

# Proposed Craig Urban Renewal Plans

**Presented by:**  
**Carolynne White**  
**July 13, 2021**



# Tonight's Hearing

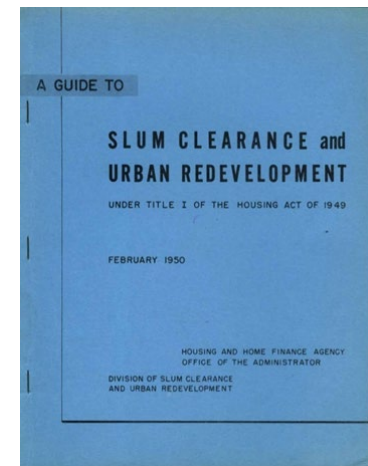
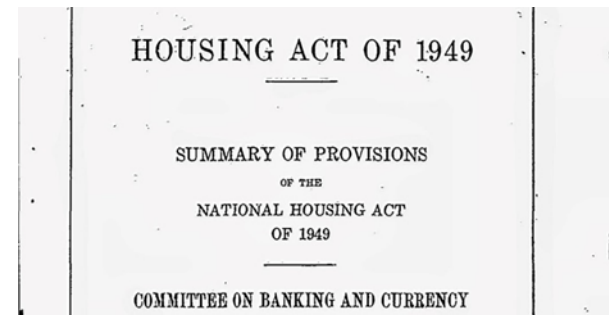
- Urban Renewal Plan #2
  - Open Public Hearing
  - Continue until August 10, 2021
    - Will explain in more detail in this presentation, but we have a bit more work to do regarding the plan boundaries, informed consent from property owners
- Urban Renewal Plan #1
  - Open Public Hearing
  - Consider Plan

# No Eminent Domain

- Both Urban Renewal Plan #1 and #2 contain the following language:
  - It is the intent of the City Council in adopting this Plan that the Authority exercises all powers authorized in the Act which may be necessary, convenient or appropriate to accomplish the objectives of this Plan, **except that the use of the power of eminent domain is not authorized.**
  - However, if the Authority determines such acquisition is necessary, it is authorized to acquire any such property by negotiation or any other method, **except that the Authority is not authorized to acquire property by eminent domain.**

# Urban Renewal in Colorado

- First enacted in 1958, when urban renewal and slum clearance were pressing issues nationwide
- Federal Housing Act July 15, 1949 (63 Stat. 413)
- Intended primarily to enable Colorado to receive federal funds designated for slum clearance and housing construction
- TIF provisions added in the 80's when federal funds began to dry up



# Colorado Urban Renewal at a Glance

- Approximately 57 Urban Renewal Authorities (only one per municipality)
- Approximately 120 Urban Renewal Plan Areas (may have multiple plan areas in each municipality)

# Philosophy behind Urban Renewal

- the prevention and elimination of slums and blight is a matter of public policy and statewide concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities*



