,468***	***$ 174,187***	***$ 174,187***	***$ 174,187***	***$ 174,187***	***$ 174,187***	***$ 174,187***	***$ 174,187***	***$ 174,187***	***$ 61,895***	***$ 61,895***	***$ 61,895***	***$ 61,895***	***$ 61,895***	***$ 61,895***	***$ 61,895***	***$ 61,895***	***$ 61,895***	***$ 61,895***	***$ -***
Inflation Factor	3%																										
TIF Mill Levy (60B)	97.705	*$ -*	*$ -*	*$ 237,468*	*$ 489,184*	*$ 726,652*	*$ 993,043*	*$ 1,230,511*	*$ 1,376,144*	*$ 1,481,695*	*$ 1,634,864*	*$ 1,740,415*	*$ 1,901,345*	*$ 2,006,896*	*$ 2,175,821*	*$ 2,281,372*	*$ 2,376,717*	*$ 2,402,836*	*$ 2,501,825*	*$ 2,527,945*	*$ 2,630,686*	*$ 2,656,806*	*$ 2,763,414*	*$ 2,789,533*	*$ 2,900,123*	*$ 2,926,242*	*$ 3,014,030*
TIF Mill Levy (60CT)	81.233	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 35,776*	*$ 71,551*	*$ 107,327*	*$ 143,103*	*$ 178,879*	*$ 214,654*	*$ 250,430*	*$ 286,206*	*$ 321,981*	*$ 357,757*	*$ 357,757*
TIF Mill Levy (60D)	82.072	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 68,635*	*$ 137,271*	*$ 205,906*	*$ 274,542*	*$ 343,177*	*$ 411,813*	*$ 480,448*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*
Total		**$ -**	**$ -**	**$ 237,468**	**$ 489,184**	**$ 726,652**	**$ 993,043**	**$ 1,230,511**	**$ 1,444,780**	**$ 1,618,966**	**$ 1,840,770**	**$ 2,014,957**	**$ 2,244,522**	**$ 2,418,709**	**$ 2,656,269**	**$ 2,830,456**	**$ 2,961,576**	**$ 3,023,471**	**$ 3,158,235**	**$ 3,220,131**	**$ 3,358,648**	**$ 3,420,544**	**$ 3,562,927**	**$ 3,624,822**	**$ 3,771,187**	**$ 3,833,083**	**$ 3,920,870**
Total NET AV (Inflation Adjusted)		**$ -**	**$ -**	**$ 2,430,458**	**$ 5,006,744**	**$ 7,437,203**	**$ 10,163,691**	**$ 12,594,149**	**$ 14,946,059**	**$ 16,862,646**	**$ 19,342,611**	**$ 21,259,198**	**$ 23,871,059**	**$ 25,787,647**	**$ 28,535,361**	**$ 30,451,949**	**$ 32,094,481**	**$ 32,802,222**	**$ 34,515,262**	**$ 35,223,004**	**$ 37,008,667**	**$ 37,716,409**	**$ 39,576,875**	**$ 40,284,616**	**$ 42,222,128**	**$ 42,929,869**	**$ 44,217,765**
Estimated Base																											
Existing Taxable Value		$ 293,538	$ 302,344	$ 302,344	$ 311,414	$ 311,414	$ 320,757	$ 320,757	$ 330,379	$ 330,379	$ 340,291	$ 340,291	$ 350,499	$ 350,499	$ 361,014	$ 361,014	$ 371,845	$ 371,845	$ 383,000	$ 383,000	$ 394,490	$ 394,490	$ 406,325	$ 406,325	$ 418,515	$ 418,515	$ 431,070
Inflation Factor	3%																										
Incremental Property Tax Value		**$ -**	**$ (8,806)**	**$ 2,421,652**	**$ 4,988,868**	**$ 7,419,326**	**$ 10,136,472**	**$ 12,566,930**	**$ 14,909,217**	**$ 16,825,805**	**$ 19,295,858**	**$ 21,212,445**	**$ 23,814,098**	**$ 25,730,685**	**$ 28,467,885**	**$ 30,384,472**	**$ 32,016,174**	**$ 32,723,915**	**$ 34,425,800**	**$ 35,133,541**	**$ 36,907,715**	**$ 37,615,456**	**$ 39,464,087**	**$ 40,171,829**	**$ 42,097,151**	**$ 42,804,892**	**$ 44,080,233**
Project Sales Tax																											
Annual Sales Per SF	$250																										
Retail SF		-	-	1,512	1,512	1,512	1,512	1,512	24,279	24,279	24,279	24,279	24,279	24,279	24,279	24,279	-	-	-	-	-	-	-	-	-	-	-
Sales Tax %	3.0%																										
Total Retail SF		-	-	1,512	3,023	4,535	6,046	7,558	31,837	56,116	80,396	104,675	128,954	153,233	177,513	201,792	201,792	201,792	201,792	201,792	201,792	201,792	201,792	201,792	201,792	201,792	201,792
Estimated Annual Sales Tax		-	-	11,336	22,673	34,009	45,346	56,682	238,777	420,872	602,967	785,061	967,156	1,149,251	1,331,345	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440
Incremental Sales Tax		-	-	11,336	22,673	34,009	45,346	56,682	238,777	420,872	602,967	785,061	967,156	1,149,251	1,331,345	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440	1,513,440
Colorado Smelter TIF Estimates	*Plan Yr -->*	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**
Property Tax																											
Total Incremental Taxable Value		$ -	$ -	$ 2,421,652	$ 4,988,868	$ 7,419,326	$ 10,136,472	$ 12,566,930	$ 14,909,217	$ 16,825,805	$ 19,295,858	$ 21,212,445	$ 23,814,098	$ 25,730,685	$ 28,467,885	$ 30,384,472	$ 32,016,174	$ 32,723,915	$ 34,425,800	$ 35,133,541	$ 36,907,715	$ 37,615,456	$ 39,464,087	$ 40,171,829	$ 42,097,151	$ 42,804,892	$ 44,080,233
TIF Mill Levy (60B)	97.705	*$ -*	*$ -*	*$ 237,468*	*$ 489,184*	*$ 726,652*	*$ 993,043*	*$ 1,230,511*	*$ 1,376,144*	*$ 1,481,695*	*$ 1,634,864*	*$ 1,740,415*	*$ 1,901,345*	*$ 2,006,896*	*$ 2,175,821*	*$ 2,281,372*	*$ 2,376,717*	*$ 2,402,836*	*$ 2,501,825*	*$ 2,527,945*	*$ 2,630,686*	*$ 2,656,806*	*$ 2,763,414*	*$ 2,789,533*	*$ 2,900,123*	*$ 2,926,242*	*$ 3,014,030*
TIF Mill Levy (60CT)	81.233	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 35,776*	*$ 71,551*	*$ 107,327*	*$ 143,103*	*$ 178,879*	*$ 214,654*	*$ 250,430*	*$ 286,206*	*$ 321,981*	*$ 357,757*	*$ 357,757*
TIF Mill Levy (60D)	82.072	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 68,635*	*$ 137,271*	*$ 205,906*	*$ 274,542*	*$ 343,177*	*$ 411,813*	*$ 480,448*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*	*$ 549,083*
Annual TIF Estimate		**$ -**	**$ -**	**$ 237,468**	**$ 489,184**	**$ 726,652**	**$ 993,043**	**$ 1,230,511**	**$ 1,444,780**	**$ 1,618,966**	**$ 1,840,770**	**$ 2,014,957**	**$ 2,244,522**	**$ 2,418,709**	**$ 2,656,269**	**$ 2,830,456**	**$ 2,961,576**	**$ 3,023,471**	**$ 3,158,235**	**$ 3,220,131**	**$ 3,358,648**	**$ 3,420,544**	**$ 3,562,927**	**$ 3,624,822**	**$ 3,771,187**	**$ 3,833,083**	**$ 3,920,870**
Discount Rate	7%																										
NPV	**$19,356,886.36**																										
Sales Tax																											
Retail SF		-	-	1,512	3,023	4,535	6,046	7,558	31,837	56,116	80,396	104,675	128,954	153,233	177,513	201,792	201,792	201,792	201,792	201,792	201,792	201,792	201,792	201,792	201,792	201,792	201,792
Estimated Annual Sales Tax		$ -	$ -	$ 11,336	$ 22,673	$ 34,009	$ 45,346	$ 56,682	$ 238,777	$ 420,872	$ 602,967	$ 785,061	$ 967,156	$ 1,149,251	$ 1,331,345	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440
Sales Tax TIF %	100%																										
Estimated Sales Tax TIF		$ -	$ -	$ 11,336	$ 22,673	$ 34,009	$ 45,346	$ 56,682	$ 238,777	$ 420,872	$ 602,967	$ 785,061	$ 967,156	$ 1,149,251	$ 1,331,345	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440	$ 1,513,440
Discount Rate	7%																										
NPV	**$7,248,217.36**																										

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DEPARTMENT OF LAW

SENT VIA ELECTRONIC MAIL – jpacheco@puebloura.org

October 19, 2023

TO: Pueblo Urban Renewal Authority

ATTN: Jerry Pacheco, Executive Director

FROM: City of Pueblo

RE: Requested Modifications to West Urban Pueblo Urban Renewal Plan

Mr. Pacheco,

Please allow this letter to serve as the City of Pueblo, Colorado (“City”)’s formal request to modify the Pueblo Urban Renewal Authority (“Authority”)’s West Pueblo Urban Renewal Plan, Conditions Survey, and Report. The City has had an opportunity to review the Plan, Conditions Survey, and Report and generally supports the Plan if certain modifications are made. Below is a summary of the requested modifications to each document. Please let me know if you have any questions or need additional information.

West Pueblo Urban Renewal Plan:

1. Improvements Outside the Boundaries of the Urban Renewal Area.

The City requests any references in the Plan authorizing the use of TIF revenue outside of the proposed Urban Renewal Area be removed from the Plan and corresponding documents. The Plan appears to contemplate expenditures of TIF revenues to fund significant portions of an extension of Medal of Honor Blvd. outside of the City limits through the Honor Farm area connecting with Pueblo West. The City is firmly against TIF revenue being used to fund any projects that extend outside of the proposed Urban Renewal Area, or that will not directly provide an economic benefit to the citizens of the City. As such, the City requests the Plan be modified to exclude the use of TIF revenue outside the proposed Urban Renewal Area.

2. Section B. Land Use Regulations and Building Requirements.

The City requests Section B. Land Use Regulations and Building Requirements be removed from the Plan or modified to state the City services for urbanized development will be provided for the proposed Urban Renewal Area, and development in this area must follow the City's codes, regulations, and building requirements. Currently, the Plan states, "[n]otwithstanding anything in the Plan to the contrary, the development and use of the property within (a) the portion of the Urban Renewal area within the County at the time of any development or building application related to the land area, land use, design-build requirements, timing, or procedure applicable to property, shall be subject to all applicable County development and building requirements." The City cannot agree to any Urban Renewal Plan that would waive or curtail its authority over land use or building standards for property within its jurisdiction. As such, the City requests the Plan be modified to remove Section B, or in the alternative, modified to state City services for urbanized development will be provided for the proposed Urban Renewal Area, and development in this area must follow the City's codes, regulations, and building requirements.

