

RESOLUTION 17 (2021)

A RESOLUTION OF THE CITY COUNCIL OF CRAIG, COLORADO
APPROVING THE CONDITIONS STUDY FOR THE CRAIG URBAN RENEWAL AREA #1,
FINDING THAT BLIGHT EXISTS WITHIN THE CRAIG URBAN RENEWAL AREA #1,
MAKING CERTAIN LEGISLATIVE FINDINGS, APPROVING THE CRAIG RENEWAL
PLAN #1.

WHEREAS, the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 (the “Act”) provides for urban renewal of blighted areas;

WHEREAS, the Economic Development Authority of Craig (the “Authority”) has undertaken to eliminate and prevent blight and to prevent injury to the public health, safety, morals, and welfare of the residents of the City of Craig, Colorado (the “City”);

WHEREAS, a conditions study was prepared to determine whether the area described therein contains factors included in the definition of “blighted area” provided in the Act; and

WHEREAS, within thirty days of commissioning the conditions survey, notice was provided to all property owners within the study area pursuant to C.R.S. § 31-25-107(1)(b);

WHEREAS, the Craig Conditions Study dated January 2021 (the “Study”) which included a description of existing conditions and photographs, which Study is attached and incorporated herein as **Exhibit A**, and which determined that the Study area, now referred to as the Craig Urban Renewal Area (the “Area”), contains factors included in the definition of “blighted area” as provided in the Act;

WHEREAS, the Craig Urban Renewal Plan #1 (the “Plan”), which includes a legal description of the Area and a legal description of the Craig Tax Increment Area (the initial tax increment area as further defined in the Plan), has been submitted for review by the City Council, a copy of which is attached hereto as **Exhibit B** and incorporated herein;

WHEREAS, the Tax Forecast and County Impact Report for URA #1 has been timely submitted to the Moffat County Board of County Commissioners pursuant to C.R.S. § 31-25-107(3.5);

WHEREAS, on June 21, 2021, the City Planning Commission approved a written motion which found the Plan to be in conformity with the Moffat County/City of Craig Master Plan (the “Plan”), which is the general plan for the development of the City as a whole;

WHEREAS, notice of the public hearing on the Plan was published in a newspaper of general circulation as required by C.R.S. § 31-25-107(3) at least thirty days prior to the public hearing;

WHEREAS, written notice was mailed or delivered to each property owner, business, and resident of the Area included in the Plan informing them of the public hearing on the Plan as

required by C.R.S. § 31-25-107(3) at least thirty days prior to the public hearing;

WHEREAS, the Study, the Impact Report, and the Plan are matters of public record in the custody of the City Clerk and have been available for public inspection during business hours of the City at least thirty days prior to the public hearing; and

WHEREAS, on July 13, 2021, the City Council conducted a public hearing on the Study, the Plan, pursuant to the procedural and notice requirements of the Act, and the City Council considered the evidence presented in support of and in opposition, including the Plan, the Conditions Study, the Impact Report, the Master Plan, and staff recommendations, and so have considered the legislative record and given appropriate weight to the evidence.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRAIG, COLORADO, AS FOLLOWS:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The City Council determines that the Area described in the Survey is a “blighted area” as defined in the Act. Based upon the Survey and other evidence presented at the public meeting on July 13, 2021, nine factors of blight are found to exist within the Area. The specific factors outlined in the Act (numbering follows the Act) found to exist in the Area are:

- (b) Predominance of 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;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (j) Environmental contamination of buildings or property; and
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Section 3. The presence of such factors within the Area substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, and constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare of the residents of the City.

Section 4. The City Council finds and determines that the Area is blighted within the meaning of C.R.S. § 31-25-103(2), without regard to the economic performance of the property included within the Area pursuant to C.R.S. § 31-25-107(3)(b), and hereby finds and designates the Area as appropriate for an urban renewal project.

Section 5. The boundaries of the Area have been drawn as narrowly as is feasible to

accomplish the planning and development objectives of the Plan.

Section 6. The Plan meets the requirements of the Act and furthers the public purposes of facilitating redevelopment of the Area, eliminating blight, and preventing injury to the public health, safety, morals, and welfare of the residents of the City.

Section 7. The Area contains property which meets the definition of agricultural land as set forth in C.R.S. § 31-25-103(1). Accordingly, the Authority has obtained the consent for inclusion of all of the taxing entities who impose a mill levy upon property within the Area.

Section 8. The Plan contains a legal description of the Area, and a legal description of the Craig URA #1 Tax Increment Area.

Section 9. It is not expected or intended that the Plan will displace or need to relocate any individuals or families in connection with its implementation, but to the extent that any such relocation may be required, a feasible method exists for the relocation of individuals and families in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families.

Section 10. It is not expected or intended that the Plan will displace or need to relocate any business concerns in connection with its implementation, but to the extent that any such relocation may be required, a feasible method exists for the relocation of such business concerns in the Area or in other areas that are not generally less desirable with respect to public utilities and public and commercial facilities.

Section 11. The City Council has undertaken reasonable efforts to provide written notice of the public hearing on the Plan as prescribed by C.R.S. § 31-25-107(3) to all property owners, residents, and owners of business concern in the Area at their last known addresses at least thirty days prior to the public hearing on the Plan

Section 12. No more than one hundred twenty days have passed since the commencement of the first public hearing on the Plan.

Section 13. Section C.R.S. § 31-25-107(4)(e) does not apply because the City Council did not fail to previously approve this Plan.

Section 14. As previously determined by the City Planning Commission, the City Council also finds that the Plan is in conformity with the Moffat County/City of Craig Master Plan, which is the general plan for development of the City as a whole.

Section 15. The Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Area described in the Plan by private enterprise.

Section 16. The Plan will adequately finance, or agreements are in place to finance, any

additional County infrastructure and services required to serve development within the Area for the period in which all or a portion of the property taxes described in C.R.S. § 31-25-107(9)(a)(II), and levied by the County are paid to the Authority.

Section 17. To the extent that the Area described in the Plan may constitute open land which is to be redeveloped for residential uses within the meaning of C.R.S. § 31-25-107(5) of the Act, the City Council hereby finds that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; conditions of blight 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 the acquisition of the Area for residential uses is an integral part of and essential to the program of the City.

Section 18. To the extent that the Area described in the Plan may constitute open land which is to be redeveloped for nonresidential uses within the meaning of C.R.S. § 31-25-107(6), the City Council hereby finds and determines that the nonresidential uses under the Plan are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

Section 19. The City Council hereby finds that a public hearing has been held on the Plan and the Authority's exercise of the power of eminent domain to acquire property within the Area, that the Plan meets the requirements of C.R.S. § 31-25-105.5(2), and that the principal public purpose for adoption of the Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted or slum areas.

Section 20. The City Council has duly considered and hereby approves the Plan and authorizes the Authority to take any and all actions pursuant to the Act to execute the Plan

RESOLVED AND PASSED this July 13, 2021.

CITY OF CRAIG, COLORADO

By: _____
Title: _____

ATTEST:

By: _____

EXHIBIT A

Craig Conditions Study

[see attached]

EXHIBIT B

Craig Urban Renewal Plan #1

[see attached]

Conditions Study for Craig, Colorado

Prepared for:

City of Craig
300 W 4th Street
Craig, CO 81625

Prepared by:

DGC Community Planning and Design

DGC Community Planning and Design
4241 S Logan Street
Englewood, CO 80113

FINAL

January 2021

Background information and other data have been furnished to DGC Community Planning and Design (DGC) by City of Craig and/or third parties, which DGC has used in preparing this report. DGC has relied on this information as furnished, and is neither responsible for nor has confirmed the accuracy of this information.

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1. Introduction

This report presents the conditions (“blight”) survey, analysis, findings and underlying rationale for the Craig Conditions Study (“Conditions Study”, or “Study”), which was undertaken by DGC Community Planning and Design (“DGC”). DGC conducted the field survey in October, 2020.

1.1. Purpose

The purpose of the Study is to determine whether there exists slum or blight conditions within the Craig Study Area (“Study Area”) within the meaning of Colorado Urban Renewal Law, and whether the Study Area should be recommended for such urban renewal efforts as the City of Craig (“Craig”) may deem appropriate to remediate existing conditions of slum or blight and to prevent further deterioration and blight.

1.2. Colorado Urban Renewal Law

In the Colorado Urban Renewal Law, Colorado Revised Statutes § 31-25-101 et seq. (the “Urban Renewal Law”), the legislature has declared that an area of slum or blight.

...constitutes a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state in general and municipalities thereof; that the existence of such areas contributes substantially to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of public policy and statewide concern....

Before remedial action can be taken by a public agency, however, the Urban Renewal Law requires a finding by the appropriate governing body that an area exhibits conditions of slum or blight.

The determination that an area constitutes a slum or blighted area is a cumulative conclusion attributable to the presence of several physical, environmental, and social factors. Indeed, slum or blight is attributable to a multiplicity of conditions, which, in combination, tend to accelerate the phenomenon of deterioration of an area. For purposes of this study, the definition of a blighted area articulated in the Urban Renewal Law follows:

“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- a. Slum, deteriorated, or deteriorating structures;*

- b. Predominance of 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. The existence of conditions that endanger life or property by fire and other causes;*
- i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- j. Environmental contamination of buildings or property; or*
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or*

To be able to use the powers of eminent domain, “blighted” means that five of the eleven factors must be present (Colorado Revised Statutes § 31-25-105.5(2) (a) (I)).

Only one factor must be present if the property owner or owners and the tenant or tenants of such owner or owners do not object to the finding (Colorado Revised Statutes § 31-25-105.5(2) (I)).

Several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. First, the absence of widespread violation of building and health codes does not, by itself, preclude a finding of blight. The definition of “blighted area contained in the Urban Renewal Law is broad and encompasses not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisions the prevention of deterioration.” Second, the presence of one well maintained building does not defeat a determination that an area constitutes a blighted area. A determination of blight is based upon an area “taken as a whole,” and not on a building-by-building basis. Third, a governing body’s “determination as to whether an area is blighted... is a legislative question and the scope of review by the judiciary is restricted.” A court’s role in reviewing such a blight determination is simply to independently verify if the conclusion is based upon factual evidence determined by the governing body at the time of a public hearing to be consistent with the statutory definition.

1.3. Study Methodology

DGC was retained to perform an independent survey of the Study Area and to determine if it contains conditions of slum or blight so as to constitute a blighted area under the Urban Renewal Law. Based upon the conditions observed in the field, this Study makes a recommendation as to whether the Study Area is blighted within the meaning of the Urban Renewal Law. The actual determination itself remains the responsibility of the legislative body, in this case, the City of Craig City Council.

An important objective of this study is to obtain and evaluate data on a wide range of physical and non-physical conditions that are present in the Study Area. Data about the Study Area was collected, analyzed, and ultimately portrayed through three carefully performed tasks:

- Task 1: Project Initiation, Data Collection and Mapping
- Task 2: Field Survey, Research and Verification
- Task 3: Documentation and Presentation of Findings

Tasks 1 and 2 are described in Section 2, Study Area Analysis. Task 3 is described in Section 3, Summary of Findings.

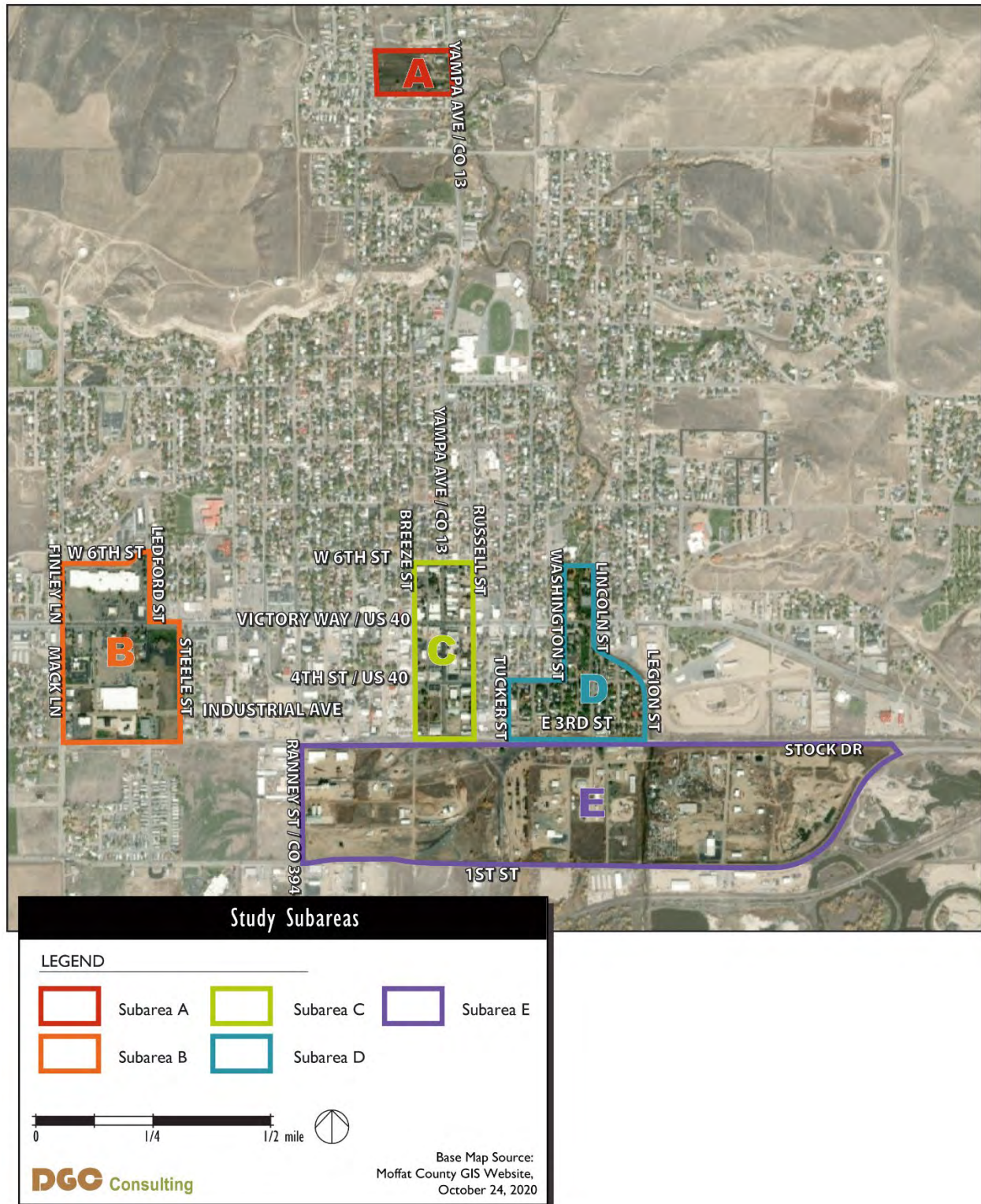
2. Study Area Analysis

2.1 Study Area

The Study Area includes approximately 326 acres of privately and publicly-owned parcels and public rights-of-way. It is shown on Exhibit 2-1: Study Area Boundary Map. The Study Area includes five subareas:

- A) North Yampa Avenue: Four parcels and public right-of-way covering 7.5 acres on the west side of North Yampa Ave/CO-13, a few blocks north of W. 13th Street.
- B) West shopping Area: 21 parcels and public right-of-way covering 54.5 acres along both sides of West Victory Way/US 40, east of the Finley Lane/Mack Lane intersection. The subarea includes the vacant former Safeway and the vacant former K-Mart buildings.
- C) Downtown: 93 parcels and public right-of-way covering 31 acres between Breeze Street and Russell Street and between 6th Street and the Denver & Rio Grande Western Railroad tracks. The subarea includes three main street blocks along Yampa Ave.
- D) City Park and Southern Neighborhood: 77 parcels and public right-of-way covering 46 acres east of downtown and south of East 6th Street. The subarea includes the southern portion of the park, the next block south, and five additional blocks between Tucker Street and Fortification Creek, and between Lincoln Street/East 4th Street and the Denver & Rio Grande Western Railroad tracks.
- E) Southern Industrial Area: 39 parcels and public right-of-way covering 186 acres extending south from the Denver & Rio Grande Western Railroad tracks to 1st Street and from Ranney Street/CO-394 on the west to the Stock Drive/East 1st intersection on the east.

Exhibit 2-1: Study Area Boundary Map



2.2 Existing Conditions

Background:

This Conditions Study was conducted on October 9 and 10, 2020, followed by research and desktop analysis of physical conditions. The site improvements, buildings, streets and other features shown on the aerial imagery provided by the City and Google Maps were consistent with conditions observed during the field survey.

Development and Land Use:

Subarea A (North Yampa Avenue) consists of an operating commercial business, two site-built residences (unused), and abandoned former mobile home/manufactured housing sites. Bordering the Study Area to the north there is vacant land and a residential neighborhood. Additional residential uses border the Study Area to the west and east. Across Yampa Ave, to the east, there is a mixture of residential and commercial uses.

Subarea B (West Shopping Area) is predominately a commercial area along both sides of West Victory Way/US 40. There are two vacant large-scale retail stores, smaller-scale retail, fast food and sit-down restaurants, and a bank. The Study Area also contains a church and two single-family residences fronting the highway. The southern portion of the Study Area contains light industrial/shops, a bowling alley, and firefighting training facility. A mixture of residential and commercial uses border the Study Area on the north, east, and west sides. The Denver & Rio Grande Western Railroad tracks run along the southern edge.