# Statutory Authorization

- C.R.S. § 31-25-101 et seq.
- Purpose: eliminate slum and blight



- **Not:**
  - job creation
  - economic development
  - increase tax revenue



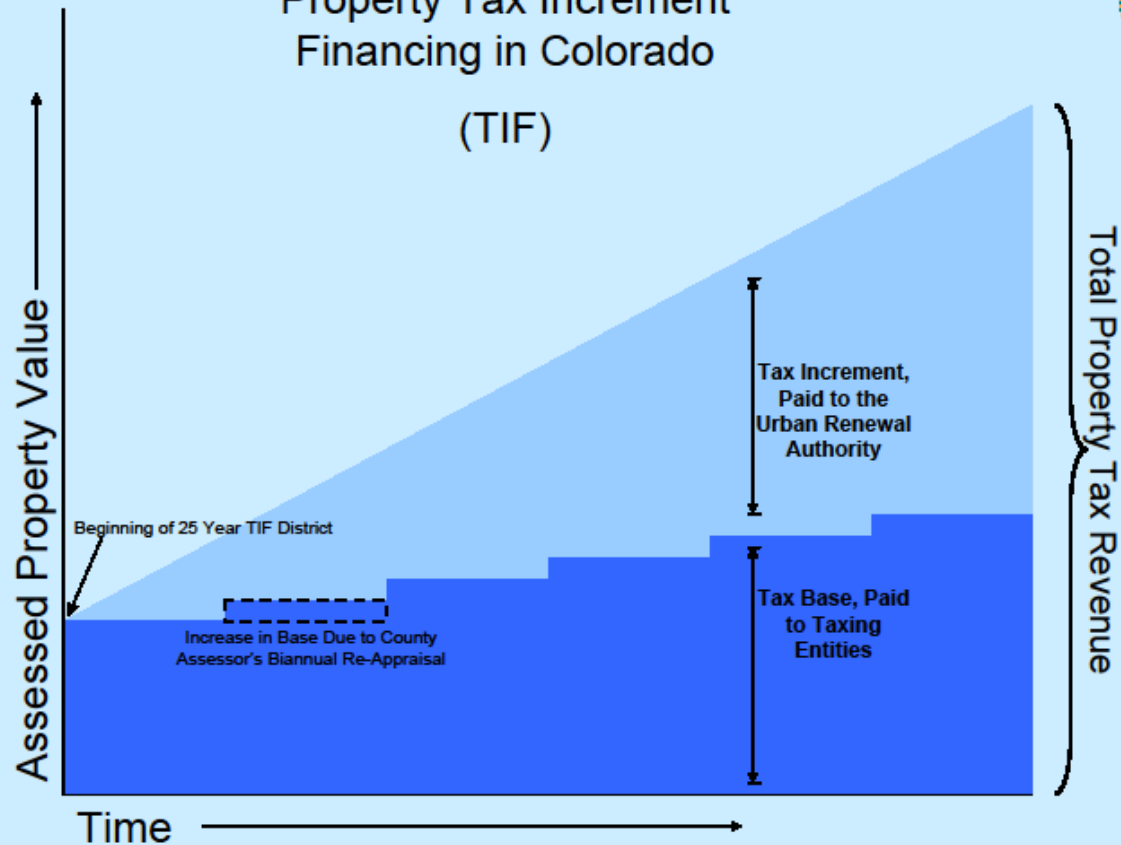
# BUT . . .

- Elimination of slum and blight through redevelopment almost always results in:
  - job creation
  - economic development
  - increased tax revenue





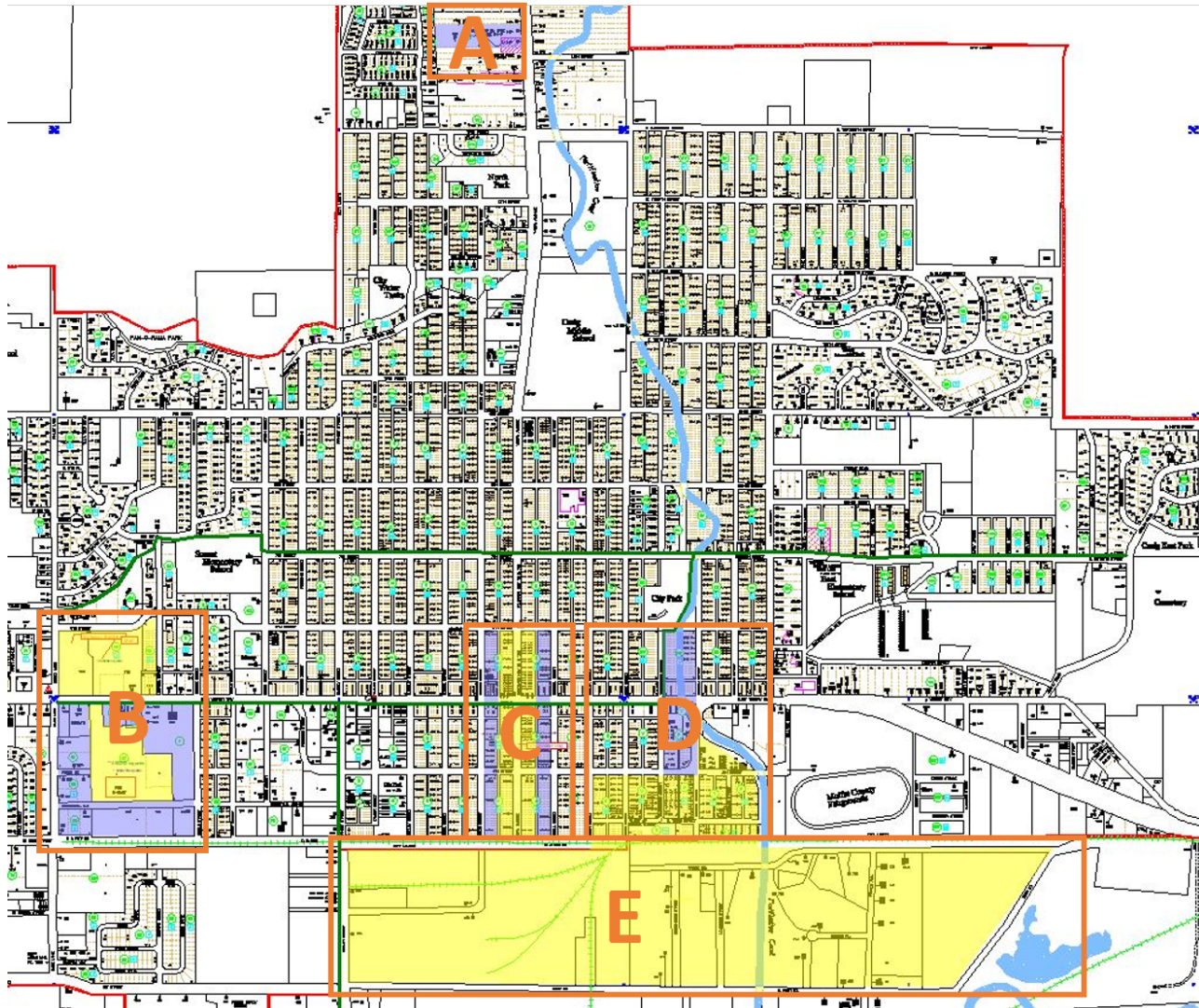
## Property Tax Increment Financing in Colorado (TIF)