3. <u>Section F. 1 Development Under County Codes and Policies</u>.

The City requests Section F. 1 of the Plan be removed or modified to reflect that any agreements between the Authority and private property owners for the development of any properties outside of the City limits, to be eligible for City services, must annex into the City and develop subject to the City's codes, regulations, and building requirements. Currently, the Plan as written would allow such agreements and developments to be eligible for City services without developing subject to the City's codes, regulations, and building requirements. As noted above, the City cannot agree to any Urban Renewal Plan that would waive or curtail its authority over land use or building standards for property within its jurisdiction. As such, the City requests the Plan be modified to remove Section F. 1, or in the alternative, modified to state any agreements between the Authority and property owners within the proposed Urban Renewal Authority outside of the City limits to be eligible for City services, must annex into the City and develop subject to the City's codes, regulations, and building requirements.

4. <u>Section H. Other Project Undertakings and Activities.</u>

The City requests Section H be modified to incorporate a process whereby any additional undertakings or activities that involve the use of the City's TIF revenue are subject to the approval of the City through an amendment to the Plan. Currently, the Plan would allow the Authority the unchecked discretion to add additional undertakings or activities to the Plan utilizing the City's TIF revenue without any subsequent review or approval from the City. The City believes any additional activities or undertaking by the Authority in the proposed Urban Renewal Area must be subject to the City's review and approval to ensure that the City's TIF provides material direct and/or indirect benefits to the City. As such, the City requests Section H of the Plan be modified to incorporate a procedure that requires City approval through amendment of the Plan before any additional project undertakings or activities are performed by the Authority.

5. <u>Section VII. Project Financing</u>.

The City requests the Plan be modified to incorporate a process for the City to affirmatively agree to any financing structure and obligations of the City's TIF revenue before the Authority utilizes it. The City understands the necessity and benefit of the Authority using financing to accelerate TIF revenues to build improvements and alleviate blight in the proposed Urban Renewal Area. However, the City would like to ensure that before any project financing is utilized, it has an opportunity to review any obligations or commitments that might flow to the City or obligate the City's TIF revenues in the proposed Urban Renewal Area after the project is completed and debt is paid back. Additionally, the City would request the Plan be modified to limit the use of the City's TIF to the period required for amortization of financings or construction of improvements within the proposed Urban Renewal Area, as approved by the City. The City wants to ensure any TIF revenues are returned to the City after required project improvements are paid for and/or obligations of any financing are paid in full. As such, the City requests the Plan be modified to incorporate a City approval structure before any project financings are utilized, and the return of the City's TIF after payment for improvements for approved projects and/or repayment of any TIF amounts accelerated through financings.

Conditions Survey:

The City has no comments on the Authority's proposed Conditions Survey.

Impact Report:

6. Priority of Improvements Within the Urban Renewal Area.

The executive summary of the Impact Report states the Plan's TIF revenue is intended to fund improvements consisting of a County facility and roadway extension. The City interprets this statement as a request to use the City's TIF revenue to fund the Medal of Honor Blvd. extension outside the City limits through the Honor Farm area connecting with Pueblo West. To the extent TIF revenue is generated within the proposed Urban Renewal Area and within the City's limits (as expanded by annexation), the City would object to such funds being used outside the proposed Urban Renewal Area. The City requests the Impact Study be modified to include priority of funding for proposed projects within the Urban Renewal Area that will generate revenue to help reimburse costs of roadway, utility, or other public improvements constructed with TIF Revenue within the proposed Urban Renewal Area. Alternatively, the City would support modification of the Plan and Impact Report to reflect a limitation on eligible projects to roadway, utility, and other public improvements to serve the County Detention Center and adjacent development within the limits of the City (as expanded by annexation).

7. Rezoning of Agricultural Land Within the Urban Renewal Area.

According to the Impact Report, thirty-six and a sixth percent (36.6%) of the proposed Urban Renewal Area is in an agricultural zone district. Additionally, the Impact Report indicates this land will be rezoned before redevelopment. The City would request that the Plan and Impact Report specifically account for the potential re-zoning categories for this property under the City's code and update potential impacts accordingly. Furthermore, the City requests the Impact Report be updated to include a value-for-money calculation concerning how invested and/or accelerated TIF revenue will generate greater TIF revenue for the City and other taxing entities within the Area. The City believes this calculation is necessary for the City's Council and departments to evaluate and explain support for the Plan.

8. Use of City Sales Tax Revenue.

Throughout the Impact Report, it is suggested that the Report contemplates allocating the City's sales tax revenue within the proposed Urban Renewal Area to the Authority. The City will not agree to use the City's sales tax revenue in the TIF revenue for the project. The City requests all references within the Plan and Impact Report to the utilization of the City's sales tax revenue be removed, and the Impact Report's calculations and charts be updated to exclude the use of the City's sales tax revenue.

Respectfully,

George Hypolite
City Attorney, City of Pueblo

CC: Mayor Nick Gradisar; Acting Community Planning and Development Director; Director of Public Works.

SENT VIA ELECTRONINC MAIL - ghypolite@pueblo.us>

October 25, 2023

To:	George Hypolite, City Attorney, City of Pueblo
From:	Jerry M. Pacheco, Executive Director
CC:	Ralph Williams, Chairman
RE:	North Elizabeth Hotel Urban Renewal Area

This correspondence is a response to your letter to the Pueblo Urban Renewal Authority ("Authority") dated October 21, 2023, concerning the North Elizabeth Urban Renewal Area ("NEHURA"). Please understand that some of the City of Pueblo (the "City") requests for modifying the urban renewal plan for NEHURA may not be practically possible due to our experience in implementing urban renewal projects.

North Elizabeth Hotel Urban Renewal Plan:

1. Section IV. Description of the Urban Renewal Project.
   The City has approved a site-specific development plan for the anticipated hotel project, including, but not limited to, a building permit expiring December 19, 2023. PURA has not been involved with the City's development review of the specific permit(s) required for the site but has been informed that the site conditions and necessary improvements warrant the use of future tax increment, from the to-be constructed hotel, to finance the extraordinary improvements. In the impact report, on Page 9, the hotel development concept and type of development are provided in detail. At 2.1 acres, which is a very small urban renewal area by normal Pueblo standards, PURA has no objection if the City wishes to reference a specific building permit.

2. Section B. Land Use Regulations and Building Requirements.
   Authority staff has been in contact with the City's Planning staff to make these changes.

3. Section H. Other Projects Undertaking and Activities.

   It is not appropriate or legal to create a limitation concerning the Authority's statutory ability function and blight removal.

4. Section VI. Project Financing.

   The one of the most important powers conferred to urban renewal authorities is the ability to irrevocably pledge property tax increment revenues from an urban renewal area to project financings. This function of an urban renewal authority is provided via the Colorado Urban Renewal Law (the "Act") as a legislative matter of statewide concern. Urban renewal authorities routinely make irrevocable pledges of property tax increment revenues to developers who, as part of project financing, are required to pay certified and approved eligible project costs and require collateral assignment to lenders to do so. Property tax increment revenues are not "revenues" of any taxing body - including a home rule city - due to the statutory allocation of ad valorem property tax increment revenues by the legislature. The Authority cannot make the changes requested by the City with respect to Section VI.

As an aside, there has been mention of "other cities" requiring additional oversight and control of revenue pledges that are not property tax increment revenues. Cities, including examples in Pueblo as well as those provided from Denver and Colorado Springs, routinely use "special" and "unique" approval provisions tied directly to commitment of municipal sales tax increments levied and collected by the municipality and sent to the urban renewal authority to pledge toward project financings. When and if this Authority requests the City of Pueblo commit its sales tax increment revenues to any urban renewal project , then we agree it is appropriate and necessary for the City to do so either in the plan itself but more commonly in the form of a cooperation agreement.

If the City has any other comments, feel free to contact me on behalf of the Authority.

Sincerely,

Jerry M. Pacheco
Executive Director

The Bluffs Phase 1 Urban Renewal Plan

April 26th, 2023

Prepared by:

Pueblo Urban Renewal Authority (PURA)

Pioneer Development Company

The Bluffs Urban Renewal Plan

Contents

I. Introduction 5

II. Urban Renewal Area Boundary 5

III. Summary of Statutory Criteria.. 5

IV. Description of Urban Renewal Project 7

A. Urban Renewal Plan Goals and the **Plan's Relationship to Local and Regional Objectives** 7

1. **Goals of the Plan**.. 8

2. Relationship to Comprehensive Plan.. 9

3. Relationship to City Consolidated Plan.. 10

B. Land Use Regulations and Building Requirements 10

V. PROJECT ACTIVITIES.. 12

A. Land Acquisition.. 12

B. Relocation 12

C. Demolition, Clearance, and Site Preparation 12

D. Property Management... 12

E. Public Improvements 13

F. Land Disposition, Redevelopment and Rehabilitation 13

G. Cooperation Agreements... 13

H. Other Project Undertakings and Activities 13

VI. PROJECT FINANCING.. 15

VII. CHANGES IN APPROVED PLAN.. 16

VIII. MINOR VARIATIONS.. 16

DEFINITIONS

The terms used in this Urban Renewal Plan shall have the following meanings:

Act means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, of the Colorado Revised Statutes.

Area or **Urban Renewal Area** means the area of the City included within the boundaries of this Urban Renewal Plan as depicted in Exhibit A and described in Exhibit B.

Authority means the Urban Renewal Authority of Pueblo, Colorado.

City means the City of Pueblo, Colorado.

City Planning means the Department of Planning & Community Development of the City of Pueblo, Colorado.

City Consolidated Plan means the City of Pueblo 2020-2024 Consolidated Plan, approved June 14, 2021, by Ordinance No. 9951.

Comprehensive Plan means the Pueblo Regional Comprehensive Plan adopted in 2022.

County means Pueblo County, Colorado.

Neighborhood Plan means the Westside Neighborhood Plan adopted in 2004.

Plan or **Urban Renewal Plan** means this urban renewal plan as it may be amended in the future.

Project or **Urban Renewal Project** means all activities and undertakings described in this Plan.

I. Introduction

The purpose of this Plan is to implement those provisions of the Comprehensive Plan and the City Strategic Plan that apply to the Urban Renewal Area. The provisions of this Plan are intended to help provide important services to the Area, eliminate and prevent conditions of blight, attract private investment, utilize underdeveloped land, and leverage public investment and funding mechanisms to promote redevelopment and rehabilitation of the area by private enterprise, and, where necessary, provide necessary public infrastructure to serve the Area.