Subarea C (Downtown) includes commercial storefronts along Yampa Avenue, north of 4th Street, which contain retail, office, restaurants/bars, and a museum. The central and north portions of the Study Area also contain a park/square, theater, fire station, commercial/office buildings, light industrial/shops, apartments, single-family residences, outdoor storage, and parking. A similar mixture of eclectic uses is found on surrounding blocks to the north, east, and west. South of 4th Street, the Study Area is less densely developed. Commercial and light industrial uses are interspersed with outdoor storage, parking, and vacant land. These southern blocks are bordered by similar commercial and light industrial uses to the west and east. There are some single-family residences to the east and the Denver & Rio Grande Western Railroad tracks to the south.

Subarea D (City Park and Southern Neighborhood) includes the southern portion of City Park and additional blocks to the south. Land uses include park and open space; the Veterans of Foreign Wars property; scattered commercial and light industrial/shop uses with outdoor storage; apartments; mobile homes/manufactured housing; and single family residential. South of East 3rd Street there is a large parcel of vacant land currently used for outdoor storage of vehicles, equipment, and materials. The northern portion of the Study Area is surrounded by residential neighborhoods. Commercial uses, including lodging and a restaurant/bar border the Study Area along E. Victory Way. South of E. Victory

Way, the Study Area is bordered on the east by the Fortification Creek drainage way and the fairgrounds. The Denver & Rio Grande Western Railroad tracks lie to the south. Residential uses border the Study Area to the west and north of East 4th Street, although there is some light industrial with outdoor storage in the vicinity of Tucker Street and East 3rd Street.

Subarea E (Southern Industrial Area) is characterized by larger-scale uses including commercial, industrial, light industrial, railroad, sand and gravel mining, outdoor storage, parking, and vacant land. A single residential property lies south of East Stock Drive, near Fortification Creek. Surrounding land uses include the Denver & Rio Grande Western Railroad tracks to the north; additional sand and gravel mining to the east; industrial, light industrial/shops, mini storage, outdoor storage, parking and vacant land to the south; and commercial, residential, light industrial, outdoor storage, parking, and vacant land to the west.

Land uses are summarized in Table 2-1: Study Area and Surrounding Land Uses.

Table 2-1: Study Area and Surrounding Land Uses

Subarea	Site Land Uses	Surrounding Land Uses
A) North Yampa Ave	Commercial; single-family residential (unused/ storage); former mobile home/ manufactured housing sites; vacant land	Vacant land (north); single-family residential (north, west, east); residential and commercial (east)
B) West Shopping Area	Commercial/ retail; restaurants; light industrial/ shops; bank; church; public safety; single-family residential; outdoor storage; parking; vacant land	Multi-family residential (north); senior residential, commercial, single-family residential, vacant land (east); DRGW RR R.O.W. (south); light industrial/ commercial, gas station/ convenience store, single family residential, vacant land (west)
C) Downtown	Retail; commercial; restaurant/ bar; office; park; civic/ institutional/ cultural; theater; light industrial/ shops; outdoor storage; parking; vacant land	Commercial, office, bank, cultural, parking (north); commercial, office, light industrial/ shops, residential, parking, vacant land (east); DRGW RR R.O.W. (south); retail, commercial, office, light industrial/ shops, residential, outdoor storage, parking, vacant land (west)
D) City Park and Southern Neighborhood	Park/ civic; multifamily residential; single family residential; manufactured/ mobile homes; mixed commercial; light industrial/ shops; outdoor storage; parking; vacant land	Park/ civic, single family residential, vacant land (north); single family residential, lodging, restaurant/bar, commercial, creek/ drainage way, fairgrounds (east); DRGW RR R.O.W. (south); park/civic, residential, commercial, light industrial, outdoor storage, vacant land, parking (west)
E) Southern Industrial Area	Commercial; industrial; light industrial; railroad; sand and gravel mining; outdoor storage; parking; residential; vacant land	DRGW RR R.O.W. (north); sand and gravel mining (east); industrial, light industrial/ shops, storage, outdoor storage, parking, vacant land (south); commercial, residential, light industrial, outdoor storage, parking, vacant land (west)

Source: Google Maps and field observations

Zoning and Building:

All permitting, plan review, inspections, and planning and zoning services for the City of Craig are provided by the Craig/Moffatt County Regional Building Department, using mostly the same code and sets of requirements. Work performed in the Town of Dinosaur is not under the jurisdiction of this regional building department.

The City of Craig and Moffat County essentially enforce the same version of the ICC codes. However, there are some slight differences in contractor licensing requirements. For information on building codes, design criteria, permits & inspections, contractor licensing, planning & zoning, and more. Most of this information is within the City of Craig Municipal Code which is on-line. Buildings are covered in Chapter 15 - Building and Construction and Zoning in Section 16- Land Use Code.

In addition to land use zoning districts, new development within the City and Study Areas are subjects to current zoning and site development standards. Because much of what was surveyed in the Conditions Study was constructed prior to the adoption of these codes, it is likely that existing development would be non-conforming. The City will determine whether to require updating to meet current building and site standards as part of a redevelopment effort, but it most likely that something would be required. Therefore, non-conformance to current site development standards and regulations is evidence of blight throughout the Study Area.

Parcels Surveyed:

The Study Area includes 234 privately and publicly-owned parcels totaling 255 acres, plus public right-of-way for a total of 326 acres. Assessor's information is summarized on Table 2-2: Study Area Parcels Surveyed, and detailed tables for each subarea presented in Appendix B. The parcel boundaries are illustrated in Exhibits 2-2 through 2-6.

Table 2-2: Study Area Parcels Surveyed (Subareas A-E)

Area	Measurement (Acres)	Parcel Sum (Acres)	ROW Difference (Acres)	# of Parcels
Subarea A	7.53	9.08		4
Subarea B	54.57	45.6		21
Subarea C	31.38	20.15		93
Subarea D	45.82	23.92		77
Subarea E	186.34	160.54		39
TOTAL	325.64	259.29	66.35	234
<i>Sources:</i>				
<i>Sidwell's Portico (mygisonline.com)</i>				
<i>Moffat County Assessor's info and GIS</i>				
<i>Date: 11/23/20</i>				

Exhibit 2-2: Subarea A Parcel Map

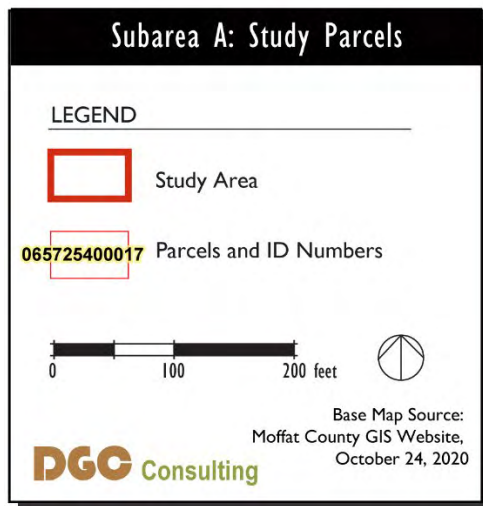


Exhibit 2-3: Subarea B Parcel Map



Exhibit 2-4: Subarea C Parcel Map

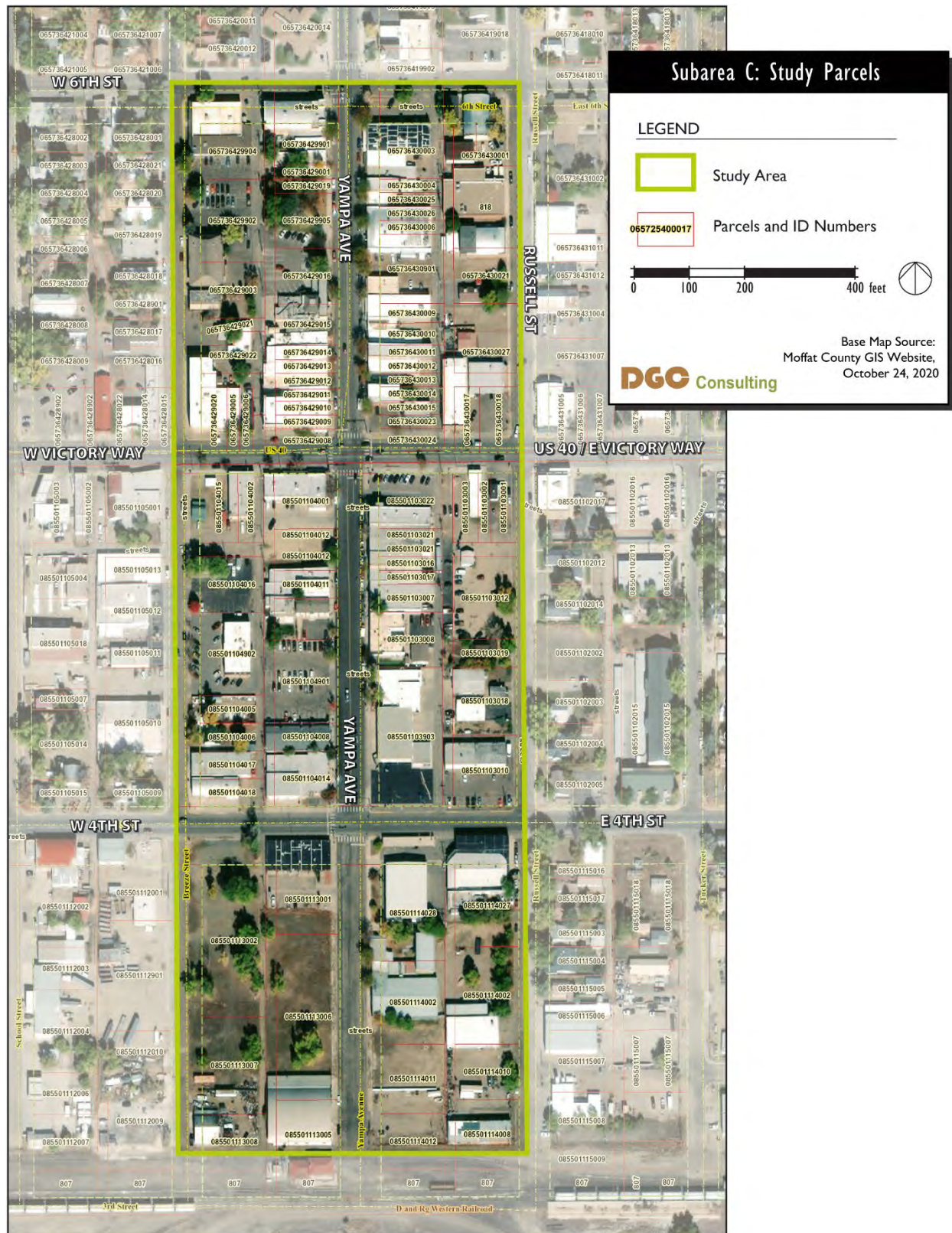
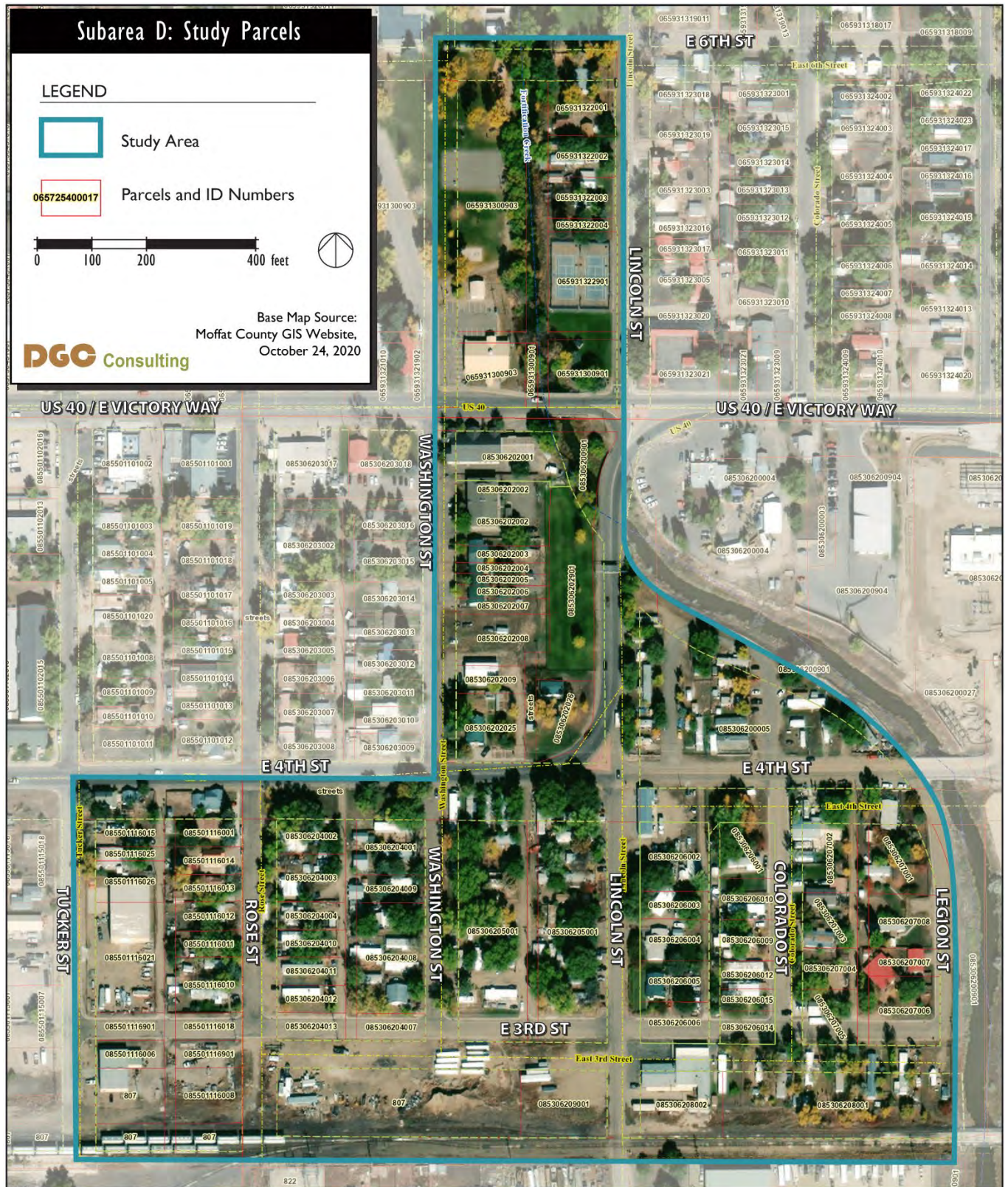


Exhibit 2-5: Subarea D Parcel Map



Streets and Utilities:

The City of Craig provides public streets, surface drainage, potable water, and wastewater services to the Study Area. The City provided a Street Inventory Report outlining street conditions within the City limits. Roads within the Study Area are rated “good.” The City also provided a report by SGM evaluating water and sewer infrastructure. Although there were 12 areas identified for replacement due to age or condition, none were within the Study Area. Telephone and telecommunications infrastructure in the Study Area are provided by private utilities and no deficiencies were identified.

Environmental:

No reports of environmental contamination were identified, and the City reported that there were no reports or studies of environmental conditions on file.

Vacancy and Underutilization:

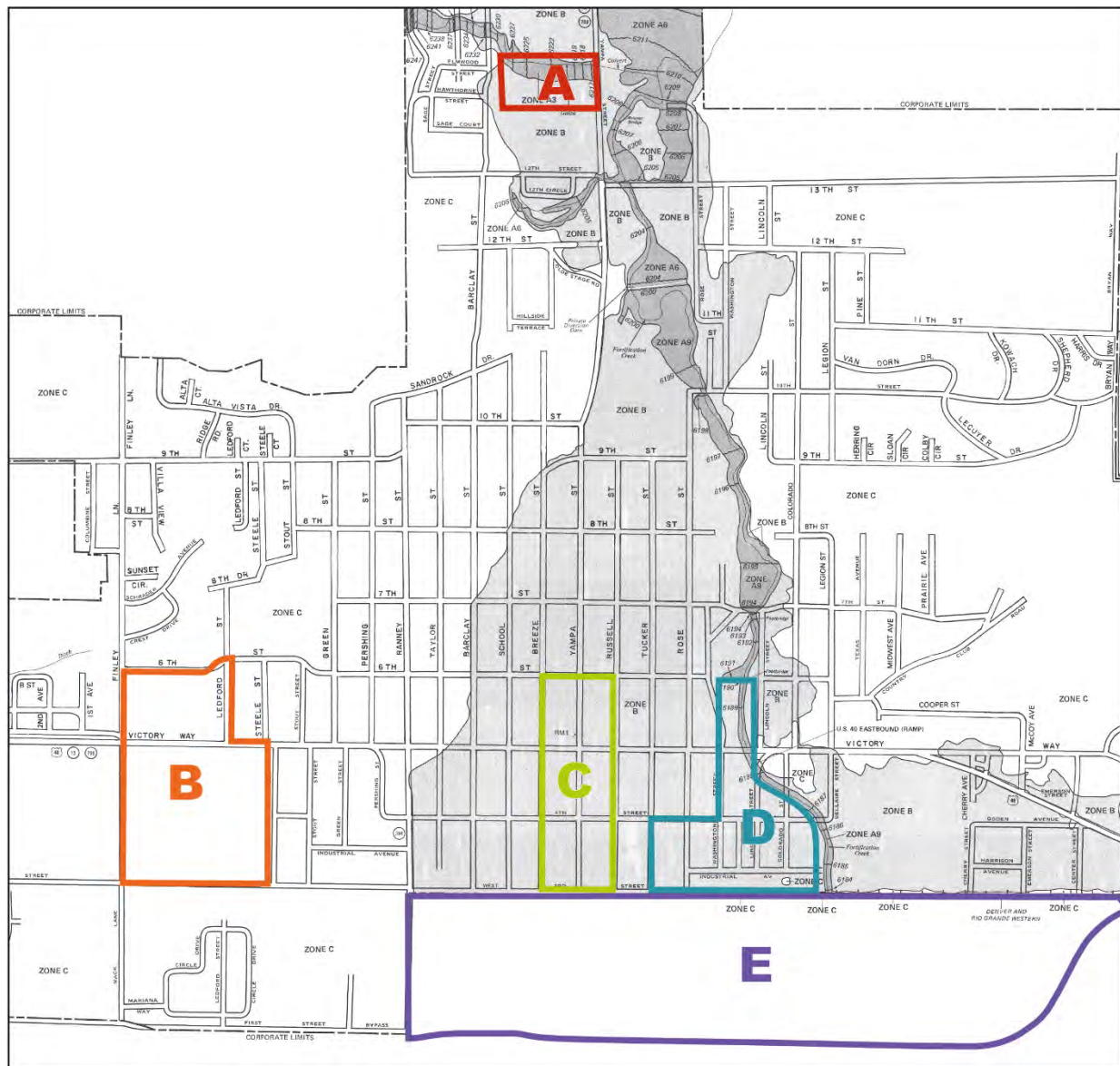
Subarea B includes a 90,000 SF shopping mall that is largely vacant and underutilized as is the former K-Mart building to the south. There is also significant vacant land or underutilized land in Subareas A, D and E. Taken together, this is evidence of substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Flooding

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the city of Craig was reviewed for information regarding the location and extent of floodplains in the Study Area. According to Community-Panel Number 080119 0001 C (dated September 28, 1984), study Subareas A (North Yampa), C (Downtown), and E (City Park and Southern Neighborhood) are located in recognized floodplains.

