

COLORADO SPRINGS URBAN RENEWAL AUTHORITY  
RESOLUTION NO. 13-18

**TITLE: A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF THE PLAN AMENDMENT #1 TO SOUTHWEST DOWNTOWN URBAN RENEWAL PLAN**

WHEREAS, pursuant to Resolution 133-01 on August 14, 2001, the City of Colorado Springs (the "City") approved the Southwest Downtown Urban Renewal Plan (the "Plan") and designated the Southwest Downtown Urban Renewal Area in order to eliminate existing blighted conditions which constitute threats to the health, safety and welfare of the community and barriers to development;

WHEREAS, the Colorado Springs Urban Renewal Authority (the "CSURA") has proposed a new Museum & Park Urban Renewal Plan, which contains property previously located within the Southwest Downtown Urban Renewal Area (the "Museum & Park Urban Renewal Area"), and additional property;

WHEREAS, in order to accomplish the approval of the Museum & Park Urban Renewal Plan, the Museum & Park Urban Renewal Area is to be removed from the Southwest Downtown Urban Renewal Area via Plan Amendment #1 to Southwest Downtown Urban Renewal Plan attached hereto as Exhibit A (the "Amendment"), pursuant to § 31-25-107 of the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the "Act"), as the same may be amended from time to time;

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 Amendment will substantially change the Plan in land area and land use as previously approved, and that the Amendment should be adopted for the Southwest Downtown Urban Renewal Area in order to facilitate the approval of the Museum & Park Urban Renewal Area.

NOW THEREFORE, BE IT RESOLVED by the CSURA as follows:

**Section 1.** CSURA hereby recommends that the City Council find that the Amendment will substantially change the provisions of the Plan regarding land area and land use as previously approved and constitutes a substantial modification of the Plan pursuant to C.R.S. § 31-25-107(7).

**Section 2.** CSURA further recommends that the City Council makes the following findings regarding the proposed adoption of the Amendment to the extent the City Council is satisfied competent evidence has been presented at a public hearing regarding the proposed adoption of the Amendment:

- (a) The Amendment only reduces the land area contained in the Plan and does not materially alter any of the findings contained in Resolution No. 133-01, and, to the extent

not expressly amended by the Amendment, the terms, conditions, and provisions of the Plan and Resolution No. 133-01 are restated and reaffirmed.

(b) Pursuant to C.R.S. § 31-25-107(9.5), CSURA has notified the Board of County Commissioners of El Paso County and the governing boards of each other taxing entity whose incremental property tax revenues would be allocated under the Plan as amended by the Amendment. Representatives of CSURA and the governing body of each such taxing entity have met and attempted to negotiate an agreement governing the sharing of incremental property tax revenue allocated to the special fund established in accordance with the Plan and the Act. CSURA has reached an agreement with each taxing entity whose incremental property tax revenues would be allocated under the Plan as amended by the Amendment on the date of adoption thereof. In the event that an agreement is reached with a taxing entity pursuant to § 31-25-107(9.5) of the Act after the effective date of approval of the Amendment, the inclusion of property tax increment revenues generated by said taxing body's mill levy shall not be a substantial modification to the Plan.

**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 Amendment substantially in the form attached hereto as Exhibit A.

**ADOPTED** the 14th day of November, 2018.

COLORADO SPRINGS URBAN RENEWAL  
AUTHORITY

  
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Wynne Palermo, Chairperson

ATTEST:

  
\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
David M. Neville, General Counsel

Exhibit A  
Amendment