This Urban Renewal Plan has been proposed for consideration by the City Council of the City pursuant to the provisions of the Act. The administration of the Project and the implementation of the Plan shall be the responsibility of the Authority.

II. Urban Renewal Area Boundary

An urban renewal plan area has been created that includes properties that are within the City of Pueblo's municipal limits. The Area, titled "Bluffs Phase 1" includes 5 parcels along Pearl Street, atop a bluff overlooking the Arkansas River. These parcels encompass ~3.3 acres including public right-of-way and are zoned R-5 residential. The subject area is characterized by vacant land, steep topography, deteriorating or missing infrastructure, and irregularly shaped parcels. The survey area is proximal to the "Colorado Smelter" EPA Superfund site and may require environmental remediation. The Area's characteristics make future development challenging and is the reason why PURA is evaluating this site for Urban Renewal treatment.

III. Summary of Statutory Criteria

On April 9th, 2023, a conditions survey report was delivered to the Pueblo Urban Renewal Authority and its Board of Commissioners that summarized a blight study of the area described as The Bluffs Phase 1 Urban Renewal Plan. Relevant conditions were researched, documented, photographed, and compared with the blight factors pursuant to the Act. The result of the survey is included in a document entitled "The Bluffs Phase 1 Urban Renewal Plan Conditions Survey" (the Conditions Survey) dated April 9th, 2023, consisting of 25 pages, related exhibits, a description of existing conditions, and numerous photographs. The Conditions Survey is incorporated herein in its entirety by this reference.

The Conditions Survey shows that the following factors listed in the Act are present in the Area and that these conditions qualify the Area as a "blighted area" as defined in the Act:

Conditions Survey – Blighting Factors Cataloged	
Blighted Area Factor # (C.R.S. 31-25-103.2 List Label)	**Definition**
Factor 2 (b)	Predominance of Defective or Inadequate Street Layout
Factor 3 (c)	Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness
Factor 4 (d)	Unsanitary or Unsafe Conditions
Factor 5 (e)	Deterioration of Site or Other Improvements
Factor 6 (f)	Unusual Topography or Inadequate Public Improvements or Utilities
Factor 10 (j)	Environmental Contamination of Buildings or Property
Factor 11 (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

IV. Description of Urban Renewal Project

This Plan will be implemented as part of a comprehensive program to eliminate and prevent blight in the Urban Renewal Area. The Authority and the City, with the cooperation of private enterprise and other public bodies, will undertake a program to eliminate the conditions of blight identified in the Conditions Survey while supporting Pueblo’s Regional Comprehensive Plan, the City’s Consolidated Plan, and the Pueblo community’s remediation and redevelopment goals. Although there are other adopted Plan’s both locally and regionally not listed, the Goals and Policies of these plans are assumed to be subsumed under the Comprehensive Plan.

A. **Urban Renewal Plan Goals** and the **Plan's Relationship to Local and Regional Objectives**

Goals of the Plan

1. **Goals of the Plan** – This Plan has been adopted to achieve the following goals in the Area:

a) To encourage renewal throughout the Area by attracting additional investment and redevelopment within the Project.

b) To alleviate blighting conditions within the Area's Boundary

c) To leverage Tax Increment Financing to assist with the funding of Infrastructure and Facilities that will help advance the remediation and revitalization goals of the Area.

d) To incentivize and invest in catalytic developments to remediate blighting conditions and spur additional community minded development throughout the Area.

e) To encourage redevelopment within the Area that aligns with the City of Pueblo's future land use designations and zoning districts.

f) To leverage Tax Increment Financing to help attract new commercial and residential investments within the Area.

g) To leverage Tax Increment Financing to support the development of attainable and/or affordable housing within the Area.

h) To improve the streetscapes to promote on-street bike and pedestrian travel while also enhancing lighting, sidewalks, pedestrian safety, parking, signage, landscaping, bike racks and bus shelters.

i) To improve pedestrian and trail connections to from the Area to the Arkansas River.

j) To invest in cultural and community spaces throughout the Area.

2. Relationship to Comprehensive Plan

The Plan conforms with and is designed to help implement the Visions, Goals, Policies and Guiding Principles detailed in the Comprehensive Plan, revised and adopted September 2022:

a) The Plan will support Goal 1.1 to "Expand Housing options to meet the needs of existing and future residents of all ages, abilities, and income levels". The Plan will help to target new residential development within its boundaries. The Plan will help to support higher-density, residential development in an underutilized and challenging development area. Specific policies that align with this Urban Renewal Plan include:

(1) Policy 1.1.2 Mix of Housing Types

(2) Policy 1.1.5 Non-Traditional Housing

(3) Policy 1.1.7 Higher-Density Housing

(a) See Page 19 of Regional Comprehensive Plan

b) The Plan will support Goal 1.2 to "Promote reinvestment in existing neighborhoods – housing stock, infrastructure, and amenities" and Goal 1.3 to "Preserve and Expand the Supply of Workforce and Affordable Housing within the Region". The Plan will remediate conditions that have prevented new development in this area, located within the historic Blocks Neighborhood. The Plan will draw new investment to the area, increase its housing stock, and restore infrastructure and public amenities such as the access trail down to the Arkansas River. It is also an example of a Public Private Partnership strategy highlighted by this Guiding Principle. Specific Policies that Align with this Urban Renewal Plan include:

(1) Policy 1.2.3 Vacant and Dilapidated Properties

(2) Policy 1.2.4 Infill and Redevelopment

(3) Policy 1.2.5 Infrastructure and Amenities

(4) Policy 1.3.4 Integrated Housing

(5) Policy 1.3.5 Strategies

(a) See Pages 21 and 23 of Regional Comprehensive Plan

c) The Plan will support Goal 6.1 to "Promote a fiscally and environmentally responsible pattern of growth" and Goal 6.2 to "Encourage Infill and Reinvestment in Established Communities and Neighborhoods". The Plan will support compact, mixed-use development that will be concentrated in established neighborhoods such as the Blocks, and leverages funding tools such as tax increment financing. The Plan will also facilitate reinvestment in Underutilized Center/Corridors identified within the Comprehensive Plan. Specific Policies that Align with this Urban Renewal Plan include:

(1) Policy 6.1.1 Coordinated Planning

(2) Policy 6.1.2 Concentrated Development

(3) Policy 6.1.5 Compact Development

(4) Policy 6.1.5 Prioritize Investment

(5) Policy 6.2.2 Reinvestment in Core Neighborhoods

(6) Policy 6.2.4 Redevelopment Areas

(a) *See Pages 65, 66 and 67 of Regional Comprehensive Plan*

d) The Plan will support Goal 7.2 to “Expand transportation connections to, from and within the region”. The Plan will help improve public right of way, sidewalks, and even trail connections to the Arkansas River. Specific Policies that Align with this Urban Renewal Plan include:

(1) Policy 7.3.3 Bicycle and Pedestrian Connectivity

(2) Policy 7.3.4 Complete Streets

(3) Policy 7.3.5 Context Sensitive Design

(a) *See Page 81 of Regional Comprehensive Plan*

3. **Relationship to City Consolidated Plan**

The Plan conforms with and is designed to implement the following strategies detailed in the City's 2020-2024 Consolidated Plan:

a) To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless person and families into housing.

b) To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate- income residents throughout the City, increased housing opportunities, and reinvestment in deteriorating communities.

c) To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency and build equity.

B. Land Use Regulations and Building Requirements

The Plan will provide a comprehensive and unified plan to promote and encourage high quality development and redevelopment of the Urban Renewal Area by cooperative efforts of private enterprise and public bodies. Notwithstanding anything in the Plan to the contrary, the development and use of the property within the Urban Renewal Area described in the Plan including, without limitation, land area, land use, design building requirements, timing or procedures applicable to the property, shall be subject to the Pueblo Municipal Code, Pueblo County Land Use Code and secondary codes therein adopted by reference, and other applicable standards and regulations of the City of Pueblo ("City Regulations") and Pueblo County (“County Regulations”). Permitted uses for properties in the Urban Renewal Area shall be those uses allowed in the City of Pueblo Land Use Code for annexed parcels.

V. PROJECT ACTIVITIES

The following provisions shall apply to the Area. In accordance with the Act, the Authority may undertake these activities directly or, to the extent authorized by applicable law, contract with third parties to do so.

A. Land Acquisition

To carry out this Plan, the Authority may exercise any and all of its rights and powers under the Act and any other applicable law, ordinance or regulation. The Authority may acquire any interest in property by any manner available. The Authority may acquire property in the Area for the following reasons: To eliminate or prevent conditions of blight; to carry out one or more objectives of the Plan; to assemble property for redevelopment by private enterprise; for needed public improvements; and for any other lawful purpose authorized by the Plan, the Act or any other applicable law.

Acquisition of property by eminent domain is not authorized unless the City Council approves, by majority vote, the use of eminent domain by the Authority in accordance with the Act and other applicable laws.

B. Relocation

If acquisition of property displaces any individual, family, or business concern, the Authority may assist such party in finding another location, and may, but is not obligated to, make relocation payments to eligible residents and businesses in such amounts and under such terms and conditions as it may determine and as may be required by law.

C. Demolition, Clearance, and Site Preparation

The Authority may demolish and clear those buildings, structures, and other improvements from property it acquires if such buildings, structures, and other improvements are not to be rehabilitated in accordance with this Plan. The Authority may provide rough and finished site grading and other site preparation services as part of a comprehensive redevelopment program.

D. Property Management

During such time as any property is acquired by the Authority, for disposition for redevelopment, such property shall be under the management and control of the Authority and may be rented or leased by it pending disposition for redevelopment or rehabilitation. Notwithstanding the foregoing, the Authority may acquire property, develop, construct, maintain, and operate thereon buildings, and facilities devoted to uses and purposes as the Authority deems to be in the public interest.

E. Public Improvements

The Authority will cooperate with the City and other public bodies to install, repair or replace necessary public infrastructure including, but not limited to, public streets, ADA accessible routes, stormwater improvements outside the scope of the City Storm Water Enterprise, park and recreation amenities and multi-use recreational trails in the Area.

F. Land Disposition, Redevelopment and Rehabilitation

The Authority may dispose of property it acquires by means of a reasonable competitive bidding procedure it establishes in accordance with the Act and pursuant to redevelopment agreements between the Authority and such purchasers.

The Authority may also enter into owner participation agreements with property owners in the Area for the development, redevelopment, or rehabilitation of their property. Such agreements will provide for such participation and assistance as the Authority may elect to provide to such owners. The Authority may develop, construct, maintain, and operate buildings and facilities devoted to uses and purposes as the Authority deems to be in the public interest.
All such redevelopment, owner participation and other agreements shall contain, at a minimum, provisions requiring:

Compliance with the Plan and, if adopted by the Authority, the Design Guidelines and Standards and City codes and ordinances. Covenants to begin and complete development, construction, or rehabilitation of both public and private improvements within a period of time deemed to be reasonable by the Authority.
The financial commitments of each party (but nothing herein shall obligate the Authority to make any such financial commitment to any party or transaction).