A tributary to Fortification Creek runs along the northern boundary of Subarea A (North Yampa). Approximately half of the subarea is within the 100-year floodplain and the entire subarea is within the 500-year floodplain. Fortification Creek, which runs along the eastern boundary of Subarea E (City Park and Southern Neighborhood), also impacts Subarea E and C (Downtown). Portions of Subarea E lie within the 100-year floodplain and the remainder of Subarea E, as well as the entire Subarea C, are located within the 500-year floodplain. The FEMA floodplains and subareas are illustrated in Exhibit 2-7.

Exhibit 2-7: FEMA Flood Insurance Rate Map with Subareas



Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community-Panel Number 080119 0001 C (dated September 28, 1984)

Fire

The City of Craig provides emergency services and fire protection with the City and Study Area. No fire or emergency incident information was available for this study and therefore, fire incidents were not considered as a blight factor.

Crime

The City of Craig provides public safety services for the City and Study Area. No crime incident information was available for this study and therefore, crime incidents were not considered as a blight factor.

2.3 Field Survey Approach

The physical site survey was conducted on October 9 and 10, 2020. The majority of the blight factors were addressed during the site visit – exceptions being those which were not considered or were analyzed through “desktop analysis” (see description below). Each observation of a blight factor observed during the field survey, as described in Section 1, was tallied on a survey matrix and documented with a photograph (which is cross referenced). The field survey information is summarized as follows:

- Locations of the observations and photographs are documented on an aerial photos for each survey subarea (Exhibits 3-1 to 3-5: Field Survey Photo Reference Maps). Note that the numbers on the aerial image reference numbered photos in the tables.
- The survey observations are summarized on Table 2-3: Study Area Observed Conditions Summary. A more detailed list of observations is included in Chapter 3. Note again the cross-referencing of numbered photos.
- The narrative is supplemented with relevant photographs that highlight the observations. A complete set of photographs is included in Chapter 3.

2.4 Desktop Analysis

In addition to the field survey, further analysis was performed in an office setting. This “desktop analysis” (D.A. on Table 2-8) included review of information provided by the City of Craig, Moffat Mapping and GIS, Moffat County Assessor, FEMA Flood Insurance Rate Maps, public domain aerial photography, and other documentation in order to comprehensively assess the existing conditions within the Study Area. The following factors were evaluated in the desktop analysis:

- b. Defective or inadequate street layout
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

2.5 Blight Factor Evaluation Criteria

DGC Community Planning and Design developed the following evaluation criteria for examination of the eleven blight factors (a through k.5). These criteria were evaluated during the field survey and review of available supplemental documentation during the desktop analysis. Each factor is noted with the methodology for analysis (field, desktop, or both).

a. Slum, deteriorating or deteriorated structures

Field survey efforts examining this factor focused on the general condition and level of deterioration of the existing building's exterior components, such as:

- Deteriorated exterior walls
- Deteriorated visible foundation/ incomplete demolition
- Deteriorated fascia, soffits, and/or eaves
- Deteriorated/ lack of gutters and/or downspouts
- Deteriorated exterior finishes
- Deteriorated windows or doors
- Deteriorated stairways and/or fire escapes
- Deteriorated loading dock areas and/or ramps
- Deteriorated barriers, walls, and/or railings
- Deteriorated ancillary structures
- Other (exposed electrical; deteriorated wall-mounted signage, wall lighting, HVAC, and/or equipment)

b. Predominance of defective or inadequate street layout

The analysis conducted for this blight factor evaluated the effectiveness or adequacy of the streets within the Study Area. Evaluation criteria in this section include:

- Poor vehicle access
- Poor internal circulation
- Substandard driveway definition and/or curb cuts
- Poor parking lot layout
- Other (poor street layout and access)

c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

The analysis conducted for this blight factor evaluated the adequacy of the lot layout within the Study Area. Evaluation criteria in this section include:

- Faulty and/or irregular lot shape
- Faulty and/or irregular lot configuration
- Lack of access to a public street
- Inadequate lot size
- Other

d. Unsanitary or unsafe conditions

The presence of the following conditions could contribute to an unsafe or unsanitary environment within the Study Area and surrounding community:

- Poorly lit or unlit areas
- Cracked or uneven surfaces for pedestrians
- Poor drainage
- Insufficient grading or steep slopes
- Presence of trash and debris
- Presence of abandoned or inoperable vehicles
- Presence of hazardous materials or conditions
- Presence of vagrants, vandalism, and/or graffiti
- Other hazards present (unfenced storage of equipment/materials; unprotected electrical/utilities; unpaved bus stop; unsafe drop-off)

e. Deterioration of site or other improvements

This factor focuses on conditions that indicate the lack of general maintenance of a structure, site, or through the presence of these conditions, the environment that reduces the site's usefulness and desirability. The conditions are as follows:

- Deterioration or lack of parking lot or site pavement
- Deterioration or lack of site curb and gutter
- Deterioration or lack site sidewalks and pedestrian areas
- Deterioration or lack of outdoor lighting
- Deterioration or lack of site utilities
- Deterioration or lack of surface drainage facilities
- Inadequate site maintenance
- Non-conformance to site development regulations
- Deterioration of signage
- Other (deteriorated fencing, retaining wall; lack of curb stops)

f. Unusual topography or inadequate public improvements or utilities

This factor identifies key deficiencies in the off-site and on-site public infrastructure and topography within the Study Area, including:

- Poor site grading
- Deterioration of street pavement in right-of-way
- Deterioration or lack of curb and gutter in right-of-way
- Insufficient street lighting in right-of-way
- Presence of overhead utilities in right-of-way
- Deterioration or lack of sidewalks in right-of-way
- Deteriorated utilities in right-of-way
- Other (lack fall protection along creek; erosion of creek banks; undersized bridge)

g. Defective or unusual conditions of title rendering the title nonmarketable

Although this factor was not included in the scope of this study, it is typically evaluated through research and analysis of title documents and potential encumbrances. Existence of these criteria contributes to prolonged periods of vacancy and hinders redevelopment:

- Title conditions making the property unmarketable
- Other (easements and other encumbrances)

h. The existence of conditions that endanger life or property by fire or other causes

The presence of these criteria within the Study Area can endanger human lives and property:

- Structures in the floodplain
- Evidence of previous fire
- Inadequate emergency vehicle provisions
- Presence of dry debris adjacent to structures
- Hazardous materials near structures
- Dead trees/shrubs near high traffic areas or structures
- Other hazards present (unsafe level changes; unprotected propane tank; deteriorated external stairs)

i. Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities

The criteria for this factor are focused primarily on defective or dangerous conditions within the building envelope and generally require internal access to the structure for full assessment. No building or zoning code information was available for this study:

:

- Building code violations
- Public health concerns
- Dilapidated or deteriorated interior of building
- Defective design or physical construction
- Faulty or inadequate facilities
- Presence of mold
- Inadequate emergency egress provisions
- Evidence of recent flooding
- Unprotected electrical systems, wires, and/or gas lines
- Inadequate fire suppression systems
- Evidence of vagrants inside building
- Other (recreation vehicles used for permanent housing)

j. Environmental contamination of buildings or property

The presence of environmental contamination hinders redevelopment through added costs and is potentially hazardous to the surrounding community. These conditions are typically not evident through a visual field survey, but instead rely on documented findings from reports and studies. No environmental information was available for this study:

- Official documentation of environmental contamination
- Storage or evidence of hazardous materials
- Other evidence of environmental contamination

k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

These additional criteria are typically not visible during a field survey, but could hinder redevelopment when present:

- High levels of vacancy
- High levels of municipal code violations
- High levels of vehicular accident reports
- High levels of requests for emergency services
- Other evidence of required high level of municipal services
- Other evidence of substantial physical underutilization

2.6 Results of the Study Area Analysis

The overall findings of the Study Area analysis are presented in this section. Table 2-3: Study Area Observed Conditions Summary tabulates the results of the field survey and desktop analysis and Figures 2-2 to 2-11 present representative photographs that illustrate field observations. A complete set of photographs that correlate by number with Reference Sheets is included in Exhibit 3-6.

After review of the eleven blight factors described in Colorado Urban Renewal Law, the following nine (9) factors were observed within the Study Area during the field survey or by subsequent desktop research and analysis:

- a. Slum, 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
- h. The existence of conditions that endanger life or property by fire or other causes

- i. Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

Two (2) factors were not surveyed as part of this study:

- g. Defective or unusual conditions of title rendering the title nonmarketable
- j. Environmental contamination

a. Slum, deteriorated, or deteriorating structures – OBSERVED

There are existing dilapidated buildings located throughout all subareas of the Study Area. Based on an examination of building exteriors, these buildings had deteriorated exterior walls, windows and doors, architectural features, and finishes. Exterior loading docks, walls, fences and ancillary structures were also deteriorated. Much of this was due to the age of buildings, poor exterior condition, and in many cases, vacancy and lack of exterior maintenance. Taken as a whole, slum, deteriorated, and deteriorating structures were observed throughout the Study Area.

b. Predominance of defective or inadequate street layout – OBSERVED

Subarea A (North Yampa) and Subarea E (Southern Industrial Area) both exhibited instances of poor vehicle access and poor street layout and access, mainly due to faulty/irregular lot shapes. A lack of public streets extending into deep/large lots has resulted in several examples of private drives functioning as de facto public streets. Scattered throughout the Study Area there are occasional examples poor internal circulation and poor parking lot layout. In Subarea D (City Park and Southern Neighborhood) and Subarea E there is a lack of curb and gutter along the street right-of-way which contributes to substandard driveway definition. These observations are evidence of defective and inadequate street layout.

c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness – OBSERVED

As previously mentioned, Subarea A (North Yampa) and Subarea E (Southern Industrial Area) both exhibit faulty/irregular lot shapes. Subarea A had narrow, deep lots with little street frontage. One large rear lot lacks access to a public street. Subarea B has large, irregular lots, including a 42-acre lot owned by Union Pacific Railroad. The railroad property includes a private drive that is used as a primary access by neighboring property owners. These observations are evidence of faulty lot layout.

The industrial areas in the south part of Subarea D and most of Subarea E lack defined and paved streets. However, water and sewer mains and a partial natural gas line serve most of Subarea E. Therefore, the lack of a developed street system is evidence of the existence of inadequate public infrastructure in Subarea E.

d. Unsanitary or unsafe conditions - OBSERVED

Multiple examples were observed indicating unsanitary or unsafe conditions within all subareas of the Study Area. These include evidence of poor lighting; cracked or uneven surfaces for pedestrians; poor drainage; occasional grading issues; presence of trash and debris throughout; occasional evidence of vagrants and graffiti; unprotected electrical; unsafe level changes; and unfenced storage of vehicles, equipment, and materials. Together, these constitute unsanitary and unsafe conditions.

e. Deterioration of site or other improvements - OBSERVED

There is widespread deterioration of site improvements within all subareas of the Study Area. Site pavements are deteriorated or lacking entirely, there is a lack of curb and gutter, insufficient outdoor lighting, and deteriorated/lacking fencing. Many of the properties within the Study Area exhibit a lack of site maintenance. There are occasional examples of deteriorated/substandard site utilities, deteriorated/lack of surface drainage facilities, deteriorated signage, and lack of curb stops. These observations are evidence of deteriorated site improvements.

f. Unusual topography or inadequate public improvements or utilities – OBSERVED

Parcels within the Study Area are served by public and private utilities located in adjacent street rights-of-way and alleys. Water and sewer are provided by the City of Craig and are reported to be adequate. Natural gas is provided by ATMOS Energy, a private utility and electric power is provided by Yampa Valley Electric Association (YVEA). These services are reported to be adequate. Telecommunications are provided by private companies and are reported to be adequate.

Visible public improvements such as sidewalks, curb and gutter, and landscaping are absent in portions (or the entirety) of each subarea. Subarea A is along a rural highway. Subarea B (West Shopping Area) lacks sidewalks, paved bus stops, and in one instance even a usable shoulder, along West Victory Way/US 40. Sidewalks are also missing on all perimeter streets. In Subarea B (Downtown), sidewalks and an unpaved alley south of 4th Street are in poor condition. There are other scattered examples of missing downtown sidewalks, especially on east-west streets. Subarea D (City Park and Southern Neighborhood) lacks sidewalks nearly entirely and is in need of fall protection along the steep, eroded banks of Fortification Creek. Additionally, there are unpaved alleys and some street frontages lack curb and gutter, with the street pavement transitioning to unimproved gravel areas which are used for on-street parking. Subarea E (Southern Industrial Area) universally lacks curb and gutter, sidewalks, and street lighting. Moreover, 2nd Street and Stock Drive are unpaved, with Stock Drive also served by an undersized bridge over Fortification Creek. Together, these constitute inadequate public improvements or utilities.

g. Defective or unusual conditions of title rendering the title nonmarketable – Not Surveyed

h. The existence of conditions that endanger life or property by fire or other causes – OBSERVED

The field survey identified some Study Area parcels with debris and trash next to buildings that could cause fire; other hazardous materials or situations; dead trees and shrubs near buildings and high traffic areas; deteriorated external stairs/fire escapes; and unsafe level changes. Additionally, access by emergency vehicles is impeded by the unpaved roads/private drives and faulty lot layout/inadequate street layout in Subarea A (North Yampa Avenue) and E (Southern Industrial Area).

Flooding also poses a threat to life and property in Subarea A (North Yampa Avenue), Subarea C (Downtown), and Subarea D (City Park and Southern Neighborhood). According to the FEMA Flood Insurance Rate Map, all properties within Subareas A and D are within a 100-year or 500-year floodplain. All properties within Subarea C are within the 500-year floodplain. Taken together, these observations are evidence of conditions that endanger life or property by fire or other causes.

i. Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities – OBSERVED

The field survey included many buildings that were in poor repair. The photographs highlight buildings in each subarea with obvious code and safety violations such as exposed electrical, broken windows, and unprotected vertical drops. These buildings were also in poor repair or dilapidated and otherwise inadequate for current occupancy. Moreover, in Subarea D (City Park and Southern Neighborhood) there were numerous examples of recreation vehicles being used for fixed, permanent housing. Taken together, these observations are evidence of buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities.

j. Environmental contamination of buildings or property – Not Surveyed

k.5. The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements – OBSERVED

During the site survey, many vacant buildings, parcels and parking lots were observed throughout the Study Area. In Subarea A (North Yampa Avenue) three of the four existing structures are vacant. Two lots have rows of former/vacant mobile pads and an additional lot is predominately undeveloped land. In Subarea B (West Shopping Area) there three large vacant stores: a former K-Mart, former Safeway, and a large inline retail space adjacent to the Safeway. Signage indicates that the Safeway closed 10/09/2013. The southern portion of Subarea C (Downtown) has a marked lack of activity relative to the blocks north of 4th Street. Several buildings appear empty or used as storage, and at least half the land area is vacant ground or unused/underutilized parking. Subarea D (City Park and Southern

Neighborhood) has some scattered vacant mobile home pad sites. It also has a large parcel between East 3rd Street and the Denver & Rio Grande Western Railroad tracks that is currently used for outdoor storage. Subarea E (Southern Industrial Area) has large amounts of vacant land east of Ranney St/CO-394 and within the Union Pacific Railroad property. There are three additional vacant properties east of Washington Street. Taken together, these conditions are evidence of substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Table 2-8: Study Area Observed Conditions Summary

Craig Study Area Photographic/Desktop Analysis Reference Sheet			F.S.	D.A.
a.	SLUM, DETERIORATED OR DETERIORATING STRUCTURES	Deteriorated external walls/roof	•	
		Deteriorated visible foundation/incomplete demolition	•	
		Deteriorated fascia/soffits/eaves	•	
		Deteriorated/lack of gutters/downspouts	•	
		Deteriorated exterior finishes	•	
		Deteriorated windows and doors	•	
		Deteriorated stairways/fire escapes	•	
		Deteriorated loading dock areas/ramps	•	
		Deteriorated barriers/walls/railings	•	
		Deteriorated ancillary structures	•	
		Other (exposed electrical; det. signage, lighting, HVAC, equip.)	•	
b.	DEFECTIVE OR INADEQUATE STREET LAYOUT	Poor vehicle access	•	•
		Poor internal circulation	•	
		Substandard driveway definition/curbcuts	•	
		Poor parking lot layout	•	•
		Other (poor street layout and access)	•	
c.	FAULTY LOT LAYOUT	Faulty/irregular lot shape		•
		Faulty/irregular lot configuration		•
		Lack of access to a public street		•
		Inadequate lot size		
		Other		
d.	UNSANITARY OR UNSAFE CONDITIONS	Poorly lit or unlit areas	•	
		Cracked or uneven surfaces for pedestrians	•	
		Poor drainage	•	
		Insufficient grading or steep slopes	•	
		Presence of trash and debris	•	
		Abandoned/inoperable vehicles and equipment	•	
		Presence of potentially hazardous materials or conditions	•	
		Vagrants/vandalism/graffiti	•	
		Other (unfenced storage; unprotected elec./util.; unsafe drop)	•	
e.	DETERIORATION OF SITE OR OTHER IMPROVEMENTS	Deteriorated/lack of parking lot/site pavement	•	
		Deteriorated/lack of site curb and gutter	•	
		Deteriorated/lack of site sidewalks/pedestrian areas	•	
		Deteriorated/lack of outdoor lighting	•	
		Deteriorated/substandard/lack of site utilities	•	
		Deteriorated/lack of surface drainage facilities	•	
		Inadequate site maintenance	•	
		Non-conformance to site development regulations	•	
		Deterioration of signage	•	
		Other (deteriorated fencing, retaining wall; lack of curb stops)	•	

Note: Field Survey abbreviated F.S., Desktop Analysis abbreviated D.A., Not Surveyed abbreviated N.S.