# Urban Renewal – Two-Step Process

- Step 1 - Create Urban Renewal Authority
  - Condition Survey – Commenced October 15, 2020
  - Create Authority - January 26, 2021
  - Appoint Board - January 26, 2021
  - Seek appointments from other taxing bodies - January 27, 2021

# Conditions Survey



# Factors of Blight

- a. Deteriorated or deteriorating structures
- b. Defective or inadequate street layout
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- d. Unsanitary or unsafe conditions
- e. Deterioration of site or other improvements
- f. Unusual topography or inadequate public improvements or utilities
- g. Defective or unusual conditions of title rendering the title non-marketable
- h. Conditions that endanger life or property by fire or other causes
- i. Buildings that are unsafe or unhealthy for people to live or work in
- j. Environmental contamination of buildings or property
- K5. Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial underutilization or vacancy of buildings, sites, or improvements

# Boundaries

- Authority's boundaries same as municipality
- May have multiple areas, the boundaries of which shall be “narrowly drawn to accomplish purposes of Act”
- Can only have one authority, but can have multiple areas
- Generally, must be within municipal boundaries
  - BUT may now include contiguous unincorporated areas, with consent of county

# Urban Renewal – Two-Step Process

- Step 2 – Consider Urban Renewal Plan Area(s)
  - Area-specific Condition Surveys - October 15, 2020
  - Fiscal Impact Analysis – Distributed to taxing bodies March 2021
  - Negotiations with taxing bodies – March – June 2021
- Plan #1
  - City Planning Commission review of Plan #1 – June 21, 2021
  - BOCC approval of TIF Agreement for Plan #1 – July 6, 2021
  - City Council Consideration of Plan #1 – July 13, 2021