G. Cooperation Agreements

For the purposes of planning and carrying out this Plan in the Area, the Authority may enter into one or more cooperation agreements with the City, County or other public bodies. Without limitation, such agreements may include project financing and implementation; design, location and construction of public improvements; and any other matters required to carry out this Project. It is recognized that cooperation with the City, County, other municipalities and other public and private bodies may be required to coordinate such issues as the design, construction, maintenance, operation, and timing of public and private improvements within and outside of the Area to properly and efficiently carry out the goals and objectives of this Plan.

H. Other Project Undertakings and Activities

Other Project undertakings and activities deemed necessary by the Authority to carry out the Plan in the Area 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 and all applicable laws.

VI. PROJECT FINANCING

The Authority is authorized to finance activities and undertakings under this Plan by any method authorized by the Act or any other applicable law, including without limitation, appropriations, loans or advances from the City or County; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities; sale of securities; loans, advances and grants from any other available source.

Any and all financing methods legally available to the City, the County, the Authority, any private developer, redeveloper or owner may be used 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 Urban Renewal Area. Such methods may be combined to finance all or any part of activities and undertakings throughout the Urban Renewal Area. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Act, may be used to pay the principal of and interest on and to establish reserves for indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority or the City or the County to finance activities and undertakings authorized by the Act and this Plan in whole or in part.

The Authority is authorized to issue notes, bonds or any other financing instruments or documents in amounts sufficient to finance all or part of the Urban Renewal Plan. The Authority is authorized to borrow funds and to create indebtedness in carrying out this Plan. The principal, interest, and any premiums due on or in connection with such indebtedness may be paid from any funds available to the Authority.

The Project may be financed by the Authority under the tax allocation financing provisions of the Act. Under the tax allocation method of financing the Project, property taxes levied after the effective date of the approval of this Plan upon taxable property in the Urban Renewal Area each year by or for the benefit of each public body that levies property taxes in the Area, shall be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of this tax allocation provision, as follows:

Base Amount

That portion of the taxes which 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 Urban Renewal Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Urban Renewal Area, and 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 shall 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, the Project.

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

When such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies.

The increment portion of the taxes, as described in this subparagraph 2, 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 incurred by the Authority to finance the Project.

VII. CHANGES IN APPROVED PLAN

This Plan may be modified pursuant to the provisions of the Act governing such modifications, including Section 31-25-107, C.R.S.

VIII. MINOR VARIATIONS

The Authority may in specific cases allow minor variations from the provisions of the Plan if it determines that a literal enforcement of the provisions of the Plan would constitute an unreasonable limitation beyond the intent and purpose of the Plan.

EXHIBIT A

The Bluffs Conditions Survey Map
Legend
Conditions Survey Parcels
Pueblo Parcels
N
0
125
250
500 Feet
Chapa Pl
Sumner Ave
Burdette Ave
Pearl St
Pearl St
W Abriendo Ave
W Pitkin Ave
W Arroyo Ave
W Mesa Ave
W 4th St
W 8th St
Pueblo
96
City of Pueblo, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA
PIONEER DEVELOPMENT COMPANY

EXHIBIT B

LEGAL DESCRIPTION

(FROM ALTA COMMITMENT STEWART TITLE COMPANY DBA UNIFIED TITLE-FILE NO. 1741255, DATED JUNE 6, 2022) LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24, BLOCK 4, DELAVAN PLACE SUBDIVISON, EXCEPT THE SOUTH 13 FEET OF LOT 14 AND THE NORTH 17 FEET OF LOT 15, BLOCK 4, DELAVAN PLACE SUBDIVISION, AS DESCRIBED IN WARRANTY DEED RECORDED MARCH 7, 2003 UNDER RECEPTION NO. 1489007, TOGETHER WITH THE VACATED ALLEY IN BLOCK 4 ADJACENT TO SUBJECT LAND AND THE NORTHERN HALF OF BURDETTE AVENUE AS SHOWN IN ORDINANCE NO. 1512 RECOREDED MARCH 5, 1949 IN BOOK 1090 AT PAGE 101, RECEPTION NO. 835282 COUNTY OF PUEBLO, STATE OF COLORADO

(FROM ALTA COMMITMENT STEWART TITLE COMPANY DBA UNIFIED TITILE- FILE NO. 1717205, DATED APRIL 22, 2022) THE SOUTH 13 FEET OF LOT 14 AND THE NORTH 17 FEET OF LOT 15, BLOCK 4, DELAVAN PLACE COUNTY OF PUEBLO, STATE OF COLORADO

(FROM ALTA COMMITMENT STEWART TITLE COMPANY DBA UNIFIED TITLE -FILE NO. 1717143, DATED MAY 24, 2022) PARCEL A: (FILE NO. 1717143) LOTS 1 TO 7, INCLUSIVE, BLOCK 5 DELAVAN PLACE, COUNTY OF PUEBLO, STATE OF COLORADO

PARCEL B: (FILE NO. 1717143) LOT 6, BLOCK 6, DELAVAN PLACE, COUNTY OF PUEBLO, STATE OF COLORADO

PARCEL C: (FILE NO. 1717143) LOTS 15, 16 AND 17, EXCEPTING THAT PORTION CONVEYED TO THE DENVER & RIO GRANDE WESTERN RAILROAD COMPANY, A DELAWARE CORPORATION BY DEED RECORDED NOVEMBER 21, 1921 IN BOOK 529 AT PAGE 92, AND LOTS 18 TO 21, INCLUSIVE, BLOCK 2, DELAVAN PLACE, COUNTY OF PUEBLO, STATE OF COLORADO.

PARCEL D: (FILE NO. 1717143) LOTS 1 TO 4, INCLUSIVE, BLOCK 6 DELAVAN PLACE, COUNTY OF PUEBLO, STATE OF COLORADO

The Bluffs Urban Renewal Plan

Impact Report

Pueblo Urban Renewal Authority

169372 | October 24, 2022

Building a Better World for All of Us®

Engineers | Architects | Planners | Scientists

Building a Better World for All of Us®

October 24, 2022

The Bluffs Urban Renewal Plan
Pueblo Urban Renewal Authority

Dear PURA Board of Commissioners,

This Impact Report is intended to satisfy the requirements outlined in Colorado's Urban Renewal Law, C.R.S. 31-25-107(3.5)I-V and C.R.S.31-25-107(9.5). According to Statute, the Urban Renewal Impact Report is a supplementary document to the Urban Renewal Plan that is required if property or sales taxes will be utilized in the project area for renewal activities. The Bluffs Urban Renewal Plan area intends to utilize tax increment financing within its project area and therefore requires an impact report to be completed.

This Impact Report meets the minimum requirements defined by C.R.S. 31-25-107(3.5)I-V and C.R.S. 31-25-107(9.5) but also has been designed to provide the Pueblo Urban Renewal Authority with a realistic forecast of how development will proceed throughout the Plan area. The forecast utilized in this report has been informed by an analysis of all properties within the project area, a review of the proposed development's pro forma, as well as interviews with PURA staff. The forecasts are intentionally designed to be conservative estimates that reflect the proposed development and market benchmarks.

The goal of this report is to provide the Pueblo Urban Renewal Authority with a realistic forecast of impacts to better inform negotiations with impacted taxing entities and ensure that The Bluffs Urban Renewal Plan succeeds in bringing about the renewal hoped for by the Pueblo community.

Sincerely,

Andrew Arnold

CC: Jerry Pacheco and Cherish Deeg

Engineers | Architects | Planners | Scientists

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Executive Summary

The Bluffs Urban Renewal Plan Impact Report:

The Pueblo Urban Renewal Authority has begun the process of establishing a new urban renewal project called "The Bluffs Urban Renewal Plan". This plan area encompasses vacant parcels where a mixed-use development is being proposed. The developer provided PURA with development and operational pro-forma that detailed the projects costs, financing, phasing, and projected revenues. This impact report evaluated the pro-forma to determine potential impacts on taxing entities and tax increment generated by this project.

The development is seeking a public private partnership with PURA to help remediate blighting factors within the subject site and help close funding gaps to make the development more feasible. The financial mechanism PURA can leverage for these purposes is known as Tax Increment Financing (TIF), and Colorado's Urban Renewal Law requires that an Impact Report be submitted with any Urban Renewal Plan that intends to utilize property and/or sales taxes for renewal activities in its project area (C.R.S. 31-25-107(3.5)I-V and C.R.S. 31-25-107(9.5). The Bluffs Urban Renewal Plan proposes the use of TIF, which triggered the need for this Impact Report.

The minimum requirements for an Impact Report are outlined in Colorado's Urban Renewal Law. Those requirements include,

A) the estimated time to complete the Urban Renewal Project,
B) The estimated annual property tax increment to be generated by the Urban Renewal Project and the portion of such increment to be allocated during this period to fund the urban renewal project,
C) an estimate on the county revenue impact, 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,
D) 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,
E) Any other estimated impacts of the urban renewal project on county services and revenues.

This Impact Report addresses each of the statutory requirements outlined above. The Bluffs Urban Renewal Plan is expected to take 25 years to complete. This report estimates that at the time of assessment (2025), this proposed development will be valued $35,060,000 and have **a taxable value of $2,593,790.** The Bluffs Urban Renewal Plan area's current base value is $7,760. The renewal project is projected to generate $2,586,030 in new assessed property value within the Plan area, **equating to $6,749,000 in gross incremental revenues** over the next 25 years. This TIF projection assumes all taxing entities within the Plan area will pledge 100% of their millage rate towards the Bluffs Urban Renewal Project.