Source: DGC Consulting field survey and Google Earth

Table 2-8: (continued)

Craig Study Area Photographic/Desktop Analysis Reference Sheet			F.S.	D.A.
f.	UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES	Poor site grading	•	
		Deteriorated/lack of street pavement in right-of-way	•	
		Deteriorated/lack of curb and gutter in right-of-way	•	
		Insufficient street lighting in right-of-way	•	
		Unsafe overhead utilities in right-of-way	•	
		Deteriorated/inadequate/lack of sidewalks in right-of-way	•	
		Deteriorated/unsafe utilities in the right-of-way	•	
		Other (lack fall protection; erosion of creek; undersized bridge)	•	
g.	DEFECTIVE OR UNUSUAL TITLE CONDITIONS	Title conditions making the property unmarketable	SN	SN
		Other (easements and other encumbrances)	SN	SN
h.	THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES	Structures in the floodplain	•	•
		Evidence of previous fire		
		Inadequate emergency vehicle provisions	•	
		Presence of dry debris adjacent to structures	•	
		Hazardous materials near structures/fire hazard		
		Dead trees/shrubs near high traffic areas	•	
		Other (unsafe level changes; propane tank; deteriorated stairs)	•	
i.	BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES	Building code violations	•	
		Public health concerns	•	
		Dilapidated or deteriorated interior of building		
		Defective design or physical construction		
		Faulty or inadequate facilities		
		Presence of mold		
		Inadequate emergency egress provisions		
		Evidence of recent flooding		
		Unprotected electrical systems/wires/gas lines		
		Inadequate fire suppression systems		
		Evidence of vagrants inside building		
		Other (recreation vehicles used for permanent housing)	•	
j.	ENVIRONMENTAL CONTAMINATION	Official documentation of contamination		•
		Storage or evidence of hazardous materials		
		Other evidence of environmental contamination		
k.5	REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/ BUILDINGS/ IMPROVEMENTS UNDERUTILIZED/ VACANT	High levels of vacancy	•	•
		High levels of municipal code violations		
		High levels of vehicular accident reports		
		High levels of requests for emergency services		
		Other evidence of required high level of municipal services		
		Other evidence of substantial physical underutilization		

Note: Field Survey abbreviated F.S., Desktop Analysis abbreviated D.A., Not Surveyed abbreviated N.S.

Source: DGC Consulting field survey and Google Earth



Figure 2-1 Subarea A, Example 1

Deteriorated external walls/roof; incomplete demolition; deteriorated fascia/soffits/eaves; lack of gutters/downspouts; deteriorated exterior finishes; deteriorated windows; presence of trash and debris; inoperable vehicles; potentially hazardous conditions; lack of outdoor lighting; inadequate site maintenance; structure in the floodplain; building code violations, public health concerns (Photo A7)



Figure 2-2 Subarea A, Example 2

Poor vehicle access; poorly lit/unlit area; presence of trash and debris; lack of site pavement; lack of site curb and gutter; lack of outdoor lighting; deteriorated/substandard site utilities; inadequate site maintenance; deteriorated fencing; high levels of vacancy (Photo A11)



Figure 2-3 Subarea B, Example 1

Deteriorated exterior finishes; deteriorated doors; deteriorated barriers/walls; deteriorated wall lighting; deteriorated HVAC; poorly lit area; cracked/uneven surfaces for pedestrians; poor drainage; presence of trash and debris; potentially hazardous conditions; deteriorated site pavement; lack of site curb and gutter; lack of surface drainage facilities; inadequate site maintenance; lack of sidewalks in the right-of-way; high levels of vacancy (Photo B2)



Figure 2-4 Subarea B, Example 2

Deteriorated windows and doors; deteriorated barriers/railings; deteriorated parking lot/site pavement; inadequate site maintenance; high levels of vacancy (Photo B12)



Figure 2-5 Subarea C, Example 1

Deteriorated external walls/roof; lack of gutters/downspouts; deteriorated exterior finishes; deteriorated windows and doors; deteriorated ancillary structures; exposed electrical; presence of trash and debris; abandoned/inoperable vehicles and equipment; potentially hazardous conditions; unfenced storage of equipment/materials; lack of site pavement; lack of site curb and gutter; inadequate site maintenance; structures in the floodplain (Photo C8)



Figure 2-6 Subarea C, Example 2

Deteriorated fascia/soffits/eaves; deteriorated exterior finishes; deteriorated windows and doors; deteriorated stairway/fire escape; deteriorated barriers/railings; deteriorated signage; cracked/uneven surfaces for pedestrians; presence of trash and debris; unsafe drop-off; inadequate site maintenance; structure in the floodplain (Photo C24)



Figure 2-7 Subarea D, Example 1

Deteriorated external walls; deteriorated exterior finishes; inoperable vehicle; substandard site utilities; non-conformance to side development regulations; lack of curb and gutter in right-of-way; lack of sidewalks in the right-of-way; structures in floodplain; public health concerns; recreation vehicle used for permanent housing (Photo D10)



Figure 2-8 Subarea D, Example 2

Poor internal circulation; substandard driveway definition/curbcuts; poor parking lot layout; poorly lit/unlit area; cracked or uneven surface for pedestrians; presence of trash and debris; abandoned/inoperable vehicles and equipment; potentially hazardous materials or conditions; unfenced storage; lack of site pavement; lack of site curb and gutter; lack of outdoor lighting; lack of surface drainage facilities; inadequate site maintenance; poor grading; insufficient street lighting in right-of-way; lack of sidewalks in the right-of-way; structures in the floodplain (Photo D31)



Figure 2-9 Subarea E, Example 1

Deteriorated visible foundation; deteriorated exterior finishes; deteriorated loading dock areas/ramps; lack of barriers/railings; deteriorated equipment; poor vehicle access; poor street layout; poorly lit/unlit area; cracked/uneven surfaces for pedestrians; presence of trash and debris; abandoned/inoperable equipment; potentially hazardous conditions; graffiti; unprotected electrical; lack of site pavement; lack of outdoor lighting; inadequate site maintenance; poor grading; unsafe level changes; high levels of vacancy (Photo E12)



Figure 2-10 Subarea E, Example 2

Deteriorated external walls/roof; deteriorated fascia/soffits/eaves; lack of gutters/downspouts; deteriorated exterior finishes; deteriorated windows and doors; deteriorated ancillary structures; presence of trash and debris; abandoned/inoperable vehicles; lack of site pavement; deteriorated site utilities; inadequate site maintenance; deteriorated fencing; lack of street pavement in the right-of-way; lack of curb and gutter in the right-of-way; insufficient street lighting in the right-of-way; lack of sidewalks in the right-of-way; high levels of vacancy (Photo E22)

3. Summary of Findings and Conclusions

3.1 Findings

Within the Study Area, the field survey and desktop analysis identified fifty-five (55) different conditions representing nine (9) different factors that contribute to a finding of blight. Specific examples and photo documentation from the field survey/desktop analysis is documented on Exhibits 3-1 to 3-5: Field Survey Photo Reference Maps and Tables 3-1 to 3-5: Reference Sheets. A complete set of survey photographs by study subarea is included in Exhibit 3-6.

The blight factors and conditions observed are listed below:

a. Slum, deteriorating or deteriorated structures

- Deteriorated exterior walls
- Deteriorated visible foundation/ incomplete demolition
- Deteriorated fascia, soffits, and/or eaves
- Deteriorated/ lack of gutters and/or downspouts
- Deteriorated exterior finishes
- Deteriorated windows or doors
- Deteriorated stairways and/or fire escapes
- Deteriorated loading dock areas and/or ramps
- Deteriorated barriers, walls, and/or railings
- Deteriorated ancillary structures
- Other (exposed electrical; deteriorated wall-mounted signage, wall lighting, HVAC, and/or equipment)

b. Predominance of defective or inadequate street layout

- Poor vehicle access
- Poor internal circulation
- Substandard driveway definition and/or curb cuts
- Poor parking lot layout
- Other (poor street layout and access)

c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

- Faulty and/or irregular lot shape
- Faulty and/or irregular lot configuration
- Lack of access to a public street

d. Unsanitary or unsafe conditions

- Poorly lit or unlit areas

- Cracked or uneven surfaces for pedestrians
- Poor drainage
- Insufficient grading or steep slopes
- Presence of trash and debris
- Presence of abandoned or inoperable vehicles
- Presence of hazardous materials or conditions
- Presence of vagrants, vandalism, and/or graffiti
- Other hazards present (unfenced storage of equipment/materials; unprotected electrical/utilities; unpaved bus stop; unsafe drop-off)

e. Deterioration of site or other improvements

- Deterioration or lack of parking lot or site pavement
- Deterioration or lack of site curb and gutter
- Deterioration or lack site sidewalks and pedestrian areas
- Deterioration or lack of outdoor lighting
- Deterioration or lack of site utilities
- Deterioration or lack of surface drainage facilities
- Inadequate site maintenance
- Non-conformance to site development regulations
- Deterioration of signage
- Other (deteriorated fencing, retaining wall; lack of curb stops)

f. Unusual topography or inadequate public improvements or utilities

- Poor site grading
- Deterioration of street pavement in right-of-way
- Deterioration or lack of curb and gutter in right-of-way
- Insufficient street lighting in right-of-way
- Deterioration or lack of sidewalks in right-of-way
- Deteriorated utilities in right-of-way
- Other (lack fall protection along creek; erosion of creek banks; undersized bridge)

g. Defective or unusual conditions of title rendering the title nonmarketable

- NOT SURVEYED

h. The existence of conditions that endanger life or property by fire or other causes

- Structures in the floodplain
- Inadequate emergency vehicle provisions
- Presence of dry debris adjacent to structures
- Dead trees/shrubs near high traffic areas or structures
- Other hazards present (unsafe level changes; unprotected propane tank; deteriorated external stairs)

- i. **Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities**
 - Building code violations
 - Public health concerns
 - Other (recreation vehicles used for permanent housing)
- j. **Environmental contamination of buildings or property**
 - NOT SURVEYED
- k.5 **The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements**
 - High levels of vacancy or site utilization

3.2 Conclusions

It is the conclusion of this Conditions Study that the Craig Study Area, in its present condition and use, meets the conditions of a blighted area as defined by Colorado Urban Renewal Law. By reason of the presence of factors identified in the Urban Renewal Law and as documented in this report, the City of Craig City Council may find that the Study Area substantially impairs or arrests the sound growth of Colorado Springs, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals and welfare.

Per Urban Renewal Law, conditions in the Study Area must constitute at least four of the factors indicative of a blighted area, and at least five factors if eminent domain is to be used. As described in this report, the following nine (9) factors were extensively observed in the Study Area:

- a. Slum, 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
- h. The existence of conditions that endanger life or property by fire or other causes
- i. Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities

- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

The blight factors observed are documented on Exhibits 3-1 to 3-5: Field Survey Photo Reference Maps and Tables 3-1 to 3-5: Reference Sheets. A complete set of survey photographs is included in Exhibit 3-6: Field Survey Photographs Subareas A - E.

Exhibit 3-1: Field Survey Photo-Reference Map (Subarea A)

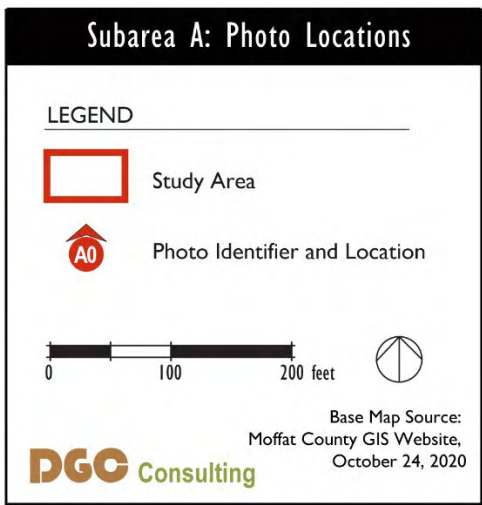


Exhibit 3-2: Field Survey Photo-Reference Map (Subarea B)



Exhibit 3-3: Field Survey Photo-Reference Map (Subarea C)



Exhibit 3-4: Field Survey Photo-Reference Map (Subarea D)

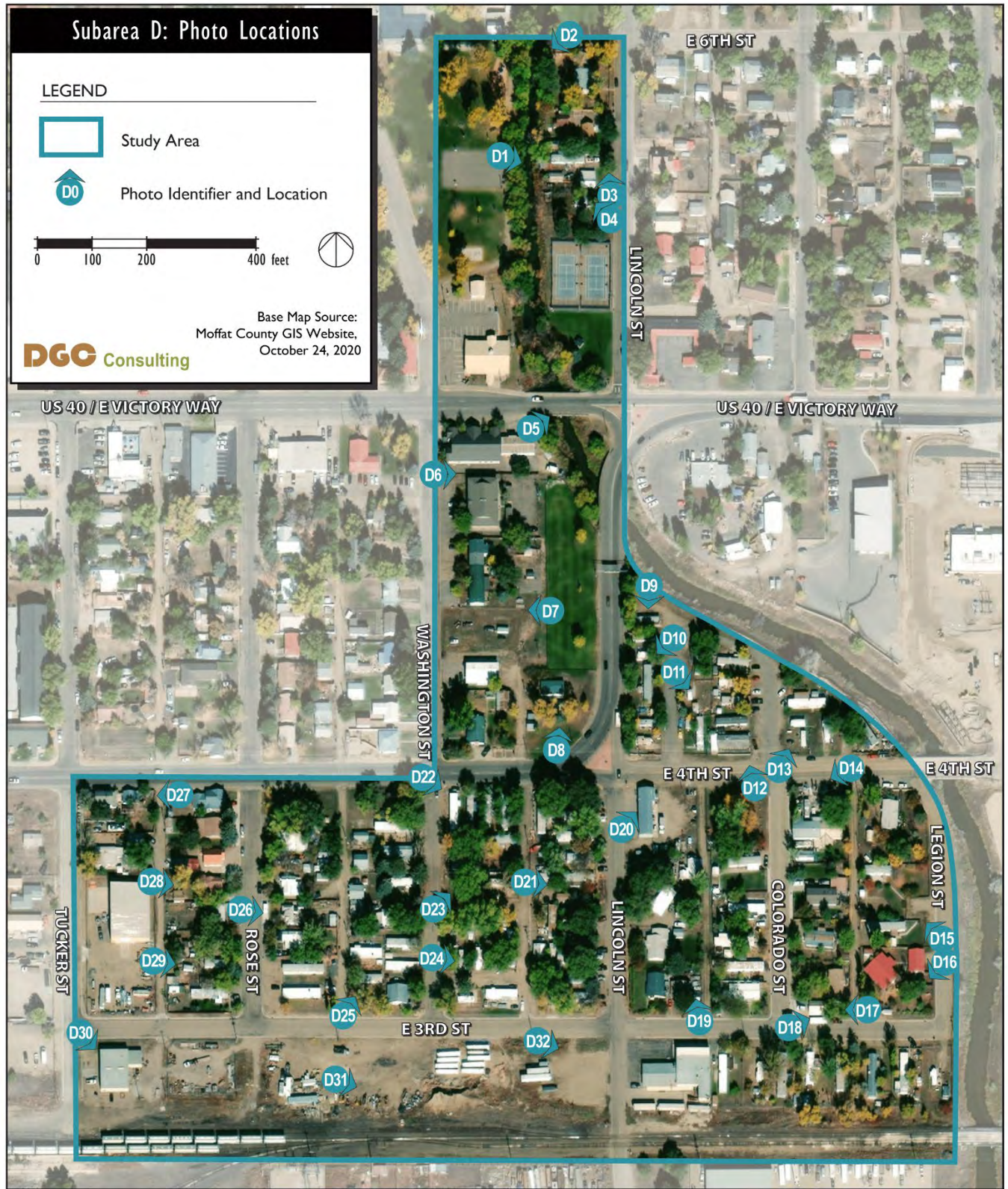


Exhibit 3-5: Field Survey Photo-Reference Map (Subarea E)

