

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
RESOLUTION NO. 03-12

TITLE: A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF THE AMENDED GOLD HILL MESA URBAN RENEWAL AREA AND URBAN RENEWAL PLAN

WHEREAS, a blight study has previously been commissioned pursuant to C.R.S. § 31-25-107(1) for an area within the City of Colorado Springs generally described as the potential Amended Gold Hill Mesa Urban Renewal Plan Area;

WHEREAS, the City Council has previously found that the area within the proposed Amended Gold Hill Mesa Urban Renewal Plan Area is a blighted area and approved the Gold Hill Mesa Urban Renewal Plan, which includes all of the area within the Amended Gold Hill Mesa Urban Renewal Plan;

WHEREAS, the Gold Hill Mesa Urban Renewal Plan Area is being amended to eliminate approximately 70 acres of land originally intended for commercial development; and

WHEREAS, consistent with its authority pursuant to C.R.S. § 31-25-105(1)(i), the Colorado Springs Urban Renewal Authority ("CSURA") desires to make recommendations to the City Council regarding a determination that the Amended Gold Hill Mesa Urban Renewal Area will substantially change the Gold Hill Mesa Urban Renewal Plan in land area and land use as previously approved, and that an amended urban renewal plan should be adopted for the Amended Gold Hill Mesa Urban Renewal Area.

NOW THEREFORE, BE IT RESOLVED by the Colorado Springs Urban Renewal Authority as follows:

Section 1. CSURA hereby recommends that the City Council find that the Amended Gold Hill Mesa Urban Renewal Area will substantially change the Gold Hill Mesa Urban Renewal Plan in land area and land use as previously approved.

Section 2. CSURA further recommends that the City Council makes the following findings regarding the proposed adoption of the Amended Gold Hill Mesa Urban Renewal Plan to the extent the City Council is satisfied competent evidence has been presented at a public hearing regarding the proposed adoption of the Amended Gold Hill Mesa Urban Renewal Plan:

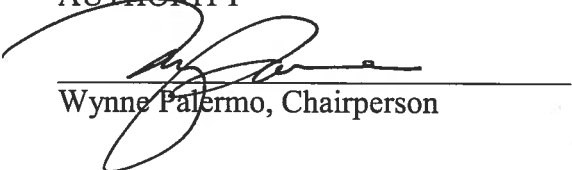
- (a) The Amended Gold Hill Mesa Urban Renewal Plan does not contain property that was included in a previously submitted urban renewal plan that the City Council failed to approve.
- (b) The Amended Gold Hill Mesa Urban Renewal Plan conforms to the general plan of the City of Colorado Springs as a whole.

- (c) The Amended Gold Hill Mesa Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.
- (d) CSURA or the City of Colorado Springs will adequately 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 C.R.S. § 31-25-107(9)(a)(II) and levied by the county are paid to CSURA.
- (e) The principal purpose for the Amended Gold Hill Mesa Urban Renewal Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted areas.
- (f) The boundaries of the Amended Gold Hill Mesa Urban Renewal Plan have been drawn as narrowly as feasible to accomplish the planning and development objectives of the Amended Gold Hill Mesa Urban Renewal Plan.
- (g) The Amended Gold Hill Mesa Urban Renewal Plan does not consist in its entirety of open land.
- (h) The acquisition, clearance, rehabilitation, conservation, development or redevelopment or a combination thereof of property subject to the Amended Gold Hill Mesa Urban Renewal Plan, is necessary and in the best interests of the public health, safety, morals, and welfare of the citizens of the City of Colorado Springs.

Section 3. CSURA further recommends that upon making the findings described above, together with any other findings the City Council deems necessary or appropriate in furtherance of the foregoing resolutions, the City Council approve and adopt the Amended Gold Hill Mesa Urban Renewal Plan substantially in the form attached hereto as Exhibit A.

ADOPTED the 25th day of February, 2015.

COLORADO SPRINGS URBAN RENEWAL
AUTHORITY


Wynne Palermo, Chairperson

ATTEST:


Secretary

APPROVED AS TO FORM:


David M. Neville, General Counsel

Exhibit A

Proposed Amended Gold Hill Mesa Urban Renewal Plan