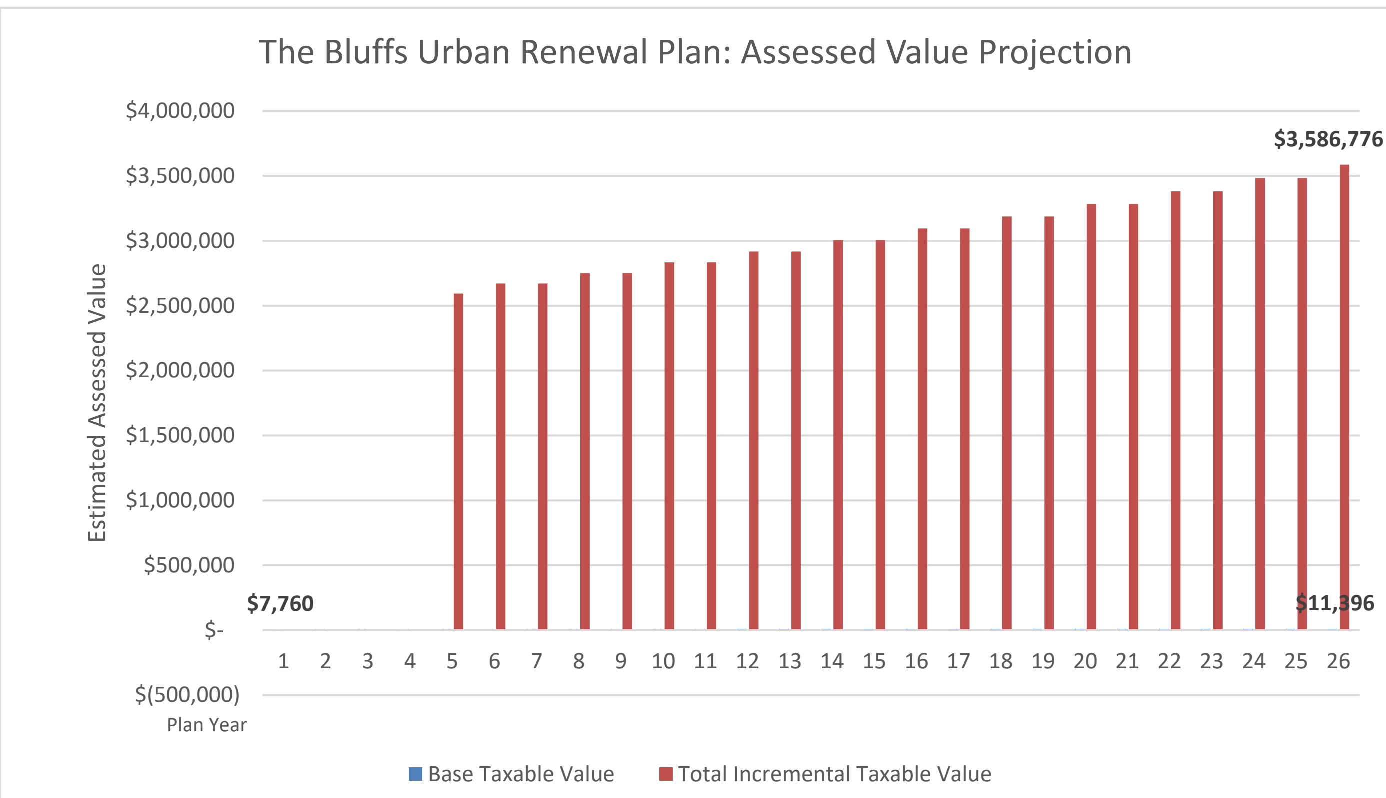
This redevelopment's total tax revenue and increment has been estimated by the impact report to determine the revenue impacts on effected taxing entities. The report also addresses population and student generation within the Plan area, and its potential impact to taxing entities such as the City, the County, the School District and the Library District.

This report found that the Bluffs Urban Renewal Plan would not adversely affect the taxing entities that collect property and sales tax within its boundary. As part of the statutes mandate, this report analyzed potential impacts the urban renewal plan could have on Pueblo County. This report found that the Bluffs Urban Renewal Plan will not require new County Infrastructure to be successful, nor would it require substantial increases in County funded services. This report evaluated County budgets and property tax revenue and found that the Plan's fiscal impacts were minimal.

This report also analyzed the Plan's impacts to the City of Pueblo, the Pueblo School District 60 and the Pueblo Regional Library District. The projected renewal project represents a small fraction of each taxing entities revenues, which would not trigger a significant fiscal impact. The proposed development has a residential component, which could generate new students to the Pueblo School District. However, this report's projections found less than a 1% increase in pupil count once the project concludes. This is not a significant impact to the School District, rather, the small increase could help to offset a five-year decline in pupil membership.

The Bluffs Urban Renewal Plan represents PURA's, the City of Pueblo's and Pueblo County's commitment to achieving public private partnerships that will facilitate community-minded development where it is needed most. Projected Property and Sales Tax Increment that would be generated within this Urban Renewal Plan are described in the table below:

The Bluffs Urban Renewal Plan Fiscal Projections[1]		
Base Assessed Value of Plan Area	**$**	**7,760**
Total New Improvement Assessed Value	**$**	**2,572,340**
Total Estimated Property Tax TIF Revenue (25-Years)	$	6,584,000
Total Estimated Sales Tax TIF Revenue (25-Years)	$	165,000
Annual Property Tax TIF Revenue (25-Year Average)	*$*	*253,000*
Annual Sales Tax TIF Revenue (25-Year Average)	*$*	*6,000*



[1] Estimates have been rounded.

Contents

Letter of Transmittal
Executive Summary
Contents

1 Impact Report Summary 1
Project Area Existing Conditions 1
Zoning Districts 2
Current Assessment of Plan Area 2
Taxing Districts Present 2

2 Impact Report Methodology 3
Forecasting Future Growth 3
Development Assumptions 3
Pro-Forma Analysis 3
Tax Increment Financing Assumptions 4
Sales Tax Assumptions 5
The But-For Assumption 5

3 Tax Increment Financing Summary 6
Projected Assessment and Phasing 6
Property Tax TIF Projections 6
Sales Tax TIF Projections 8

4 Taxing Entity Impacts 9
Assessed Value Comparison 9
Pueblo County 10
Pueblo School District 60 11
City of Pueblo 13
Impact Summary on Taxing Entities 14
TIF Summary Table, 25-Year Total 15

Impact Report Appendix 16
Appendix A A-1

The Bluffs Urban Renewal Plan

Impact Report

Prepared for the Pueblo Urban Renewal Authority

1 Impact Report Summary

Project Area Existing Conditions

The Bluffs Urban Renewal Plan area encompasses 3.14-acres[2] within the City of Pueblo. This area includes 6 parcels. This survey area has been strategically drawn to include parcels that need or will attract new investment or reinvestment. The area also includes public right-of-way that may benefit from urban renewal treatment.

[2] Acreage estimate includes Public Right of Way e.g. Roads and Alleys

The Bluffs URA Plan Area	Totals
Number of Total Acres	3.14
Parcel Acreage	1.21
Number of Parcels	6

Zoning Districts

The Bluffs Urban Renewal Plan includes 6 parcels that are classified as R-5 by the City of Pueblo zoning districts. The Pueblo Planning and Community Development describes the purpose of the R-5 zoning district as to “retain and provide areas of high-density multifamily dwelling unit structures with limited commingling of professional offices and studios”.

The renewal project is expected to help facilitate a mixed-use, multi-family development within this zone. This proposed use is in alignment with the City of Pueblo zoning district.

Blue Star denotes location of proposed renewal project.

Current Assessment of Plan Area

The Plan area includes 6 parcels. The total equalized assessed value of these parcels, according to the Pueblo County Assessor’s database, is $7,760. Using the 2021 Certified Assessment the City of Pueblo, the existing taxable value of The Bluffs Urban Renewal Plan area is 0.0006% of the City’s total taxable value and 0.00036% of the County’s taxable value. The survey boundary encompasses properties that are taxed according to one Pueblo County taxing district, 60B. The number of parcels estimated acreage and assessed value according to each Taxing District within the survey boundary is recorded in the following table.

Taxing Districts Present

Tax District Statistics				
Tax Districts	**Mill Levy**	**Number of Parcels**	**Estimated Acreage**	**Estimated Assessed Value**
60B	97.705	6	3.14	$ 7,760

2 Impact Report Methodology

Forecasting Future Growth

The Bluffs Urban Renewal Plan's goal is to incentivize redevelopment by remediating blighting conditions and spurring new investments in public infrastructure, amenities, and community development needs.

One of the tools urban renewal authorities can use to bring about these changes is known as Tax Increment Financing (TIF). TIF is a redevelopment strategy that leverages future tax revenues to incentivize redevelopment for urban renewal activities. Colorado's Urban Renewal Law mandates that urban renewal project areas which intend to use TIF for renewal activities submit a supplementary Impact Report to help forecast growth within a renewal area and estimate the impacts this growth will have on taxing entities that operate within that area. The impact report's purpose is to ensure that taxing entities that rely on property tax revenues will not be adversely impacted by the urban renewal project.

Quantifying these impacts requires a forecast of probable growth throughout the project area over the project's lifetime. The Bluffs Urban Renewal Plan is expected to last 25 years, the maximum amount of time allotted by Colorado's Urban Renewal Law. A proposed mixed-use development, with a focus on affordable housing, has been proposed within this Plan area. This report estimates the assessed value, projected tax increment, and impacts likely to be generated by this development.

Development Assumptions

The Bluffs Urban Renewal Plan is expected to attract a new mixed-use development to the project area. This development is expected to yield for rent housing with a small commercial component. The development would align with the City's R-5 zoning district in terms of density and use.

The development is requesting assistance from the Pueblo Urban Renewal Authority to help make the project feasible. Locating the project within an Urban Renewal Plan area can provide incentives, such as tax increment financing. The public private partnership between the developer and PURA could also yield a higher and better use for the property, one that advances community needs.

This impact report analyzed the development's proposed pro-forma to evaluate future assessed value, tax increment generation, and impacts on partnering tax entities. The development's pro forma forms the basis of this report's assumptions regarding the type, size, phasing, and value of development.

Pro-Forma Analysis

- **Type of Development** – The proposed development is a mixed-use project located on 3.14 acres within the City of Pueblo. The project will feature high-density, residential apartments, a small, retail commercial space, and parking. This mixed-use development aligns with the City's R-5 zoning district.

- **Size of Development** – The proposed development will be located on 3.14 acres within the City's R-5 zoning district. The developer is proposing 97 apartment units and 1,000 square feet of commercial retail space. Apartment units will include studios, 1 bedroom and 2-bedroom layouts. These layouts will range from 537 square feet to 1,038 square feet, averaging 783 square feet. The development will include 144 parking stalls to serve the residences and the commercial retail space.

- **Time of Development** – The proposed development is projected to acquire all necessary property and permits in 2022. The development should begin construction in 2023, with construction and a partial lease-up of the property occurring in 2024. The development is projected to stabilize in 2025. This report assumes that the finished development will be fully assessed in 2025 and begin generating increment in 2026.

- **Value of Development** – This report estimated the future value of development by evaluating the stabilized net operating income (NOI) and the capitalization (cap) rate at the time of stabilization. This value includes both the residential and commercial components of the development. This valuation is not an appraisal, but rather, it anticipates the probable assessed value of the property to more accurately project its property taxes. The proposed development is projected to stabilize in 2025. At that time, this report assumes a cap rate 25 basis points less than the developer's terminal, or "going out", cap rate of 5.5%. Using 5.25% as the cap rate and the development's expected NOI in 2025, this report estimates a market value of $35,060,000[3].