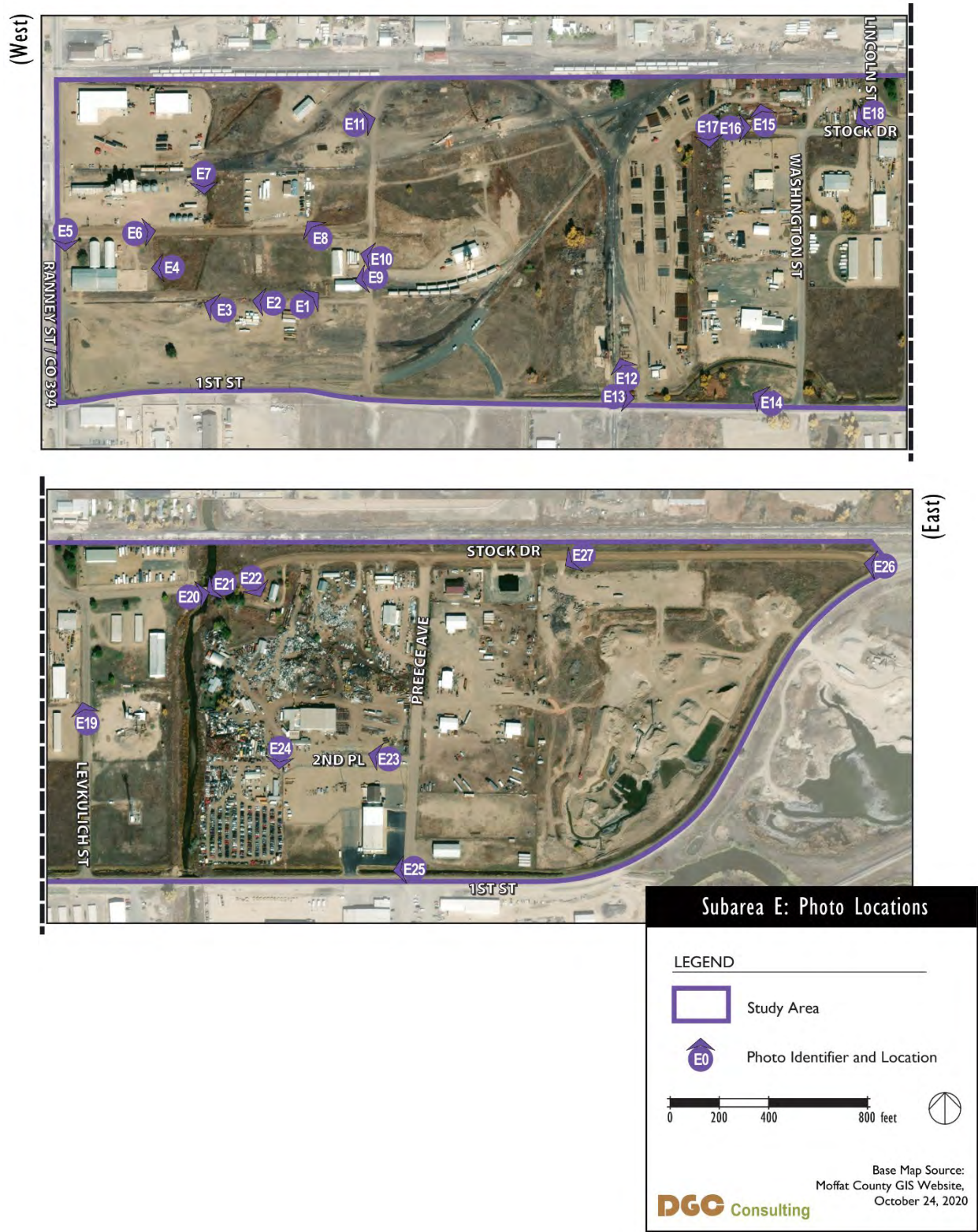


Table 3-1: Subarea A Reference Sheet

Subarea A			1	2	3	4	5	6	7	8	9	10	11	12
a.	SLUM, DETERIORATED OR DETERIORATING STRUCTURES	Deteriorated external walls/roof	•			•	•	•	•					
		Deteriorated visible foundation/incomplete demolition							•					
		Deteriorated fascia/soffits/eaves	•				•	•	•					
		Deteriorated/lack of gutters/downspouts	•				•	•	•					
		Deteriorated exterior finishes	•		•			•	•					
		Deteriorated windows and doors	•				•	•	•			•		
		Deteriorated stairways/fire escapes												
		Deteriorated loading dock areas/ramps												
		Deteriorated barriers/walls/gates/railings			•									
		Deteriorated ancillary structures		•			•							
		Other (exposed electrical)					•	•	•					
b.	DEFECTIVE OR INADEQUATE STREET LAYOUT	Poor vehicle access									•	•	•	•
		Poor internal circulation												
		Substandard driveway definition/curbcuts		•								•		•
		Poor parking lot layout												
c.	FAULTY LOT LAYOUT	Faulty/irregular lot shape												
		Faulty/irregular lot configuration												
		Lack of access to a public street												
		Inadequate lot size												
d.	UNSANITARY OR UNSAFE CONDITIONS	Other												
		Poorly lit or unit areas	•			•	•	•	•			•	•	•
		Cracked or uneven surfaces for pedestrians												
		Poor drainage		•										
		Insufficient grading or steep slopes									•			
		Presence of trash and debris	•	•	•	•	•	•	•			•	•	•
		Abandoned/inoperable vehicles and equipment						•	•			•		
		Presence of potentially hazardous materials or conditions				•	•	•	•	•	•			
		Vagrants, vandalism, graffiti, and/or pests						•						
		Other hazards present (unfenced storage of equipment/materials)		•	•		•	•		•				
e.	DETERIORATION OF SITE OR OTHER IMPROVEMENTS (SITE)	Deteriorated/lack of parking lot/site pavement	•	•	•	•	•			•	•	•	•	•
		Deteriorated/lack of site curb and gutter	•	•	•	•				•	•	•	•	•
		Deteriorated/lack of site sidewalks/pedestrian areas	•	•	•	•								•
		Deteriorated/lack of outdoor lighting	•			•	•	•	•			•	•	•
		Deteriorated/substandard/lack of site utilities									•		•	
		Deteriorated/lack of surface drainage facilities		•	•									
		Inadequate site maintenance	•		•	•	•	•	•		•	•	•	•
		Non-conformance to site development regulations												
		Deterioration of signage												
		Other (deteriorated fencing/walls, lack of curb stops)	•	•	•								•	•
f.	UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES (ROW)	Poor site grading									•			
		Deteriorated/lack of street pavement in right-of-way												
		Deteriorated/lack of curb and gutter in right-of-way		•	•									
		Insufficient street lighting in right-of-way												
		Unsafe overhead utilities in right-of-way												
		Deteriorated/inadequate/lack of sidewalks in right-of-way		•	•									
		Deteriorated/unsafe utilities in the right-of-way		•	•									
		Other												
g.	DEFECTIVE OR UNUSUAL TITLE CONDITIONS	Title conditions making the property unmarketable												
		Other (easements and other encumbrances)												
h.	THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES	Structures in the floodplain	•	•	•	•	•	•	•	•				
		Evidence of previous fire												
		Inadequate emergency vehicle provisions												
		Presence of dry debris adjacent to structures												
		Hazardous materials near structures/fire hazard												
		Dead trees/shrubs near high traffic areas												
		Other hazards present (unsafe level changes)		•										
i.	BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES	Building code violations	•			•	•	•	•					
		Public health concerns	•			•	•	•	•					
		Dilapidated or deteriorated interior of building												
		Defective design or physical construction												
		Faulty or inadequate facilities												
		Presence of mold												
		Inadequate emergency egress provisions												
		Evidence of recent flooding												
		Unprotected electrical systems/wires/gas lines												
		Inadequate fire suppression systems												
		Evidence of vagrants inside building												
		Other												
j.	ENVIRONMENTAL CONTAMINATION	Official documentation of contamination												
		Storage or evidence of hazardous materials												
		Other evidence of environmental contamination												
k.5	REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/ BUILDINGS/ IMPROVEMENTS UNDERUTILIZED/ VACANT	High levels of vacancy	•			•	•	•	•			•	•	•
		High levels of municipal code violations												
		High levels of vehicular accident reports												
		High levels of requests for emergency services												
		Other evidence of required high level of municipal services												
		Other evidence of substantial physical underutilization												

Note: Desktop Analysis is abbreviated as D.A., Not Surveyed is abbreviated N.S.

Source: DGC Consulting field survey and Google Earth

Table 3-4: Subarea D Reference Sheet

Source: DGC Consulting field survey and Google Earth

Table 3-5: Subarea E Reference Sheet

Subarea E			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
a.	SLUM, DETERIORATED OR DETERIORATING STRUCTURES	Deteriorated external walls/roof																											
		Deteriorated visible foundation/incomplete demolition																											
		Deteriorated fascia/soffits/eaves																											
		Deteriorated/lack of gutters/downspouts																											
		Deteriorated exterior finishes																											
		Deteriorated windows and doors																											
		Deteriorated stairway/fire escapes																											
		Deteriorated loading dock areas/ramps																											
		Deteriorated barriers/walls/gates/railings																											
		Deteriorated ancillary structures																											
		Other (deteriorated equipment, wall-mounted signage)																											
b.	DEFECTIVE OR INADEQUATE STREET LAYOUT	Poor vehicle access																											
		Poor internal circulation																											
		Substandard driveway definition/curbcuts																											
		Poor parking lot layout																											
c.	FAULTY LOT LAYOUT	Faulty/irregular lot shape																											
		Faulty/irregular lot configuration																											
		Lack of access to a public street																											
		Inadequate lot size																											
		Other																											
d.	UNSANITARY OR UNSAFE CONDITIONS	Poorly lit or unlit areas																											
		Cracked or uneven surfaces for pedestrians																											
		Poor drainage																											
		Insufficient grading or steep slopes																											
		Presence of trash and debris																											
		Abandoned/inoperable vehicles and equipment																											
		Presence of potentially hazardous materials or conditions																											
		Vagrants, vandalism, graffiti, and/or pests																											
		Other (unfenced storage, unprotected electrical)																											
e.	DETERIORATION OF SITE OR OTHER IMPROVEMENTS (SITE)	Deteriorated/lack of parking lot/site pavement																											
		Deteriorated/lack of site curb and gutter																											
		Deteriorated/lack of site sidewalks/pedestrian areas																											
		Deteriorated/lack of outdoor lighting																											
		Deteriorated/substandard/lack of site utilities																											
		Deteriorated/lack of surface drainage facilities																											
		Inadequate site maintenance																											
		Non-conformance to site development regulations																											
		Deterioration of signage																											
		Other (deteriorated fencing, lack of curb stops)																											
f.	UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES (ROW)	Poor site grading																											
		Deteriorated/lack of street pavement in right-of-way																											
		Deteriorated/lack of curb and gutter in right-of-way																											
		Insufficient street lighting in right-of-way																											
		Unsafe overhead utilities in right-of-way																											
		Deteriorated/inadequate/lack of sidewalks in right-of-way																											
		Deteriorated/unsafe utilities in the right-of-way																											
		Other (undersized bridge)																											
g.	DEFECTIVE OR UNUSUAL TITLE CONDITIONS	Title conditions making the property unmarketable																											
		Other (easements and other encumbrances)																											
h.	THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES	Structures in the floodplain																											
		Evidence of previous fire																											
		Inadequate emergency vehicle provisions																											
		Presence of dry debris adjacent to structures																											
		Hazardous materials near structures/fire hazard																											
		Dead trees/shrubs near high traffic areas																											
i.	BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES	Other hazards present (unsafe level changes)																											
		Building code violations																											
		Public health concerns																											
		Dilapidated or deteriorated interior of building																											
		Defective design or physical construction																											
		Faulty or inadequate facilities																											
		Presence of mold																											
		Inadequate emergency egress provisions																											
		Evidence of recent flooding																											
		Unprotected electrical systems/wires/gas lines																											
		Inadequate fire suppression systems																											
j.	ENVIRONMENTAL CONTAMINATION	Evidence of vagrants inside building																											
		Other																											
k.5	REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/BUILDINGS/IMPROVEMENTS UNDERUTILIZED/ VACANT	Official documentation of contamination																											
		Storage or evidence of hazardous materials																											
		Other evidence of environmental contamination																											
		High levels of vacancy																											
		High levels of municipal code violations																											
		High levels of vehicular accident reports																											
k.5	REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/BUILDINGS/IMPROVEMENTS UNDERUTILIZED/ VACANT	High levels of requests for emergency services																											
		Other evidence of required high level of municipal services																											
		Other evidence of substantial physical underutilization																											

Note: Desktop Analysis is abbreviated as D.A., Not Surveyed is abbreviated N.S.

Source: DGC Consulting field survey and Google Earth

Exhibit 3-6: Field Survey Photographs Subareas A - E



A1



A2



A3



A4



A5



A6



A7



A8



A9



A10



A11



A12



B1



B2



B3



B4



B5



B6



B7



B8



B9



B10



B11



B12



B13



B14



B15



B16



B17



B18



B19



B20



B21



B22



B23



B24



B25



B26



C1



C2



C3



C4



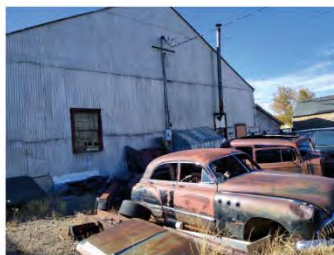
C5



C6



C7



C8



C9



C10



C11



C12



C13



C14



C15



C16



C17



C18



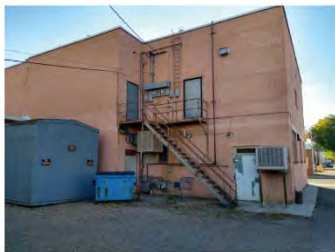
C19



C20



C21



C22



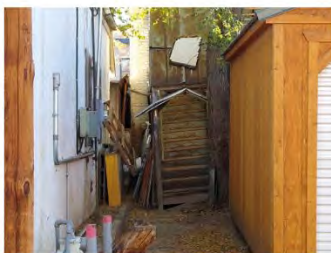
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C24



C25



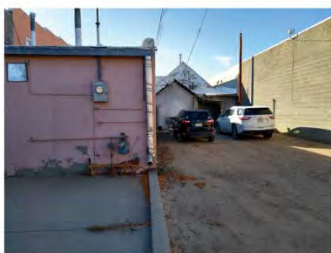
C26



C27



C28



C29



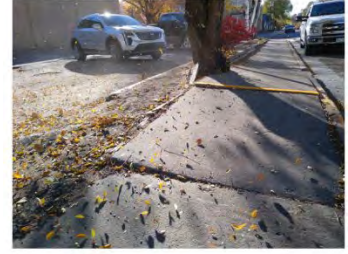
C30



C31



C32



C33



C34



C35



D1



D2



D3



D4



D5



D6



D7



D8



D9



D10



D11



D12



D13



D14



D15



D16



D17



D18



D19



D20



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D32



E1



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E3



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E5



E6



E7



E8



E9



E10



E11



E12



E13



E14



E15



E16



E17



E18



E19



E20



E21



E22



E23



E24



E25



E26



E27

Appendix A

Sources Consulted

1. State of Colorado Statutes Urban Renewal Law § 31-25-101:
http://www.state.co.us/gov_dir/leg_dir/olls/colorado_revised_statutes.htm
2. Google Earth aerial mapping (2020)
3. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the city of Craig, Community-Panel Number 080119 0001 C (dated September 28, 1984).
4. Craig Colorado Municipal Code (https://library.municode.com/co/craig/codes/municipal_code)
5. City of Craig website (<https://www.ci.craig.co.us/>) 2020
6. Mapping and GIS imagery provided by City of Craig/Moffat County GIS contractor from Moffatt County website 2020
7. Moffatt County Assessor website (<https://moffatcounty.colorado.gov/>) 2020
8. Resolution No. 7 (2003) - A Resolution Adopting the Moffat County/City of Craig Master Plan by the City of Craig
9. Moffat County/City of Craig Master Plan and related maps (2003)
10. Craig Parks, Recreation, Open Space and Trails Master Plan (Draft), November 6, 2018
11. Moffat County Comprehensive Economic Development Strategy (CEDS) September 2016 to September 2021
12. Sewer, Water and Gas map diagrams – City of Craig (undated)
13. Street Inventory Report – City of Craig (undated)

Appendix B

Parcels Surveyed

The Study Area includes 234 privately and publicly-owned parcels totaling 255 acres, plus public right-of-way for a total of 326 acres. Assessor's information is summarized on the following Appendix Tables B-1 through B-5.

