

MISSION STATEMENT:

The mission of the Colorado Springs Urban Renewal Authority is to encourage private investment and reinvestment which restores targeted areas with strong community benefits while strengthening the tax base of the whole city.

Through partnerships and collaboration, we advance sound urban planning and design, fiscal prudence and cultural sensitivity.

Our objective is to facilitate development of balanced, sustainable environments where people, live, work and come together as a community.

CSURA Work Session Topics

I. Urban Renewal Area Priorities

- A. City Economic Development Zones (S. Academy, N. Nevada) – CSURA Role
- B. Comprehensive Plan – “Mature Redevelopment Corridors” (S. Nevada, Fillmore, etc.)
- C. RTA Grant: City for Champions & Project Entities
- D. CSURA Project Priorities vs. Developer Requested Projects
- E. Sales Tax: What is the Appropriate City Sales Tax Percentage?

II. New Urban Renewal Area Criteria

- A. Cure & Prevent Slum and Blight as per the State Statute
- B. Economic Development Potential Criteria
- C. Gap Financing and Return on Investment
- D. Major Employer Incentive
- E. Affordable Housing
- F. Public Benefit: Infrastructure, Housing Mix, Public Art

Potential Other Discussion Topics

III. CSURA TIF Policy

- A. City Council Resolution Review
- B. Private Development Funding – ROI Analysis & Qualified Expenditures
- C. Public vs. Private Infrastructure

IV. Community Outreach & Advocacy

- A. Mayor & City Council & Ongoing Communication
- B. Downtown Partnership/DDA, Business Alliance, Housing Authority
- C. Convention & Visitors Bureau, UCCS
- D. Legislators, EPC Commissioners
- E. Economic Impact Report Update and other Metrics (jobs, property values, sales tax revenue, blight conditions) – measure effectiveness of URA's

V. Operational Funding

- A. Development Fees (application, retainer, administrative)
- B. Tax Increments and Bond fees
- C. Grants

VI. Inactive Urban Renewal Areas

- A. Southwest Downtown – Murphy Project, RTA Area
- B. CityGate Status
- C. City Auditorium Status
- D. Vineyard

DRAFT