Tax Increment Financing Assumptions

As part of Statutory requirements, this report projected the estimated property and sales tax generation for future development within the Bluffs Urban Renewal Plan area. These projections are based on Pueblo County's 2022 certified assessments of property, DOLA's 2021 Annual Certification of Levies and Revenues, and the mill levies associated with the taxing entities present in the project area. The full list of taxing entities and their associated millage rates are tabulated below:

The Bluffs Urban Renewal Plan Mill Levies

Note: *TIF Percentages are assumed to be 100% for the Impact Report*

	Tax Entity	2022 Mill Levy	TIF Agreement %	TIF Eligible Mill Levy
60B District	PUEBLO COUNTY	30.199	100%	30.199
	CITY OF PUEBLO	15.633	100%	15.633
	S.E.WATER CONSV DISTRICT	0.839	100%	0.839
	LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	1.503	100%	1.503
	PUEBLO CITY-COUNTY LIBRARY DISTRICT	5.889	100%	5.889
	SCHOOL DISTRICT 60	43.642	100%	43.642
	Total	**97.705**	**100%**	**97.705**

[3] Estimate is rounded

This report assumes that all impacted taxing entities will pledge 100% of their millage rate to the Bluffs Pueblo Urban Renewal Project area. Property tax projections made by this report assume that the number of taxing entities, as well as their millage rates, will remain unchanged over the project's lifetime.

Tax Increment assumptions are also based on the above mill levies and assumes that the project area's starting **base value is $7,760**[4]. This report projects that both the project base and all future development will appreciate at a rate pegged to inflation. This report assumes that the **inflation rate will average 3%** biennially over the project's lifetime[5].

Sales Tax Assumptions

Colorado's Urban Renewal Law permits sales tax to be collected within urban renewal project areas to be leveraged for tax increment financing[6]. This report assumes that the City's sales tax rate is the only eligible sale tax for tax increment financing. The amount of sales tax that can be allocated to an urban renewal project is determined by calculating the amount of sales tax collected within the project area's boundary over the past 12 months. This is known as the sales tax base. Any increase over this base associated with new improvements within the project area is subject to negotiations between the municipality and the urban renewal authority over what portion of this increase can be paid out to fund urban renewal activities within the project area.

This report assumes that 100% of the City of Pueblo's sales tax generated by new improvements within the Bluffs Urban Renewal Plan area will be allocated to the Pueblo Urban Renewal Authority. All sales tax calculations are estimates that have been isolated to only include new retail space forecasted to develop within the Plan area. The City of Pueblo imposes a 3.7% sales tax rate on the purchase price paid or charged on retail services. However, only 0.7% of the City's sales tax rate is already allocated to special funds. These include the police tax and economic development tax. This report assumes that only 3% of the City's 3.7% sales tax rate will be eligible for tax increment financing.

The But-For Assumption

The final assumption made in this report is that all new development would not occur but for the Bluffs Urban Renewal Plan and the Pueblo Urban Renewal Authority. The goal of this urban renewal plan is to incentivize development through a variety of tools, TIF being just one example, where new investments manifest throughout the Plan area because of the Pueblo Urban Renewal Authority's efforts. All tax increment estimates must therefore be considered revenue that is generated because of the Pueblo Urban Renewal Authority's efforts to attract and facilitate redevelopment to the Plan area.

[4] This base value has been adjusted to account for agriculturally assessed properties.
[5] Colorado's Urban Renewal Law requires that the base assessment be reevaluated every two years within an urban renewal project area.
[6] C.R.S. 31-25-107(9)(e)

3 Tax Increment Financing Summary

This Impact Report forecasted potential development throughout the Bluffs Urban Renewal Plan area over the next 25 years and projected its assessed value and taxable revenue. These projections were used to estimate the amount of property tax increment and sales tax increment that will be generated within the Plan area if the urban renewal project is successful. Development projections are based on the methodology outlined in Section 2 of this report.

Projected Assessment and Phasing

The assessed valuation for the proposed development was estimated by this report. All assessment projections assume that future appraisals utilize an income approach to determine the development's future value. This implies that both the residential and commercial uses will be valued according to the income they produce.

The Bluffs Urban Renewal Plan is expected to facilitate a new mixed-use development. This development is projected to be fully constructed, stabilized, and assessed by 2025, with tax increment first being generated in 2026. The Development will exhibit both commercial and residential uses. To accurately project the taxable value of this mixed-use development, the impact report projected an income-based assessment for both the multi-family and commercial spaces. The residential space is estimated to have a taxable value of $2,485,340, whereas the commercial space is estimated to have a taxable value of $87,000.

Property Tax TIF Projections

This Impact Report estimated the Bluffs Urban Renewal Plan's future TIF revenue over the next 25 years in accordance with C.R.S. 31-25-107(3.5)I-V and C.R.S. 31-25-107(9.5). These estimates determine the property tax revenue that is likely to be generated by the proposed developments within the Plan area. This tax revenue is assumed to be the result of the Pueblo Urban Renewal Authority's efforts to remediate blight and attract new investments within the Plan area.

Property tax TIF is estimated by comparing the Plan area's base value against its projected new improvement value. These assessed values each generate tax revenue based on the current millage rate of taxing entities within the Plan area. The base value's property tax revenue is not impacted by urban renewal projects. The new improvement's tax revenue, however, is the result of the urban renewal plan. That revenue is labeled as "increment". The property within the Bluffs Urban Renewal Plan area has a current assessed value of $7,760[7]. This current assessed value is known as the **Base Value** in tax increment financing.

This report estimates that new improvements within the Bluffs Urban Renewal Plan area will amount to an additional $2,572,340 in assessed value. This value is not generated at once but is instead phased in during construction, lease stabilization, and assessment.

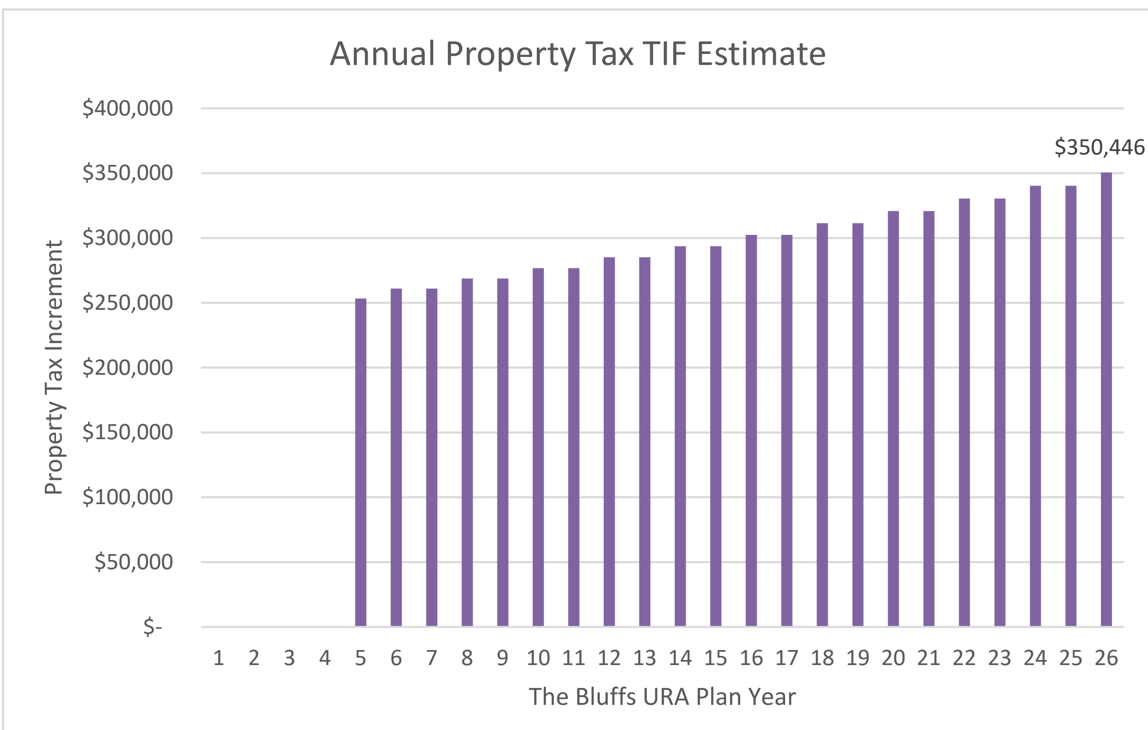
This report models new development according the project's submitted pro-forma, market benchmarks, and Colorado assessment practices. It then applies the tax districts' millage rates to both existing and new improvements within the plan area. Tax revenue generated by new

[7] Per Pueblo County Assessor Database

improvements is incremental revenue. These revenues can be utilized by the Pueblo Urban Renewal Authority for urban renewal activities within the Plan area.

The Bluffs Urban Renewal Plan TIF Projections

Property TIF Estimates[8]				
Base Value of Plan Area				$7,760
Total New Improvement AV				$ 2,572,340
Total TIF Revenue				$ 6,584,000
Annual TIF Revenue (25-Year Average)				$ 259,000
Tax District Estimates	Total Estimated Property Tax TIF			
Tax District 60B	$ 6,584,000			
		Estimated Tax Increment (25 Years)		
Tax Entity Fund[9]	Millage Rate	Tax District 60B		
PUEBLO COUNTY	30.199		$ 2,035,000	
CITY OF PUEBLO	15.633		$ 1,053,000	
S.E.WATER CONSV DISTRICT	0.839		$ 56,000	
LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	1.503		$ 101,000	
PUEBLO CITY-COUNTY LIBRARY DISTRICT	5.889		$ 396,000	
SCHOOL DISTRICT 60	43.642		$ 2,940,000	
TURKEY CREEK CD	0		$ -	$ -



[8] Estimates have been rounded

[9] The Pikes Peak Metro District has been excluded for the purposes of this report.

Sales Tax TIF Projections

Colorado's Urban Renewal Law permits Urban Renewal Authorities to collect sales tax as a source of incremental taxable revenue. This report assumes that the Bluffs Urban Renewal Plan will utilize sales tax revenue as a potential source of TIF revenue.

This analysis estimated potential sales tax generation by first estimating the amount new commercial square footage generated throughout redevelopment. This analysis then compared the City of Pueblo's existing commercial square footage to its annual sales tax collections. This helped determine an average sales per square foot multiplier.

This analysis estimates that all new commercial space will generate approximately $250 per SF per year. The summary of these inputs and their estimated sales tax generation are listed in the table below.

New Retail Space (25-Years)	1,000 SF
TIF Eligible Sales Tax Rate	3%
Estimated Sales Per SF	$ 250.00
Estimated Sales Tax Increment (Gross)	$ 165,000
Estimated Sales Tax Increment (Annual Average)	$6,000[10]
Percent of Annual Sales Tax Collections (City)	0.009%

This report estimates that the Bluffs Urban Renewal Plan will generate an additional 1,000 square feet of retail space over the next 25-years. Using an estimated sales per square of $250 PSF and phasing retail commercial development over the next 25 years, this amount space of equates to $165,000 in gross sales tax increment. Annually, this equals an average of $6,000 in sales tax TIF collected. For comparison, the City of Pueblo is budgeting for $70,604,105 in general sales tax (3% rate) in 2023. This means that projected retail development in the Bluffs Urban Renewal Plan area should increase the City's sales tax collections by 0.009% annually. This estimate does not include State Sales Tax collections or County Sales Tax collections.