Table B-1: Subarea A Parcels Surveyed

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
R005756		FEDDE, NORMAN & CAROL FAM TRUST &	1.95	
R005757	1430 YAMPA AVE	BAYSINGER, JEFFREY D &	0.38	
R005702	1386 YAMPA AVE	PELL, LYNETTE ALMA	2.03	
065725400019	1420-1470 YAMPA AVE	FEDDE, NORMAN	4.72	
		SUBTOTAL		9.08

Table B-2: Study Area B Parcels Surveyed

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
085501207004	435 MACK LN	MOFFAT COUNTY NATIONAL BANK	2.10	
085501209002	305 MACK LN	RAFTOPOULOS RENTALS III LLC	0.51	
085501209001	1280 INDUSTRIAL AVE	JAZ FINANCIAL MANAGEMENT LLC	1.23	
085501200902	960 W VICTORY WAY	FIRST CHRISTIAN CHURCH OF CRAIG	7.10	
085501200031	INDUSTRIAL AVE	FIRST CHRISTIAN CHURCH OF CRAIG	1.25	
085501207003	1298 W VICTORY WAY	KAMA INVESTMENTS LLC	0.69	
085501200025	1280 W VICTORY WAY	HOLLAND REAL ESTATE, LLC	1.35	
085501206007	1080 W VICTORY WAY	MCDONALDS CORPORATION 005/0069	0.92	
085501206001	1070 W VICTORY WAY	COL-CRAIG REALTY COMPANY	0.63	
085501208002	1294 W 4TH ST	MCLESIE, CHRISTOPHER W &	0.50	
085501208005		MITCHELL, JAMES JEFFERY & KATHLEEN C	0.75	
819		UNION TELEPHONE COMPANY, INC.	0.49	
085501200029		CRAIG RURAL FIRE PROTECTION DISTRICT	3.04	
085501200030	990 INDUSTRIAL AVE	D&S LANES, LLC	1.52	
065736317004	1005 W VICTORY WAY	RCJ REALTY HOLDINGS LLC	0.64	
065736317003	1103 W VICTORY WAY	LAFF, KENNETH M & CRAIG RESTAURANTS LTD	0.97	
065736317001	1111 W VICTORY WAY	JB CAPITAL LLC	1.34	
065736317001	1111 W VICTORY WAY	JB CAPITAL LLC	5.40	
065736317002	1295 W VICTORY WAY	YAMPA VALLEY MEDICAL CENTER	4.15	
085501200026	1198 W VICTORY WAY	GFI-CRAIG II INVESTMENTS LTD PARTNERSHIP	9.29	
085501200027		GRA II, LTD	1.72	
		SUBTOTAL		45.60

Table B-3: Subarea C Parcels Surveyed (cont'd, 1/3)

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
085501113008	301 BREEZE ST	KOLBABA, GREGG	0.29	
085501104902	439 BREEZE ST	COLORADO WEST ASSET MANAGEMENT, LLC	0.43	
065736430027	530 RUSSELL ST	DOWNING, JERRY L & JUDY A REVOCABLE	0.22	
065736430021	552 RUSSELL ST	TUCCI, MICHAEL TRUST	0.29	
065736429003	555 BREEZE ST	RAFTOPOULOS RENTALS I LLC	0.29	
085501113007	BREEZE ST	JOHNSTON, SUSAN F ET AL	0.50	
085501114010	350 RUSSELL ST	CLAYPOOLE, TANNER C	0.29	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14	
085501104016	469 BREEZE ST	MCKEY, NOEL KIRK	0.29	
085501103012	470 RUSSELL ST	UE INVESTMENTS LLC	0.43	
065736429904	595 BREEZE ST	MOFFAT COUNTY	0.29	
065736430002	26 E 6TH ST	KLOOS INVESTMENTS LLC	0.05	
065736430001	580 RUSSELL ST	BRESNAN COMMUNICATIONS, LLC	0.17	
818		QWEST CORPORATION	0.42	
065736429902		CITY OF CRAIG	0.43	
065736429020	43 W VICTORY WAY	CRAIG LODGE BPO ELKS #1577	0.14	
065736429005	33 W VICTORY WAY	JEFFCOAT, LANE &	0.07	
065736429006	29 W VICTORY WAY	KUNC, J & K FAMILY TRUST	0.07	
065736429024	25 W VICTORY WAY	BOSS, ANGELA	0.04	
065736430017	29 E VICTORY WAY	GREAT NORTHWEST INVESTMENTS LLC	0.14	
065736430018	37 E VICTORY WAY	CRAMER, TOM A &	0.20	
085501104015	30 W VICTORY WAY	GORDON, IDA	0.22	
085501104002	24 W VICTORY WAY	GARCIA, DENA G	0.14	
085501103003		YOUNG, RANDY R	0.14	
085501103002	34 E VICTORY WAY	YOUNG, RANDY R	0.07	
085501103001	40 E VICTORY WAY	SINK-O-G LLC	0.14	
085501103019	444 RUSSELL ST	MCKENZIE, CHRISTINA	0.14	
085501103018	424 RUSSELL ST	MADSEN, JOHN A JR &	0.35	
085501104005	425 BREEZE ST	D GRIFFITH PROPERTIES, LLC	0.14	
085501104006	423 BREEZE ST	MATHERS, STACEY S &	0.14	
085501103010	75 E 4TH ST	STEWART, RALPH E &	0.37	
085501113002	353 BREEZE ST	WAGNER RANCHES LLC	0.79	
085501114027	80 E 4TH ST	GEE HAW LIMITED LLC	0.43	
085501114002	351 YAMPA AVE	YAMPA PLAZA LLC	0.50	
085501114008	300 RUSSELL ST	UE INVESTMENTS LLC	0.36	
065736429021	537 BREEZE ST	NCM HOLDINGS LLC	0.11	
065736429022	531 BREEZE ST	NCM HOLDINGS LLC	0.18	
085501104017	417 BREEZE ST	MATHERS, THOMAS J &	0.14	
085501104018	405 BREEZE ST	KERNEN, KEVIN	0.14	

Table B-3: Subarea C Parcels Surveyed (cont'd 2/3)

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
065736429023		ASHER ISAAH, LLC	0.03	
085501104011	466 YAMPA AVE	LOCAL INVESTMENTS LLC	0.14	
085501103017	465 YAMPA AVE	ETZLER, BRETT S &	0.07	
085501103007	457 YAMPA AVE	UE INVESTMENTS LLC	0.14	
085501104010	458 1/2 YAMPA AVE	CORTNER, MARVIN D &	0.11	
085501104009	458 YAMPA AVE	JDDJ LIMITED LLC	0.11	
085501103008	449 YAMPA AVE	S5 PROPERTIES LLC	0.29	
065736429905	YAMPA AVE	CITY OF CRAIG	0.29	
065736430025	575 YAMPA AVE	FLEETWOOD, DONNA L	0.07	
065736429015	538 YAMPA AVE	GUESS, HARLEY K	0.22	
065736430009	541 YAMPA AVE	YOUNG, ERIC &	0.10	
065736430010	535 YAMPA AVE	HLC ENTERPRISES LLC	0.11	
065736430026	571 YAMPA AVE	FLEETWOOD, DONNA L	0.07	
065736430006	565 YAMPA AVE	DIXON, PAUL &	0.07	
065736430901	555 YAMPA AVE	COMMUNITY BUDGET CENTER INC	0.36	
065736429016	546-556 YAMPA AVE	CITY OF CRAIG	0.29	
085501114011		YAMPA PLAZA, LLC	0.36	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14	
085501114012		ROBINSON, JAMES C &	0.29	
085501103016	469 YAMPA AVE	SKOWRONSKI, NANCY G	0.07	
065736429014	530 YAMPA AVE	TYSER, RICHARD JAMES &	0.07	
065736430011	529 YAMPA AVE	VILLARD, CLAIR KEVIN &	0.07	
065736429901	590 YAMPA AVE	MOFFAT COUNTY	0.22	
065736430003	583 YAMPA AVE	B7CRAIG LLC	0.29	
065736429001	584 YAMPA AVE	KELLER, PAUL &	0.07	
065736429019	576 YAMPA AVE	LOCAL INVESTMENTS LLC	0.07	
065736430004	577 YAMPA AVE	ELYSIAN FIELDS LLC	0.07	
065736429013	524 YAMPA AVE	ZHANG, LING YAN	0.07	
065736430012	525 YAMPA AVE	DAVIS, RUSSELL E & ELIZABETH A	0.07	
065736429012	520 YAMPA AVE	ZHANG, LING YAN	0.08	
065736430013	523 YAMPA AVE	DOWNING, JERRY L & JUDY A REVOCABLE	0.07	
065736430014	519 YAMPA AVE	BEASON, RODNEY E &	0.07	
065736429011	518 YAMPA AVE	GRIGGS, NATTIEL	0.06	
065736429010	512 YAMPA AVE	LONDON STREET PROPERTIES LTD	0.07	
065736430015	515 YAMPA AVE	TERRILL & CO LLC	0.07	

Table B-3: Subarea C Parcels Surveyed (cont'd 3/3)

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
065736429023		ASHER ISIAH, LLC	0.03	
065736429009	508 YAMPA AVE	ASHER ISIAH, LLC	0.07	
065736430023	509 YAMPA AVE	SAUER, KEVIN	0.07	
065736429008	502 YAMPA AVE	VICTORY WAY DEVELOPMENT LLC	0.12	
065736430024	11 E VICTORY WAY	2474 PATTERSON ROAD LLC	0.12	
085501104001	2 W VICTORY WAY	VICTORY PLAZA LLC	0.29	
085501104012	476 YAMPA AVE	BUTLER, ALEXANDRA	0.22	
085501104901	444 YAMPA AVE	CITY OF CRAIG	0.43	
085501103903	431 YAMPA AVE	CRAIG RURAL FIRE PROTECTION DISTRICT	0.72	
085501104008	420 YAMPA AVE	MATHERS, THOMAS J	0.14	
085501104014	406 YAMPA AVE	D GRIFFITH PROPERTIES, LLC	0.29	
085501113001	390 YAMPA AVE	MISSISSIPPI ER SERVICES LLC &	0.36	
085501114028	20 E 4TH ST	GOLDEN STREAM INVESTMENTS LLC	0.50	
085501113006	340 YAMPA AVE	YAMPA PLAZA LLC	0.86	
085501114002	351 YAMPA AVE	YAMPA PLAZA LLC	0.43	
085501113005	308 YAMPA AVE	ROBINSON, JAMES C &	0.36	
085501103021	473 YAMPA AVE	LONDON STREET PROPERTIES LTD	0.14	
085501103022	487 YAMPA AVE	NORTHWEST COLORADO VISITING NURSE ASSO	0.29	
		SUBTOTAL		20.15

Table B-4: Study Area D Parcels Surveyed (cont'd 1/3)

Parcel No.	Site Address	Owner	Area	Area
065931322003	558 LINCOLN ST	MORA, ROBERT L JR &	0.21	
065931322004	552 LINCOLN ST	ARNOLD, ELINOR L	0.07	
065931322901		CITY OF CRAIG	0.52	
085306202001	408 E VICTORY WAY	DURAN, JIMMY T &	0.40	
085306202007	457 WASHINGTON ST	MADSEN, CASEY JEAN	0.11	
085306202008	WASHINGTON ST	RAFTOPOULOS RENTALS III LLC	0.34	
085306202009	425 WASHINGTON ST	STAMMLER, RAINER	0.14	
085306202026	E 4TH ST	OLSEN, T MARK &	0.30	
085306202025	405 E 4TH ST	SMITH, KENNETH G &	0.36	
065931300903	419 E VICTORY WAY	VFW POST 4265 SAMUEL HAVENGA JR	1.31	
065931322001	586 LINCOLN ST	MILLER, CHRISTOPHER NOAH	0.28	
065931322002	576 LINCOLN ST	COOKSTON, DIANE	0.21	

Table B-4: Study Area D Parcels Surveyed (cont'd 2/3)

Parcel No.	Site Address	Owner	Area
085306202002	485 WASHINGTON ST	JAY & JAY PROPERTIES LLC	0.46
085306202901		CITY OF CRAIG	0.63
085306202003	479 WASHINGTON ST	ZARAGOZA, RICARDO &	0.12
085306202004	471 WASHINGTON ST	CHEATHAM, DIANA L	0.08
085306202005	469 WASHINGTON ST	RICKERBY, GWENDOLYN A	0.08
085306202006	463 WASHINGTON ST	NCM HOLDINGS LLC	0.09
065931300901		CITY OF CRAIG	0.35
065931300901		CITY OF CRAIG	0.05
065931300903	419 E VICTORY WAY	VFW POST 4265 SAMUEL HAVENGA JR	0.33
065931300905		CDOT	0.01
085306206014	338 COLORADO ST	QUEZADA, LAZARO	0.14
085306204011	353 ROSE ST	JAMES, TERRY JOE	0.14
085306207004	353 COLORADO ST	BUSTAMANTE, GUADALUPE LOPEZ	0.17
085306207007	356 LEGION ST	MCINTYRE, BETTY FAMILY TRUST	0.15
085306206005	355 LINCOLN ST	MOYA, SHERI G	0.22
085306206012	350 COLORADO ST	DORLAND, DONALD &	0.11
085306207006	340 LEGION ST	CROMER, JOHN A	0.37
085306207005	341 COLORADO ST	ANDERSON, DAVID A	0.23
085306206006	343 LINCOLN ST	CIANI, DEBORAH &	0.22
085306204007	334 WASHINGTON ST	BELTON, LAWRENCE MATTHEW & CHRISTY SH	0.14
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	1.26
085306204002	395 ROSE ST	COMBS, CHANDRA N	0.18
085306204001	390 WASHINGTON ST	LOPEZ, DANIEL J MOLINA ETAL	0.29
085306205001	430 E 4TH ST	GIVE THANKS LLC	1.15
085306205001	430 E 4TH ST	GIVE THANKS LLC	1.15
085306206002	391 LINCOLN ST	BAYSINGER, GARY D	0.36
085306206001	394 COLORADO ST	MCINTYRE, BETTY FAMILY TRUST	0.23
085306207002	610 E 4TH ST	ESSEX, GEORGE R LIVING TRUST	0.29
085306207001	634 E 4 ST	KAMA INVESTMENTS LLC	0.31
085306204003	381 ROSE ST	BERTRAM, WILLIAM T	0.25
085306204009	380 WASHINGTON ST	SHB RENTALS LLC	0.14
085306206010	374 COLORADO ST	MCINTYRE, BETTY FAMILY TRUST	0.17
085501116010	348 ROSE ST	SHEVELAND, GARY &	0.28
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14
085306209001	270 LINCOLN ST	BAYSINGER, GARY D &	0.44

Table B-4: Study Area D Parcels Surveyed (cont'd 3/3)

Parcel No.	Site Address	Owner	Area	Area
085306208002	291 LINCOLN ST	BAYSINGER, GARY D &	0.42	
085306208001	520 E 3RD ST	MOYA, SHERI GALE	1.20	
085306200005	601 E 4TH ST	COLEMAN, MICHAEL &	2.04	
085501116901		CITY OF CRAIG	0.14	
085501116018	334 ROSE ST	VILLA, ARTURO	0.14	
085501116006	315 TUCKER STREET	MOFFAT MINE SERVICE, INC	0.14	
085306206003	371 LINCOLN ST	PARKER, LAURA L	0.14	
085306204004	373 ROSE ST	CULLEN, CHRISTINA	0.14	
085306204008	340-360 WASHINGTON ST	GRAF, MICHAEL & JODI LIVING TRUST	0.57	
085306207003	367 COLORADO ST	MCINTYRE, BETTY FAMILY TRUST	0.23	
085306207008	370 LEGION ST	MCINTYRE, BETTY FAMILY TRUST	0.29	
085306206004	365 LINCOLN ST	MOYA, SHERI G	0.22	
085306204010	363 ROSE ST	MEDRANO, ALEJANDRO &	0.14	
085306206009	354 COLORADO ST	BRONSON, CHARLES & AMBER	0.17	
085501116015	395 TUCKER ST	WEIS, JAMES A	0.14	
085501116014	384 ROSE ST	SCHUESSLER, MAURY DEAN	0.14	
085501116021	371 TUCKER ST	SMITH, BRADFORD M	0.57	
085501116012	366 ROSE ST	EARLEY, WILLIAM L	0.15	
085501116011	358 ROSE ST	MEDRANO, ALEJANDRO &	0.13	
085501116901		CITY OF CRAIG	0.14	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.29	
085501116008	310 ROSE ST	MOFFAT MINE SERVICE, INC	0.28	
085306204012	345 ROSE ST	GRAF, MICHAEL & JODI LIVING TRUST	0.14	
085306204013	341 ROSE ST	GRAF, MICHAEL & JODI LIVING TRUST	0.14	
085501116013	374 ROSE ST	PALMER, MICHAEL J	0.14	
085501116001	390 ROSE ST	ALCANTAR, GLADIS	0.14	
085306206015	344 COLORADO ST	FABELA, RICARDO PAEZ	0.09	
085501116026	385 TUCKER STREET	MEDRANO, ALEJANDRO &	0.22	
085501116025	385 TUCKER STREET	WEIS, JAMES A	0.07	
		SUBTOTAL		23.92

