

COLORADO SPRINGS URBAN RENEWAL AUTHORITY  
RESOLUTION NO. 04-18

**TITLE: A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF THE TEJON AND COSTILLA 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 (the "City") generally described as the potential Tejon and Costilla Urban Renewal Area; 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 Tejon and Costilla Urban Renewal Area is a blighted area within the meaning of the Colorado Urban Renewal Law, C.R.S. § 31-25-101, *et seq.* (the "Act"), and that an urban renewal plan should be adopted for the Tejon and Costilla 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 area (the "Urban Renewal Area") described in the proposed Tejon and Costilla Urban Renewal Plan attached hereto as Exhibit A (the "Plan") is a "blighted area" within the meaning of C.R.S. § 31-25-103(2).

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

- (a) The Plan does not contain property that was included in a previously submitted urban renewal plan that the City Council failed to approve.
- (b) The Plan conforms to the general plan of the City as a whole.
- (c) The 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 will adequately finance, or 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 C.R.S. § 31-25-107(9)(a)(II) and levied by the county are paid to CSURA.
- (e) No area within the designated Urban Renewal Area contains any agricultural land.

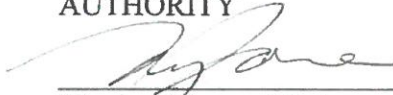
- (f) The boundaries of the Plan have been drawn as narrowly as feasible to accomplish the planning and development objectives the Plan.
- (g) The Plan does not seek to acquire private property by eminent domain.
- (h) To the extent the Urban Renewal Area consists of an area of open land which, under the Plan, is to be developed for residential uses, a shortage of housing of sound standards and design which is decent, safe, and sanitary exists in the City; the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas (including other portions of the Urban Renewal Area); the conditions of blight in the Urban Renewal Area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and, if necessary to carry out the Plan, the acquisition of the area for residential uses is an integral part of and essential to the program of the City.
- (i) To the extent the Urban Renewal Area consists of an area of open land which, under the Plan, is to be developed for nonresidential uses, such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives and, if necessary to carry out the Plan, the contemplated acquisition of the area may require the exercise of governmental action, as provided in the Act, because of being in a blighted area.
- (j) It is not expected that any relocation of individuals and families will be required in connection with the Plan, but to the extent that any such relocation may be required, a feasible method exists for the relocation of individuals and families who will be displaced by the urban renewal project in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families.
- (k) It is not expected that any relocation of business concerns will be required in connection with the Plan, but to the extent that any such relocation may be required, a feasible method exists for the relocation of business concerns that will be displaced by the urban renewal project in the Urban Renewal Area or in other areas that are not generally less desirable with respect to public utilities and public and commercial facilities.

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

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**ADOPTED** the 24th day of October, 2018.

COLORADO SPRINGS URBAN RENEWAL  
AUTHORITY

  
\_\_\_\_\_  
Wynne Palermo, Chairperson

ATTEST:

  
\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:


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

Exhibit A

Proposed Tejon and Costilla Urban Renewal Plan