[10] Rounded

4 Taxing Entity Impacts

Assessing an Urban Renewal Plan's impacts on partnering taxing entities requires careful consideration of the revenue, services and infrastructure needed achieve that plan's goals. These impacts also need to consider the purpose of the Urban Renewal Plan. In addition to remediating blighting conditions, an Urban Renewal Plan typically is designed to bring about a public good, either in the form of a public amenity or infrastructure, or a specific type of development. The Bluffs Urban Renewal Plan area is designed to facilitate a mixed-use development; one that would align with the City's zoning district, create a higher and better use of currently vacant and underutilized land, and add much needed housing stock within City limits.

The proposed development's benefits need to be weighed against the possible fiscal impacts caused by the Urban Renewal Plan on partnering taxing entities. Conversely, partnering taxing entities need to demonstrate an undue impact caused by the Urban Renewal Plan to justify withholding tax revenue that the Pueblo Urban Renewal Authority generated through its renewal efforts.

Statutory Impacts

C.R.S. 31-25-107(3.5)I-V) lists requirements for Urban Renewal Impact Reports to evaluate potential impacts on effected taxing entities. The statute requires that the report examine County impacts in particular, stating the following:

- An estimate on the county revenue impact, 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,
- 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,
- Any other estimated impacts of the urban renewal project on county services and revenues.

This section will answer these requirements directly about the Bluffs Urban Renewal Plan's impacts to Pueblo County. This report will also address the impacts to the Pueblo School District 60 and the City of Pueblo.

Assessed Value Comparison

The Bluffs Urban Renewal Plan is located within one taxing district: 60B. Tax district 60B's levy is 97.705 mills[11]. The 60B tax district includes the following taxing entities: Pueblo County, the City of Pueblo, the Southeast Water Conservation District, the Lower Arkansas Valley Water Conservation District, the Pueblo City-County Library District, and the Pueblo School District 60[12].

[11] According to the Department of Local Affairs' 2021 Certification of Mill Levies and Revenues.

[12] The Pueblo School District 60 Bond Mill Levy is subsumed under the School District.

The table below illustrates the total assessed value (AV) of property currently within each taxing entity the collects a property tax. The Plan area's estimated incremental assessed value is also included as a percentage of each tax districts AV.

Total Assessed Value							
The Bluffs UR Plan Incremental Assessed Value	City of Pueblo	Pueblo County	School Dist 60 General	School Dist 60 Bond Redemption	Pueblo City-County Library District	SE Colo Water Conserv	Lower Ark Valley Water Cons
$2,564,580	$1,267,729,208	$2,162,100,442	$1,267,729,208	$1,267,729,208	$2,162,100,442	$1,947,244,469	$1,461,531,782
Percent of Taxing District	**0.2%**	**0.1%**	**0.2%**	**0.2%**	**0.1%**	**0.1%**	**0.2%**
Commercial/Industrial/Vacant Assessed Value							
The Bluffs UR Plan Incremental Assessed Value	City of Pueblo	Pueblo County	School Dist 60 General	School Dist 60 Bond Redemption	Pueblo City-County Library District	SE Colo Water Conserv	Lower Ark Valley Water Cons
$87,000	$360,565,500	$647,553,946	$384,788,440	$384,788,440	$647,553,946	$571,791,604	$454,439,740
Percent of Taxing District	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Residential Assessed Value							
The Bluffs UR Plan Incremental Assessed Value	City of Pueblo	Pueblo County	School Dist 60 General	School Dist 60 Bond Redemption	Pueblo City-County Library District	SE Colo Water Conserv	Lower Ark Valley Water Cons
$2,485,340	$425,132,064	$920,438,152	$518,520,843	$518,520,843	$920,438,152	$848,622,481	$920,438,152
Percent of Taxing District	**0.6%**	**0.3%**	**0.5%**	**0.5%**	**0.3%**	**0.3%**	**0.3%**

Pueblo County

Revenue Impacts

The Bluffs Urban Renewal Plan is expected to use Tax Increment Financing to help remediate blight and attract new investment to the project area. The use of future property tax could have an impact on the County's revenues, which is explored in this section.

Pueblo County issues a mill levy of 30.199 on property. This mill levy is a major revenue source for the County's operations and funds. According to the Pueblo County 2022 Budget, taxes (which includes property, sales, use, excise, and specific ownership tax) account for 30% of its total revenue collected. Last year these taxes amounted to $116 million in revenue and helped to fund most of the County services to residents.

According to Pueblo County's OpenGov website, the total revenue collected in 2021 equaled $240,723,797. Property tax accounted for 23.5% of the total revenue that year, or $56,512,423 in property tax collected. To quantify potential revenue impacts to the County, this report compared the projected annual property tax revenue within the Bluffs Urban Renewal Plan area to the County's property tax revenue. Projected property tax revenue is derived from new improvements in the Plan area, meaning that the Plan area's base assessed value was not included in this comparison.

This Report projected the Bluffs Urban Renewal Plan area's annual property tax TIF per the County's millage rate and compared it as a percentage to total revenue collections. The Bluffs

Urban Renewal Plan area's **property tax increment** generated at the County's 30.199 millage rate **will account for 0.14% of Pueblo County's annual revenue collections.**

Pueblo County	2021 Property Tax Revenue (Actual)	Plan Area Estimated Property Tax TIF (25-Year Annual Average)	Percent of Total
General Fund	$ 56,915,720	$ 78,279	0.14%

The Bluffs Urban Renewal Plan is expected to last 25-years. Over that time, the new improvements incentivized by this Plan and the Pueblo Urban Renewal Authority will begin to accumulate incremental property tax revenue. The incremental property tax represents a revenue stream that can be remitted to the Pueblo Urban Renewal Authority via TIF agreement in support of its remediation and redevelopment efforts in the Bluffs Urban Renewal Plan area. This report estimates that new improvements within the Plan area account for $2,035,254 in property tax TIF at the County's mill levy over 25-years.

The Bluffs Urban Renewal Plan is not expected to generate significant revenue impacts on Pueblo County's General Fund. The Plan area's new development accounts for only 0.14% of the County's annual property tax revenue collections. The Bluffs Urban Renewal Plan will alleviate blight and facilitate new mixed-use development without significantly detracting from the County's expected revenues. **This report does not find a negative revenue impact caused by the Bluffs Urban Renewal Plan.**

Infrastructure and Service Impacts

The Bluffs Urban Renewal Plan area is located within the City of Pueblo. Future development will be served by City-owned roads and central water and sewer services. Residents generated by this development will also be served by City services, such as City of Pueblo Police. This development will not require new County infrastructure, nor it would it require additional County services.

County Impact Conclusion

This report concludes that the Bluffs Urban Renewal Plan will not generate adverse fiscal impacts on Pueblo County revenue, infrastructure or services.

Pueblo School District 60

Revenue Impacts

The Pueblo School District 60 is the taxing entity that levies the largest millage rate within the Bluffs Urban Renewal Plan area. The Pueblo School District 60 millage rate is 43.642. The School District is therefore an important partner to the Pueblo Urban Renewal Authority and vulnerable to the Plan's tax increment financing impacts.

According to the FY 2023 adopted budget, the Pueblo School District 60 collected $126,258,830 in total program funding. Property tax revenue accounted for 26.81%, or $33,851,404 of that total. The following table compares these annual tax revenues with the estimated annual incremental property tax revenue generated by the Bluffs Urban Renewal Plan area.

The Bluffs Urban Renewal Plan Impacts			
Pueblo School District 60 Fund	2022 Property Tax Revenue	Estimated Property Tax TIF (Annual Average)	Percent of Total
Total	**$ 33,851,404**	**$ 71,184**	**0.21%**

The Bluffs Urban Renewal Plan is not expected to generate a significant impact to the school district's annual revenue. This report estimates that future incremental tax revenue amounts to only 0.21% of the School District's total property tax revenue. Property tax revenue is only 26.81% of the School District's total revenue, meaning that the Bluffs Urban Renewal Plan's incremental property tax TIF represents 0.06% of all revenue.

Student Population Generation

The Bluffs Urban Renewal Plan is projected to generate residential and commercial development over the next 25-years. The commercial development will create a negligible impact on the school district. However, residential development leads to additional households and students. This report forecasted potential student generation to quantify that impact.

The Pueblo School District 60 is within the City of Pueblo. The table below summarizes City's demographic data[13]. These estimates, including household size and students per household, were used to estimate the number of students the Bluff Urban Renewal Plan could generate over the next 25 years.

Estimated Population Generation	
Pueblo (City) Total Population	111,893
Household Population	108,691
Number of Households	45,704
Persons Per Household	2.38
Number of Students (District 60)	15,134
Students Per Household	0.33
The Bluffs Urban Renewal Plan Development Projections	
Projected Residential Units	97
Projected Population	231
Projected Students	76

The addition of 76 students over the next 25 years represents 0.5% of the current student population. According to Colorado's Department of Education, the school district has lost 12.52% of its pupil membership over the last 5-years, or 2,165 students. An additional 76 students generated by redevelopment within the Bluffs Urban Renewal Plan is not a significant impact to the school district. In fact, it could help to reverse an ongoing decline of pupil membership within the Pueblo City 60 school district.

[13] Colorado State Demographer's Office 2020 County Population and Pupil Counts.

School District Impact Conclusion

The Bluffs Urban Renewal Plan is not likely to generate significant adverse impacts on Pueblo City School District 60. The estimated student generated by the plan will not significantly raise its pupil membership and may even help to offset a 5-year decline. Its fiscal impacts are also minimal, as projected property tax TIF represents only 0.21% of the district's annual property tax revenue.

City of Pueblo

Revenue Impacts

The Bluffs Urban Renewal Plan is located within the City of Pueblo. All future development will require City infrastructure and services, and therefore will have a direct impact on the City. This report analyzed the City's adopted 2023 Budget to determine the Bluffs Urban Renewal Plan's impact on the City's revenues and infrastructure.

The City of Pueblo issues a mill levy of 15.63 on property. Property tax represents a significant revenue source for the City's budget. According to the adopted 2023 budget, the City of Pueblo projects $117,373,313 in total revenue. Property taxes are expected to account for 17.26% of this revenue, or $2,035,254.