Table B-5: Study Area E Parcels Surveyed

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
085306211011	1040 STOCK DR	RAFTOPOULOS, STEVE G & ANTONIA G REV TRUS	0.67	
085306211006	194 PREECE AVE	LEVKULICH, FRANK TRUST	2.01	
085306200022	383 E 1ST ST	BROTHERS PROPERTIES LLC	2.34	
085306211010	216 PREECE DR	RIO RO MO LAND COMPANY, LLC	0.65	
085306200030	WASHINGTON ST	NORMAN, ANDREA D	3.16	
085306200021	411 E 1ST ST	BROTHERS PROPERTIES LLC	1.49	
085501100011		GULER, PETER & KATHLEEN	3.92	
085501100012		FRONTIER ASSOCIATED PROPERTIES, LLC	9.77	
085501100010	198 BREEZE ST	GULER, PETER & KATHLEEN	1.02	
085501100008		CRAIG WOOL WAREHOUSE, LLC	2.01	
085501100003	265 S RANNEY ST	SNYDER & COUNTS FEED, SEED AND	2.46	
085501100007	277 S RANNEY ST	FRONTIER ENTERPRISE, LLC	4.28	
085501100002	195 RUSSELL ST	AMERICAN GILSONITE COMPANY	2.59	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	42.26	
085306200017	232 WASHINGTON ST	KAWCAK, INC	2.48	
085306211007	130 PREECE AVE	RIO RO MO LAND COMPANY, LLC	2.01	
085306210008	801 E 2ND PL	C.T.E.C. INC.	8.40	
085306210002	810 STOCK DR	IH RENTAL LLC	2.01	
085306210001	789 STOCK DR	ANSON, MICHAEL TODD	1.84	
085306211008	120 PREECE AVE	RIO RO MO LAND COMPANY, LLC	2.00	
085306100057		PML LAND COMPANY, LLC	22.33	
085306200015	380 E STOCK DR	ELAM CONSTRUCTION, INC.	2.50	
085306200011	504 STOCK DR	DURAN AND PEARCE CONTRACTORS, INC	0.35	
085306200018	574 STOCK DR	SUNFLOWER PERSPECTIVE LLC	2.22	
085306200013	504 STOCK DR	DURAN, JIMMY T REVOCABLE TRUST &	0.79	
085306200019	205 LEVKULICH ST	CONRADO, JOE P TRUST	5.53	
085306210011	711 2ND PL	DIAL INVESTMENTS LLC	2.98	
085306210902	805 E 1ST ST	UNITED STATES OF AMERICA	2.22	
085306210901	939 E 1ST ST	UNITED STATES OF AMERICA	2.40	
085306210012	730 STOCK DR	DUNAWAY, DEBORAH L	1.58	
085306211009		BAKER HOLDINGS LLC	2.00	
085306211004	54 PREECE AVE	BAKER HOLDINGS LLC	2.07	
085306211002	24 PREECE AVE	PEROULIS BROTHERS LTD	1.38	
085501100013		FRONTIER ASSOCIATED PROPERTIES, LLC	6.32	
085306200024	LINCOLN ST	IH RENTAL LLC	1.94	
085306200023	521 STOCK DR	T3M INVESTMENTS LLC	1.70	
085306200028	251 WASHINGTON ST	GG'S PROPERTIES LLC	2.24	
085306200029	WASHINGTON ST	DILLINGHAM, SHELLEY A	2.51	
822		YAMPA VALLEY ELECTRIC ASSOCIATION, INC.	0.14	
		SUBTOTAL		160.54

Craig URA #1
Urban Renewal Plan for
Craig, Colorado

Prepared for:

City of Craig
300 W 4th Street
Craig, CO 81625

Prepared by:



DGC Consulting
4241 S. Logan St.
Englewood, CO 80113

June 2021

Background information and other data have been furnished to DGC Consulting (DGC) by the City of Craig, Colorado, Moffat County, Colorado, and/or third parties, which DGC has used in preparing this report. DGC has relied on this information as provided, and is neither responsible for nor has confirmed the accuracy of this information.

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1.0 Introduction

1.1 Preface

This Craig URA #1 Urban Renewal Plan (the “Plan” or the “Urban Renewal Plan”) has been prepared for the City of Craig, Colorado, a home rule municipal corporation of the State of Colorado (the “City”). The Plan will be carried out by the Craig Urban Renewal Authority (the “Authority”), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended to date (the “Act”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

1.2 Blight Findings

Under the Act, an urban renewal area is a blighted area, which has been designated as appropriate for an urban renewal project by the City Council of the City. In each urban renewal area, conditions of blight, as defined by the Act, must be present, and in order for the Authority to exercise its powers, the City Council must find that the presence of those conditions of blight substantially impair or arrest the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.

The Craig Conditions Study prepared by DGC Consulting, dated January 2021, provided to the Authority under separate cover and incorporated herein by this reference (the “Conditions Study”), demonstrates that the Craig Study Area (“Study Area”), as defined in the Conditions Study, is eligible to be declared a blighted area by the City Council under the Act.

1.3 Other Findings

The Area (defined in Section 1.4) is appropriate for an urban renewal project to be carried out by the Authority. The activities and undertakings that constitute the urban renewal project as defined in the Act include, without limitation, demolition and clearance of existing improvements, site preparation, installation of needed public improvements, relocation of and provision of new utilities, parking improvements, traffic improvements, and life safety measures. Such actions are necessary to eliminate unsafe conditions, obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of blight.

As required by §31-25-107(4)(g) of the Act, this Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City, for the redevelopment of the Urban Renewal Area by private enterprise.

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. It is the intent of this Plan that the Authority may exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying conditions in the Area.

The powers conferred by the Act are for public uses and purposes for which public money may be expended and police powers exercised. This Plan is in the public interest and necessity -- such finding being a matter of legislative determination by the City Council.

1.4 Urban Renewal Area Boundaries

The Craig URA Area #1 (the “Urban Renewal Area” or the “Area”) is comprised of approximately 52 acres in the west of downtown Craig, Colorado. The Area includes approximately six superblocks that were created from smaller city blocks and street rights-of-way to form development parcels for the existing shopping center and commercial area. The north side of the Area is bounded by 6th Street, the east by Ledford Street/Steel Street, the south side by 3rd Street, and the west by Mack Lane/Finley Lane. The central parcel on which a vacant K-Mart building is located is excluded from the Area.

The Area is depicted and shown on [Appendix A: Craig Urban Renewal Area #1 Legal Description and Map.](#)

2.0 Definitions

Act – has the meaning given to such term in Section 1.1 above.

Area or Urban Renewal Area – has the meaning given to such term in Section 1.4 above.

Authority – has the meaning given to such term in Section 1.1 above.

Available Property Tax Increment Revenues – means all Property Tax Increment Revenues available pursuant to the Tax Increment Financing provisions of the Act not payable to taxing bodies pursuant to agreements, if any, with the Authority or otherwise as provided in §31-25-107(9.5) of the Act. In the event that an agreement is reached with a taxing body pursuant to § 31-25-107(9.5) of the Act after the Effective Date of Plan Approval, the Property Tax Increment Revenues generated by said taxing body’s mill levy shall become Available Property Tax Increment Revenues, and the addition of such revenue shall not be a substantial modification to this Plan. Upon approval of this Plan the Available Property Tax Increment Revenues are irrevocably pledged to payment of Bonds for the Duration of the Urban Renewal Project as provided in Section 7.0 below.

Base Valuation Revenues – means the revenues produced by the base valuation for taxable property and municipal sales and use taxes as provided in Section 7.0 of this Plan.

Bonds – shall have the same meaning as in §§31-25-103(3) and 109 of the Act, and, without limitation, specifically includes all revenues pledged to the Authority, including Available Property Tax Increment Revenues, and further pledged to pay Project costs pursuant to Redevelopment/Development Agreements or other reimbursement agreements between the Authority and owners and developers.

City – has the meaning given to such term in Section 1.1 above.

City Council – means the City Council of the City.

Conditions Study (or Study or Survey) – has the meaning given to such term in Section 1.2 above.

Cooperation Agreement – means any agreement between the Authority and City, or between the Authority and any public body (the term “public body” being used in this Plan is as defined by the Act) respecting action to be taken pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the Authority under this Plan.

County Treasurer – means the Moffat County Treasurer.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

District (or Districts) – means a metropolitan district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et seq., C.R.S., as from time to time amended, or a business improvement district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Business Improvement District Act, 31-25-1201, et seq., C.R.S., as from time to time amended, or any successor District or Districts thereto as may be approved by the City.

Duration – means the entire twenty-five (25) year time period authorized by §31-25-107(9) of the Act.

Economic Development Strategy – means the Moffat County Comprehensive Economic Development Strategy (CEDS) September 2016 to September 2021 and the Moffat County Vision 2025 Transition Plan, “A Road Map to the Future of Moffat County”.

Effective Date of Plan Approval – means the date this Plan is approved by resolution of the City Council.

Impact Report – means the Craig URA #1 Tax Forecast and County Impact Report, prepared by DGC Consulting, dated January 2021.

Increment Valuation Revenues – means the revenues produced by the increment valuation of taxable property and municipal sales and use taxes as described in Section 7.0 of this Urban Renewal Plan.

Master Plan or Comprehensive Plan – means the Moffat County/City of Craig Master Plan and related maps (2003.)

Parks Master Plan – means the Craig Parks, Recreation, Open Space and Trails Master Plan, January 22, 2019.

Plan or Urban Renewal Plan – has the meaning given to such term in Section 1.1 above.

Pledged Revenues – means any and all revenues available to the Authority, including, without limitation, Available Property Tax Increment Revenues, Sales Tax Increment Revenues and Use Tax Increment

Revenues, any revenues available to the Authority from Districts, or any other source that are pledged by this Plan or otherwise to the payment of Bonds of the Authority.

Project or Urban Renewal Project – means all activities and undertakings described in §31-25-103(10), C.R.S., and otherwise authorized by the Act as required for the Duration of the Project to complete development and redevelopment of the Urban Renewal Area, including, without limitation financing and construction of all public and private improvements and payment of all financing obligations included in the definition of Bonds.

Property Taxes – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in the Area.

Property Tax Increment Revenues – means the property tax revenues allocated to the Authority pursuant to §31-25-107(9) of the Act and Section 7.0 of this Plan.

Redevelopment / Development Agreement – means one or more agreements between the Authority and developer(s) and / or property owners or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan.

Sales Tax Increment Revenues – means City sales tax revenues allocated to the Authority pursuant to §31-25-107(9) of the Act and Section 7.0 of this Plan.

Study Area – has the meaning given to such term in Section 1.2 above.

Tax Increment Financing or TIF – means tax allocation financing described in §31-25- 107(9) of the Act as in effect on the date this Plan is approved by the City Council. Tax Increment Financing shall be required for the full Duration to carry out all activities and undertakings to complete the Urban Renewal Project, including, without limitation, payment of all Bonds.

Use Tax Increment Revenues – means City use tax revenues allocated to the Authority pursuant to §31-25-107(9) of the Act and Section 7.0 of this Plan.

3.0 Purpose of the Plan

The main public purpose of this Plan is to reduce, eliminate and prevent the spread of blight within the Area through redevelopment by private enterprise. The Plan sets goals to achieve this through implementing established objectives for the Area and assisting with the eligible costs of redevelopment, promoting economic growth and private investment through the tools available within the context of urban renewal tools, laws, and guidelines, including, without limitation, Tax Increment Financing.

Establishment of the Urban Renewal Area will take advantage of improving conditions and the upcoming development cycle by focusing urban renewal efforts in a small Area for the Duration in accordance with the mandates of the Act.

The Authority commissioned a Conditions Study by DGC Consulting to determine if the Urban Renewal Area contained the factors that constitute a Blighted Area as defined in §31-25-103 of the Act. The Conditions Study was issued and approved in 2021. It concluded that eight of the statutory factors are present in the Area, which supports a finding and declaration by the City Council that the Area is a Blighted Area as defined in the Act.

4.0 Blight Conditions

Before an urban renewal plan can be approved and adopted by the City Council, the area must be found and declared to be a “blighted area” as defined in Section 31-25-103(2) of the Act. The Act provides that, in order for blight to be present within the area, at least four specific blight factors must be present in the area, and that such area, in its present condition and use substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

- a. Slum, deteriorated, or deteriorating structures;
- b. Predominance of 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 nonmarketable;
- h. The existence of conditions that endanger life or property by fire or other causes;
- i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- j. Environmental contamination of buildings or property;
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

DGC conducted the Conditions Study which included the following steps:

- 1. Defined the Study Area;

2. Conducted a visual field survey for the property and evaluate current conditions;
3. Reviewed data provided by the City;
4. Evaluated conditions found in the context of statutory blight criteria; and
5. Documented the survey findings, as presented in the Conditions Study.

The Study Area was 326 acres, including public alley and street rights of way. Of this area, a 52-acre subset of the area, which corresponds roughly to the area delineated as “Subarea B” in the Study Area, was determined to be suitable for inclusion within the Urban Renewal Area.

Of the eleven qualifying factors identified in the Act, the Conditions Study revealed the following nine qualifying conditions of blight, as defined in Section 31-25-103(2) of the Act, evident within the Study Area.

- a. Slum, deteriorated, or deteriorating structures
- b. Defective or inadequate street layout (observed in the Study Area but not in the Urban Renewal Area)
- 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. The existence of conditions that endanger life or property by fire or other causes
- h. Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

5.0 Plan’s Relationship to Local Objectives and Appropriate Land Uses

5.1 Plan Conformity

Implementation of this Plan supports the objectives and requirements of the 2003 Moffat County/Craig Master Plan with respect to infill development of vacant land, economic activities that support tourism

and attract businesses, improving the visual appearance of commercial/industrial corridors and the downtown district, supporting capital improvements that enhance the capacity of the existing road network, and supporting capital improvements for drainage collection and detention facilities.

As development occurs in the Area, it should conform to the Master Plan and any subsequent updates; the Craig/Moffat County/ Regional Building Code and any rules, regulations, and policies promulgated pursuant thereto; any site-specific planning documents that might impact properties in the Area including, but not limited to, City-approved site, drainage, and public improvement plans; and, any applicable City design standards, all as in effect and as may be amended from time to time. Finally, existing conditions present within the Area will be remedied by the proposed Plan and funded in part by tax increment revenues and improvements phased as the market allows.

5.2 Consistency with Comprehensive Plan

As explained above, a comprehensive or master plan for the City and County known as the Moffat County/Craig Master Plan was adopted in 2003. It built upon previous planning efforts, primarily the Moffat County Master Plan completed in 1982 and revised in 1992, and the Moffat County Land Use Plan; Chapter One adopted in 2001.

The Authority, with the cooperation of the City, private businesses, and other public bodies, will undertake projects and activities described herein in order to eliminate the identified conditions of blight while also implementing the goals and objectives of the Master Plan and all other City-adopted plans which impact properties within the Area. These include key goals and policies of that plan which this Urban Renewal Plan will advance. These are found in Appendix B: Excerpts from 2003 Moffat County/Craig Master Plan.

5.3 Relationship to Other Community Plans

Implementation of this Plan will be consistent with the development goals and objectives in other community plans and guides which pertain to development in the Area. The Craig Parks, Recreation, Open Space and Trails Master Plan lays out a detailed program of parks, trail, and recreational facilities that can be constructed over time in the community. The Moffat County Comprehensive Economic Development Strategy (CEDS) September 2016 to September 2021 and the Moffat County Vision 2025 Transition Plan September of 2020 analyzed the community from an economic perspective and suggested economic priorities and activities or projects that might help to diversify the community.

6.0 Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. The Authority is authorized to provide both financial assistance and improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public-private partnerships and other forms of cooperative development, including Cooperation Agreements, will be essential to the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions. Without limitation, undertakings and activities of the Authority in the furtherance of this Plan are described as follows.

6.1 Undertakings and Activities to Remedy Blight

As described in Section 4.0 of this Plan, nine qualifying conditions of blight were identified in the Study Area of which this Urban Renewal Area is a part. Eight of the qualifying blight conditions were identified in Subarea B of the Study Area, which as noted, corresponds roughly to the boundaries of the Urban Renewal Area. Implementation of this Plan by providing urban renewal resources for public and private improvements will remedy many of the following conditions:

a. Slum, deteriorated, or deteriorating structures

There are existing dilapidated buildings located throughout all subareas of the Study Area. Based on an examination of building exteriors, these buildings had deteriorated exterior walls, windows and doors, architectural features, and finishes. Exterior loading docks, walls, fences and ancillary structures were also deteriorated. Much of this was due to the age of buildings, poor exterior condition, and in many cases, vacancy and lack of exterior maintenance. Taken as a whole, slum, deteriorated, and deteriorating structures were observed throughout the Study Area.

Urban renewal resources can be used to repair, remodel, or demolish portions of existing buildings, and that new public and private improvements will be constructed to remedy this condition within the Urban Renewal Area.

c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Subarea B has large, irregular lots, including a 42-acre lot owned by Union Pacific Railroad. The railroad property includes a private drive that is used as a primary access by neighboring property owners. These observations are evidence of faulty lot layout.

The Urban Renewal Area is comprised of large, irregular superblocks that were appropriate for earlier development. Urban renewal resources may be used to reconfigure them for future development.

d. Unsanitary or unsafe conditions

Multiple examples indicating unsanitary or unsafe conditions were observed within all subareas of the Study Area. These include evidence of poor lighting; cracked or uneven surfaces for pedestrians; poor drainage; occasional grading issues; presence of trash and debris throughout; occasional evidence of vagrants and graffiti; unprotected electrical; unsafe level changes; and unfenced storage of vehicles, equipment, and materials. Together, these constitute unsanitary and unsafe conditions.

Urban renewal resources to encourage private redevelopment in the Urban Renewal Area will help to eliminate evidence of blight including abandoned vehicles, equipment, graffiti, and vandalism.

e. Deterioration of site or other improvements

There is widespread deterioration of site improvements within all subareas of the Study Area. Site pavements are deteriorated or lacking entirely, there is a lack of curb and gutter, insufficient outdoor lighting, and deteriorated/lacking fencing. Many of the properties within the Study Area exhibit a lack of site maintenance. There are occasional examples of deteriorated/substandard site utilities, deteriorated/lack of surface drainage facilities, deteriorated signage, and lack of curb stops. These observations are evidence of deteriorated site improvements.

Urban renewal resources focused on private development and site improvements (especially sidewalks, parking areas, and surface drainage) will help to eliminate these blight factors in the Urban Renewal Area.

f. Unusual topography or inadequate public improvements or utilities

Parcels within the Study Area are served by public and private utilities located in adjacent street rights of way and alleys. Water and sewer are provided by the City of Craig and are reported to be adequate. Natural gas is provided by ATMOS Energy, a private utility and electric power is provided by Yampa Valley Electric Association (YVEA). These services are reported to be adequate. Telecommunications are provided by private companies and are reported to be adequate.