# HB 15-1348

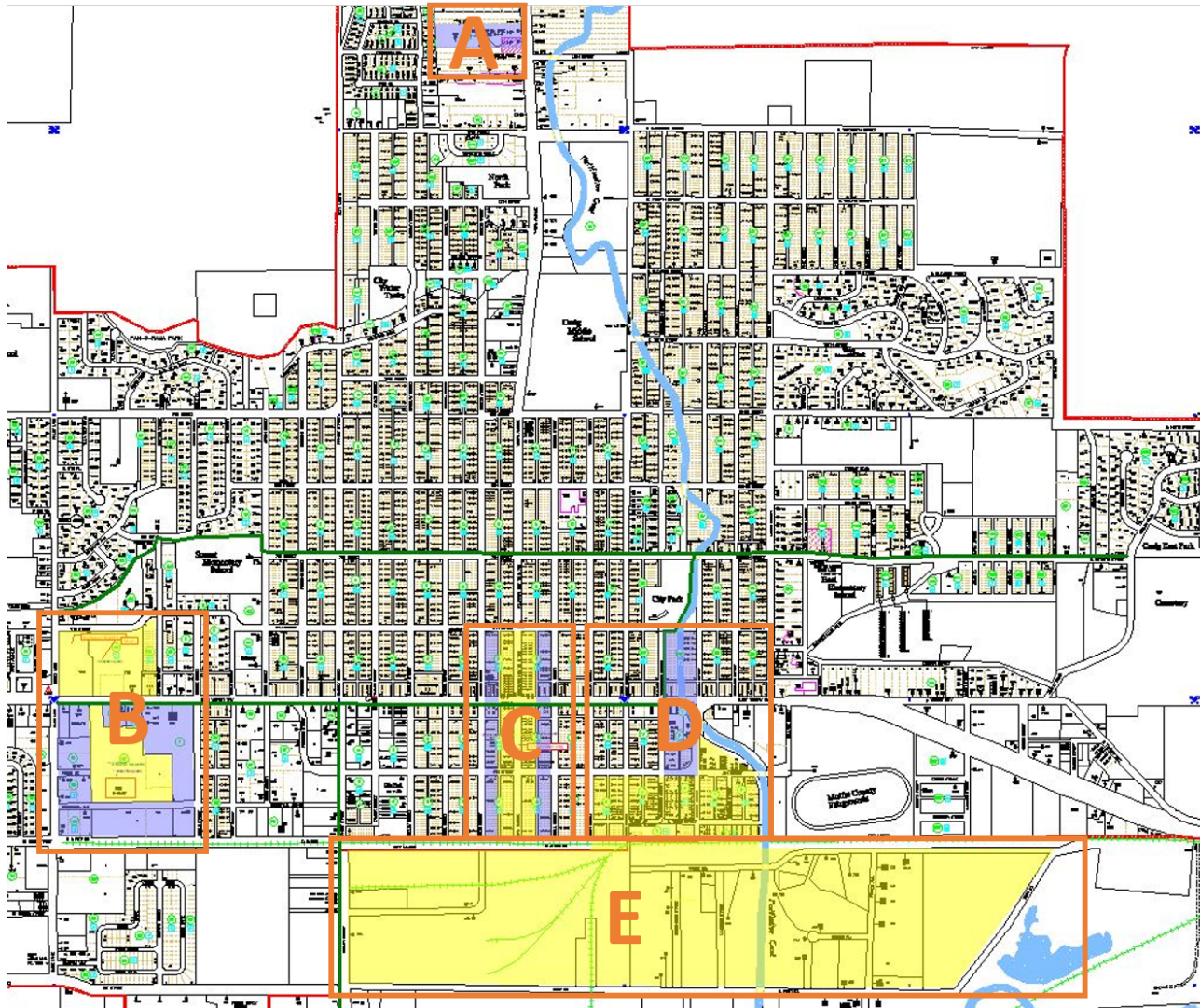
- Since January 1, 2016, new law requires that TIF cannot be captured by a URA unless each taxing body has consented to sharing, and only in the amount shared

# Plan #2 – Unincorporated Areas

- Statute requires “consent” of property owners and lenders within unincorporated areas included within a plan
- Notice to property owners sent June 11, 2021
- Objection/consent requested by July 1
- Two property owners requested exclusion
- Additional notice sent July 2, 2021
- County Planning Commission consideration of Plan #2 – July 6, 2021
- 30 day notice of BOCC hearing – published July 2, 2021
- BOCC hearing on Plan #2 – August 3, 2021



# Conditions Survey



# Recommended Motions

- Move to continue consideration of Plan #2 until August 10, 2021 (Resolution #19)
  - If desired, can do this now, so that the public wishing to comment on Plan #2 only don't have to wait around
- Move to approve/deny/modify Plan #1 (Resolution #17)
  - Following conduct of public hearing on Plan #1

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# Questions?

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