This Report projected the Bluffs Urban Renewal Plan area's annual property tax TIF per the City's millage rate and compared it as a percentage to the City's total revenue collections. The Bluffs Urban Renewal Plan area's **property tax increment** generated at the City's 15.63 millage rate **will account for 0.2% of Pueblo's annual revenue collections.**

City of Pueblo	2023 Property Tax Revenue (Budgeted)	Plan Area Estimated Property Tax TIF (25-Year Annual Average)	Percent of Total
General Fund	$ 20,261,090	$ 40,522	0.2%

The Bluffs Urban Renewal Plan is not expected to generate significant revenue impacts on Pueblo County's General Fund. The Plan area's new development accounts for only 0.2% of the City's annual property tax revenue collections. The Bluffs Urban Renewal Plan will alleviate blight and facilitate new mixed-use development without significantly detracting from the City's expected revenues. **This report does not find a negative revenue impact caused by the Bluffs Urban Renewal Plan.**

Infrastructure and Service Impacts

The Bluffs Urban Renewal Plan area is located within the City of Pueblo. Future development will be served by City-owned roads and central water and sewer services. Residents generated by this development will also be served by City services, such as City of Pueblo Police. Although this is a direct impact to City services and infrastructure, this report does not find the impact to be significant. The proposed development is located in the City's R-5 zone, which allows for higher density multi-family and mixed-use development. The plan is forecasted to generate 231 new residents once completed. This is only 0.2% of the City's current population and is not likely to trigger any adverse impacts.

City Impact Conclusion

This report concludes that the Bluffs Urban Renewal Plan will not generate adverse fiscal impacts on Pueblo County revenue, infrastructure or services.

Impact Summary on Taxing Entities

This report did not find any substantial fiscal impacts to the taxing entities effected by the Bluffs Urban Renewal Plan. The projected assessed value and property tax increment of the Plan amounts to a small percentage of each taxing entities budget.

The Plan will not create fiscal, infrastructure or service burdens on the County. The proposed development will not require new County owned infrastructure or services and is located within the City of Pueblo's municipal limits. The proposed development's incremental revenues represent less than 1% of the County annual property tax collections.

The Plan will not create negative fiscal impacts to the Pueblo City School District 60, as it only represents 0.21% of its annual property tax revenue. The proposed development is mixed-use, and its residential component will generate new students. However, even after full build-out the development is projected to only increase the current pupil membership of the School district by 0.5%. This increase in pupil membership is not significant enough to trigger impacts such as capital improvements or new staff hirings. It may also help to offset the district's 5-year decline in pupil membership.

The Plan will not create negative fiscal impacts to the City of Pueblo. The Plan is expected to generate approximately $40,522 annually in property tax TIF at the City's mill levy. This is amount is unlikely to trigger negative financial burdens for the City.

Although not directly analyzed, the taxing entities such as the Regional Library District and the Water Conservancies are not likely to incur any negative impacts from this Urban Renewal Project. The proposed development represents less than 0.3% of each district's total assessed value, making the development insignificant in comparison to their current tax rolls.

The following table outlines the estimated property tax revenue that will be generated within the plan area for each taxing entity. Generating significant tax increment may prove more troublesome than ensuring that taxing entities receive adequate base revenues, which is why this report recommends that each taxing entity agree to allocate 100% of their potential tax increment revenue to the Pueblo Urban Renewal Authority in support of the Bluffs Urban Renewal Plan.

The Bluffs Urban Renewal Plan
TIF Summary Table, 25-Year Total

Tax Increment Financing Analysis		
		Estimated Tax Increment (25 Years)
Tax Entity Fund	Millage Rate	Tax District 60B
PUEBLO COUNTY	30.199	$ 2,035,000
CITY OF PUEBLO	15.633	$ 1,053,000
S.E.WATER CONSV DISTRICT	0.839	$ 56,000
LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	1.503	$ 101,000
PUEBLO CITY-COUNTY LIBRARY DISTRICT	5.889	$ 396,000
SCHOOL DISTRICT 60	43.642	$ 2,940,000
	25 Year Total	$ 6,584,000

Impact Report Appendix

Appendix A

Tax Increment Financing Pro Forma

The Bluffs URA Plan

Combined Annual Proforma

		Land Development Period 2022	2023	Vertical Contruction Period 2024	Stabilization 2025	1st Assessment 2026	2027	2028	2029	2030	2031	2032	2033	2034
Absorption Schedule														
Total Units		0	0	0	0	97	0	0	0	0	0	0	0	0
Project Assessed Value														
Total AV (Actual Value)		$ -	$ -	$ -	$ -	$ 35,360,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Taxable Value														
Residential Ratio	7.15%													
Commercial Ratio	29%													
Residential Taxable Value		$ -	$ -	$ -	$ -	$ 2,506,790	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Commercial Taxable Value		$ -	$ -	$ -	$ -	$ 87,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Assessed Value (Taxable Value)		$ -	$ -	$ -	$ -	$ 2,593,790	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated Increment														
Annual NET AV (Assessed Value)		$ -	$ -	$ -	$ -	$ 2,593,790	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Inflation Factor	3%													
Total NET AV (Inflation Adjusted)		$ -	$ -	$ -	$ -	$ 2,593,790	$ 2,671,604	$ 2,671,604	$ 2,751,752	$ 2,751,752	$ 2,834,304	$ 2,834,304	$ 2,919,334	$ 2,919,334
Estimated Base														
Existing Taxable Value		$ 7,760	$ 7,993	$ 7,993	$ 8,233	$ 8,233	$ 8,480	$ 8,480	$ 8,734	$ 8,734	$ 8,996	$ 8,996	$ 9,266	$ 9,266
Inflation Factor	3%													
Incremental Taxable Value		$ -	$ (233)	$ (233)	$ (473)	$ 2,593,317	$ 2,670,884	$ 2,670,884	$ 2,750,778	$ 2,750,778	$ 2,833,068	$ 2,833,068	$ 2,917,828	$ 2,917,828
Project Sales Tax														
Annual Sales Per SF	$250													
Retail SF		-	-	-	-	1,000	-	-	-	-	-	-	-	-
Sales Tax %	3%													
Total Retail SF		-	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Estimated Annual Sales Tax		-	-	-	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
The Bluffs TIF Estimates	*Plan Yr -->*	1	2	3	4	5	6	7	8	9	10	11	12	13
Property Tax														
Total Incremental Taxable Value		$ -	$ -	$ -	$ -	$ 2,593,317	$ 2,670,884	$ 2,670,884	$ 2,750,778	$ 2,750,778	$ 2,833,068	$ 2,833,068	$ 2,917,828	$ 2,917,828
TIF Mill Levy	97.705													
Annual TIF Estimate		$ -	$ -	$ -	$ -	$ 253,380	$ 260,959	$ 260,959	$ 268,765	$ 268,765	$ 276,805	$ 276,805	$ 285,086	$ 285,086
Discount Rate	6%													
NPV	$2,758,960													
Sales Tax														
Retail SF		-	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Estimated Annual Sales Tax		$ -	$ -	$ -	$ -	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500
Sales Tax TIF %	100%													
Estimated Sales Tax TIF		$ -	$ -	$ -	$ -	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500
Discount Rate	6%													
NPV	$71,535													

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Absorption Schedule													
Total Units	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Assessed Value													
Total AV (Actual Value)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Taxable Value													
Residential Ratio													
Commercial Ratio													
Residential Taxable Value	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Commercial Taxable Value	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Assessed Value (Taxable Value)	$ -	$ -	-										
Estimated Increment													
Annual NET AV (Assessed Value)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Inflation Factor													
Total NET AV (Inflation Adjusted)	$ 3,006,914	$ 3,006,914	$ 3,097,121	$ 3,097,121	$ 3,190,035	$ 3,190,035	$ 3,285,736	$ 3,285,736	$ 3,384,308	$ 3,384,308	$ 3,485,837	$ 3,485,837	$ 3,590,412
Estimated Base													
Existing Taxable Value	$ 9,544	$ 9,544	$ 9,830	$ 9,830	$ 10,125	$ 10,125	$ 10,429	$ 10,429	$ 10,742	$ 10,742	$ 11,064	$ 11,064	$ 11,396
Inflation Factor													
Incremental Taxable Value	$ 3,005,130	$ 3,005,130	$ 3,095,051	$ 3,095,051	$ 3,187,670	$ 3,187,670	$ 3,283,067	$ 3,283,067	$ 3,381,326	$ 3,381,326	$ 3,482,533	$ 3,482,533	$ 3,586,776
Project Sales Tax													
Annual Sales Per SF													
Retail SF	-	-	-										
Sales Tax %													
Total Retail SF	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Estimated Annual Sales Tax	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
The Bluffs TIF Estimates	14	15	16	17	18	19	20	21	22	23	24	25	26
Property Tax													
Total Incremental Taxable Value	$ 3,005,130	$ 3,005,130	$ 3,095,051	$ 3,095,051	$ 3,187,670	$ 3,187,670	$ 3,283,067	$ 3,283,067	$ 3,381,326	$ 3,381,326	$ 3,482,533	$ 3,482,533	$ 3,586,776
TIF Mill Levy													
Annual TIF Estimate	$ 293,616	$ 293,616	$ 302,402	$ 302,402	$ 311,451	$ 311,451	$ 320,772	$ 320,772	$ 330,372	$ 330,372	$ 340,261	$ 340,261	$ 350,446
Discount Rate													
NPV													
Sales Tax													
Retail SF	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Estimated Annual Sales Tax	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500
Sales Tax TIF %													
Estimated Sales Tax TIF	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500
Discount Rate													
NPV													

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We're confident in our ability to balance these requirements.

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Monthly Financials as of September 2023

Debt Service

Bond	Principal	Interest	Total
2022 STCH	$17,020,000.00	$5,038,345.18	$22,058,345.18
2021 A&B EVRAZ	$91,160,033.00	$56,480,285.75	$147,640,318.75
2020 DTE	$4,250,000.00	$244,240.00	$4,494,240.00
2020 LKMIN	$2,040,000.00	$314,647.50	$2,354,647.50
2020 NP	$2,840,000.00	$323,950.00	$3,163,950.00
2020 VF	$11,675,000.00	$2,402,668.75	$14,077,668.75
2017 RTA	$7,855,000.00	$4,031,862.00	$11,886,862.00

Thunder Village 1
$88K $88K
$99K

Convention
$656K $512K
$1.1M

EVRAZ Rail
$2.2M $1.9M
$5.4M

MPSouth
$0 $0
$0.00

Thunder Village 2
$10K $10K
$16,712

COMING SOON West Pueblo!

Downtown Exp.
$234K $709K
$987K

Saint Charles
$6.7M $2.6M
$2.7M

Union Avenue
$0 $6.5K
$6,656

COMING SOON!

General Fund
$1.2M $1.2M
$1.4M

Lake Minnequa
$488K $761K
$776K

Lower West
$3K $8.7K
$6,894

COMING SOON Smelter!

North Pueblo
$94K $693K
$696K

East Side
$0 $733
$563

Demonstration
$48K $21K
$200K

COMING SOON!

South Santa Fe
$0 $0
$0.00

RTA
$340K $713K
$768k

Vendor Fee
$1.9M $2.3M
$3.2M

COMING SOON Blocks on the Bluff!

* Debt Service paid semi-annually June 1, and December 1.