Visible public improvements such as sidewalks, curb and gutter, and landscaping are absent in portions (or the entirety) of each subarea. Subarea B (West Shopping Area) lacks sidewalks, paved bus stops, and in one instance even a usable shoulder, along West Victory Way/US 40.

Urban renewal resources focused on improvements in the public right-of-way will help to eliminate these blight factors in the Urban Renewal Area.

h. The existence of conditions that endanger life or property by fire or other causes

The field survey identified some Study Area parcels (including Subarea B) with debris and trash next to buildings that could cause fire; other hazardous materials or situations; dead trees and shrubs near buildings and high traffic areas; deteriorated external stairs/fire escapes; and unsafe level changes. Taken together, these observations are evidence of conditions that endanger life or property by fire or other causes.

These unsafe conditions can be remedied in the Urban Renewal Area using urban renewal resources.

i. Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities

The field survey identified many buildings that were in poor repair, including Subarea B. The photographs highlight buildings in each subarea with obvious code and safety violations such as exposed electrical, broken windows, and unprotected vertical drops. These buildings were also in poor repair or dilapidated and otherwise inadequate for current occupancy. Taken together, these observations are evidence of

buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities.

Urban renewal resources focused on private improvements including renovation and demolition of all or portions of buildings and site improvements will help to eliminate these blight factors in the Urban Renewal Area.

k.5. The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

During the field survey, many vacant buildings, parcels and parking lots were observed throughout the Study Area. In Subarea B of the Conditions Survey (West Shopping Area) there are several large vacant stores: a former Safeway and a large inline retail space adjacent to the Safeway. Taken together, these conditions are evidence of substantial physical underutilization or vacancy of sites, buildings, or other improvements within the Urban Renewal Area.

Urban renewal resources that help to stimulate private development and which are used to construct public improvements in the Urban Renewal Area will help to eliminate these blight factors.

6.2 Project Development Plan

The primary goal of this Plan is to eliminate the current conditions of blight in the Area and prevent those conditions from reoccurring. The contemplated redevelopment of the Area includes a multi-tenant outdoor adventure center, big box retail center, freestanding commercial buildings clustered around the former K-Mart (which is not part of the Urban Renewal Area), and related parking facilities. However, the Authority is authorized to approve any uses for the Area that eliminate blight and are consistent with the Comprehensive Plan and applicable zoning, including, without limitation, mixed use development, including residential, commercial, industrial, and public uses.

6.3 Complete Public Improvements and Facilities

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or may cause others, including, without limitation, one or more Districts to install, construct, and reconstruct any public improvements, including, without limitation, parking facilities. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

6.4 Plan Modification

The Authority may propose, and City Council may make, modifications to this Plan as may be necessary; provided, however, any modification of the Plan shall (a) comply with the provisions of the Act, including §31-25-107(7); (b) not impair Pledged Revenues or the ability of the Authority to pay any outstanding

Bonds, including any reimbursement obligations of the Authority; or (c) not impair the ability of the Authority or any party to any then-existing agreement to fully perform their respective covenants and duties under any such agreement. The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement or application of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

6.5 Provide Relocation Assistance

While it is not anticipated as of the date of this Plan that acquisition of real property will result in the relocation of any individuals, families, or business concerns; if such relocation becomes necessary, the Authority will adopt a relocation plan as necessary to comply with applicable provisions of the Act.

6.6 Demolish, Clear and Prepare Improvements

The Authority is authorized to demolish or cooperate with others to clear buildings, structures and other improvements within the Area in an effort to advance projects deemed consistent with the vision stated herein. Such demolition or site clearance is necessary to eliminate unhealthy, unsanitary, and unsafe conditions; eliminate obsolete uses deemed detrimental to the public welfare; remove and prevent the spread of blight; and facilitate redevelopment of the Area by private enterprise.

6.7 Acquire and Dispose of Property

It is not expected that the Authority will be required to acquire property to carry out the Project. 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. Properties acquired by the Authority by negotiation may be temporarily operated, managed and maintained by the Authority if requested to do so by the acquiring entity and deemed in the best interest of the Urban Renewal Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the Act and this Plan.

6.8 Enter into Redevelopment / Development Agreements

The Authority may enter into Redevelopment / Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this Plan, including the further pledge by the Authority of Pledged Revenues to pay eligible costs pursuant to the Act or any other applicable law. Further, such Redevelopment/Development Agreements, or other contracts, may contain terms, provisions, activities, and undertakings contemplated by this Plan and the Act. Any existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect, unless all parties to such agreements agree otherwise.

6.9 Enter Into Cooperation Agreements

The Authority is authorized to enter into such Cooperation Agreements as may be required by the Act, including tax sharing agreements. The Authority may also use the mediation and other provisions of the Act when necessary to provide adequate financing to carry out this Plan. This paragraph shall not be construed to require any particular form of cooperation.

6.10 Other Project Undertakings and Activities

Other Project undertakings and activities deemed necessary by the Authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any applicable law or laws.

7.0 Project Financing

The Authority is authorized to finance the Project by any method authorized by the Act or any other applicable law, including without limitation, appropriations, loans or advances from the City; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities including, without limitation, Districts; issuance of Bonds; sale of securities; Tax Increment Financing (including property, sales and use tax increments); loans, advances and grants from any other available source.

Any financing method legally available to the City, the Authority, any private developer, redeveloper or owner may be used to finance in whole or in part any lawful cost or financial obligation, including without limitation, the cost of public improvements described, authorized or anticipated in the Act or Plan or in any manner related or incidental to the redevelopment of the Area. Such methods may be combined to finance all or any part of the Project. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Act, may be used to pay the principal of and interest on and to establish reserves for Bonds and all forms of indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority or the City to finance the Project in whole or in part.

The Authority is authorized to issue Bonds, including notes or any other financing instruments or documents in amounts sufficient to finance all or part of the Project. The Authority is authorized to borrow funds and to create indebtedness in carrying out this Plan. The principal, interest and any premiums due on or in connection with such indebtedness may be paid from Tax Increment Financing revenue or any other funds available to the Authority, including, without limitation, Pledged Revenues.

The Project may be financed by the Authority under the Tax Increment Financing provisions of the Act. Property taxes levied after the effective date of the approval of this Plan upon taxable property in the Area each year by or for the benefit of each specific public body that levies Property Taxes in the Urban Area on taxable property in the Urban Renewal Area or all or a portion of municipal sales and use taxes collected within the Area, or both such taxes, shall be divided for a period not to exceed twenty-five (25) years after the effective date of this allocation provision, as follows:

7.1 Base Valuation Revenues

That portion of the taxes which are produced by the levy at the rate fixed each year by or for each such specific public body upon the valuation for assessment of taxable property in the Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Area, the effective date of the modification of the Plan, and, subject to the City Council approval, that portion of municipal sales taxes, not including any sales taxes for remote sales as specified in §39-26-104(2), C.R.S., and use taxes collected within the boundaries of the Area in the twelve-month period ending on the last day of the month prior to the effective date of the approval of the Plan, or, both such portions, must be paid into the funds of each such public body as are all other taxes collected by or for said public body.

7.2 Increment Valuation Revenues

That portion of said property taxes or, subject to City Council approval, all or any portion of said sales taxes and use taxes, or both, in excess of the base amount of property taxes, sales taxes or use taxes paid into the funds of each such public body as provided above must be allocated to and, when collected, paid into a special fund of the authority to pay the principal of, the interest on, and any premiums due in connection with the Bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, the Urban Renewal Project, or to make payments under an agreement executed pursuant to §31-25-107(11) of the Act.

Unless and until the total valuation for assessment of the taxable property in the Urban Renewal Area exceeds the base valuation for assessment of the taxable property in the Urban Renewal Area, as provided above, all of the taxes levied upon the taxable property in the Urban Renewal Area must be paid into the funds of the respective public bodies. Unless and until the respective municipal sales and use tax collections in the Urban Renewal Area exceed the respective base year municipal sales and use tax collections in such urban renewal area, as provided above, all such sales and use tax collections must be paid into the funds of the municipality.

When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property or the total municipal sales and use tax collections, or both, in the Urban Renewal Area must be paid into the funds of the respective public bodies, and all moneys remaining in the special fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body, other than the municipality, within the boundaries of the Urban Renewal Area must be repaid to each taxing body based on the pro rata share of the prior year's property tax increment attributable to each taxing body's current mill levy in which property taxes were divided pursuant to provision. Any moneys remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement. Notwithstanding any other provision of law, revenues excluded by §31-25-107(9)(a)(II) of the Act are not intended to be included in Available Property Tax Increment Revenues.

The Increment Valuation Revenues are irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such Bonds, including any loans, advances and other indebtedness incurred by the Authority to finance the Urban Renewal Project, but

excluding any offsets collected by the County Treasurer for return of overpayments or any reserve funds reserved by the Authority for such purposes in accordance with §31-25-107(9)(a)(III) and (b) of the Act, and also excluding a reasonable amount each year as determined by the Authority for payment of maintenance and operating expenses associated with administering the Plan, carrying out the Urban Renewal Project, and maintaining the existence of the Authority.

The Available Property Tax Increment Revenues (as described and defined in this Plan) are immediately subject to the lien provided by the provisions of §11-57-208, C.R.S., effective as of the date this Plan is approved by the City Council of the City. Such pledge is necessary and required for the benefit of the Authority and private enterprise to carry the Urban Renewal Project in accordance with the requirements of §31-25-107(4)(g) of the Act. Such Available Property Tax Increment Revenues are and shall be subject to the lien of such pledge for the Duration of the Project without any physical delivery, filing, or further act. The creation, perfection, enforcement and priority of the pledge of the Available Property Tax Increment Revenues as provided herein shall be governed by §11-57-208, C.R.S. The lien of such pledge on the Available Property Tax Increment Revenues shall have priority over any and all other obligations and liabilities of the Authority with respect to the Available Property Tax Increment Revenues.

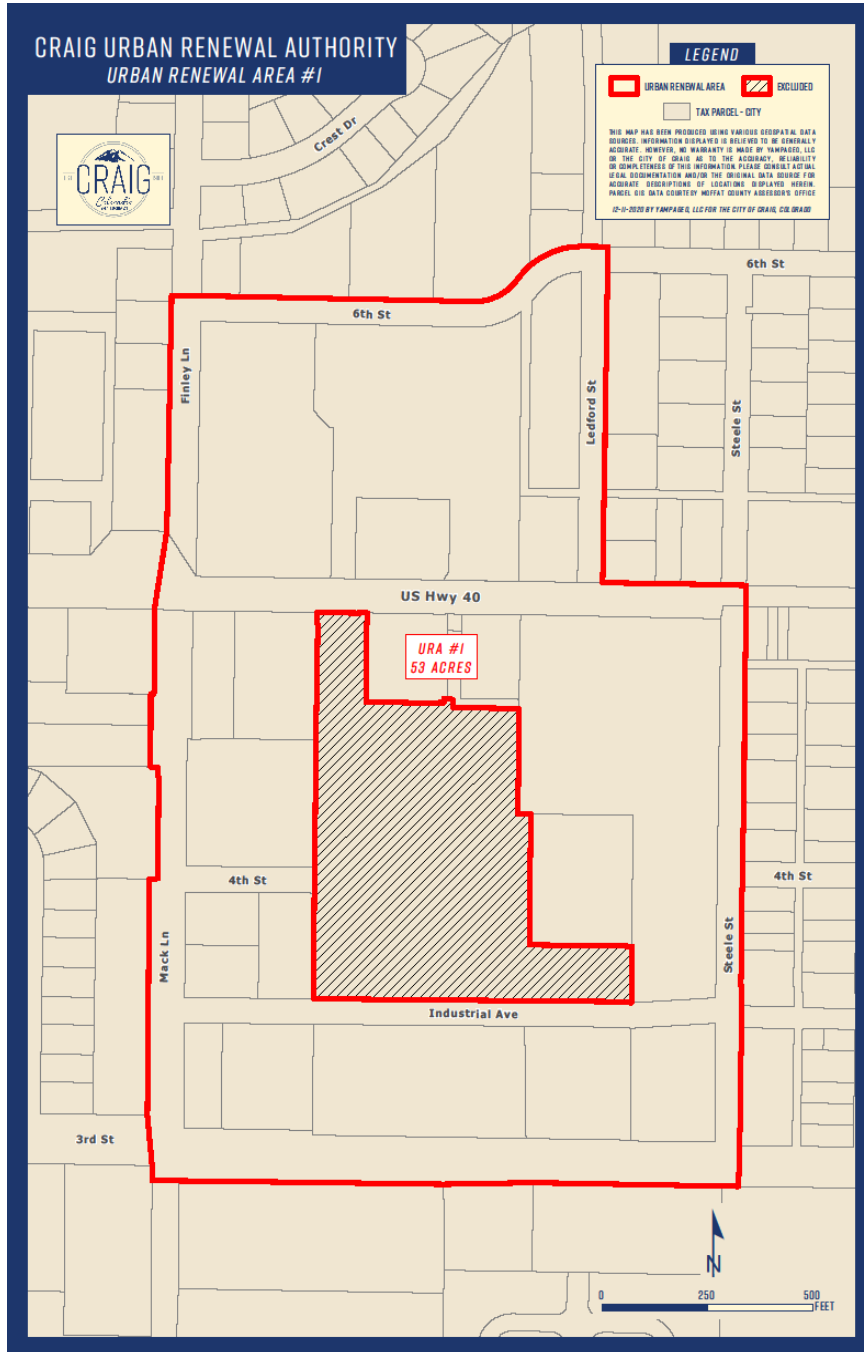
8.0 Severability

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

Appendix

Appendix A: Craig Urban Renewal Area #1 Legal Description and Map

(See Table 5 in Tax Forecast and County Impact Report for URA #1 Urban Renewal Area for Parcel ID and Parcel Numbers).



Craig Urban Renewal Authority

Urban Renewal Area #1

Legal Description

Being approximately 53 acres more or less of land out of the City of Craig, Moffat County, Colorado, described generally as follows;

Beginning at a point on the North right-of-way line of U.S. Highway 40 (Victory Way) and the East right-of-way line of Steele Street, said point being the southwest corner of Lot 18, Block 1 of the Holiday Park Subdivision;

Thence crossing the U.S. Highway 40 right-of-way in a southerly direction to a point on the southerly right-of-way line of said U.S. Highway 40, said point being the northwest corner of Lot 1, Block 1 of the Davis Gardens Park Subdivision;

Thence southerly with the easterly right-of-way of line of Steele Street, to a point on the northerly right-of-way line of the Denver and Rio Grande Railroad, said point being the southwest corner of Lot 26, Block 2 of the Davis Gardens Subdivision;

Thence southerly with the southerly projection of the easterly right-of-way line of Steele Street to a point on the southerly right-of-way line of the Denver and Rio Grande Railroad;

Thence westerly with the southerly right-of-way line of the Denver and Rio Grande Railroad, to a point on the easterly right-of-way line of Mack Lane;

Thence westerly with the westerly projection of the southerly right-of-way line of the Denver and Rio Grande Railroad to a point on the westerly right-of-way line of Mack Lane;

Thence northerly along the westerly right-of-way line of Mack Lane to a point on the southerly right-of-way line of U.S. Highway 40, said point being the northeast corner of Lot 1A of Kum & Go Store #902 replat;

Thence crossing the U.S. Highway 40 right-of-way in a northerly direction to a point on the westerly right-of-way line of Finley Lane, said point being the southeast corner of a parcel of land described in Book 225 at Page 80;

Thence northerly with the westerly right-of-way line of Finley Lane, to a point at a westerly projection of the northerly right-of-way line of 6th Street;

Thence easterly with the westerly projection of the northerly right-of-way line of 6th Street, to a point on the easterly right-of-way line of Finley Lane, said point being the southwest corner of Lot 7 of Block 5 of the Golden Meadows Subdivision;

Thence easterly with the northerly right-of-way line of 6th Street, to a point on the easterly right-of-way line of Ledford Street, said point being the southwest corner of Lot 7, Block 4 of the Golden Meadows Subdivision;

Thence southerly with the easterly right-of-way line of Ledford Street to a point on the northerly right-of-way line of U.S. Highway 40, said point being the southwest corner of Lot 2 of The Replat of Lots 17 Thru 21, Block 3 of the Plat of Golden Meadows;

Thence easterly with the northerly right-of-way line of U.S. Highway 40 to the point of beginning, containing approximately 62 acres, more or less.

Less and excepting therefrom Lot 2 of the Amended Plat of Beyer Minor Subdivision, containing 9 acres, more or less.

Appendix B: Excerpts from 2003 Moffat County/City of Craig Master Plan

Following are directions, concepts, policies and actions from the 2003 Moffat County/City of Craig Master Plan. Excerpts are taken verbatim, but formatted for emphasis. Policies summarized here are relevant to the proposed Craig URA #1 Urban Renewal Plan. Note that while some Policies may appear out of numerical sequence or with large gaps, this is intentional because only the relevant policies were selected for inclusion.

Chapter Two Plan Direction

Overview

The Plan Direction provides the planning framework for future growth and development in unincorporated Moffat County, the City of Craig, and the Town of Dinosaur. The Plan Direction - its guiding concepts, directions (goals), policies and actions - are the direct result of the public values and preferences expressed during the process of developing the Plan, further refined by detailed planning analysis and mapping.

Plan Direction Maps

The Moffat County Plan Direction map depicts six Plan Areas: Public Land Area, Rural Character Area, Craig Community Area, Urban Development Area, Three Mile Plan Area, and the Dinosaur Community Area.

Further detail within the Craig area is provided on the Craig Plan Direction map, which focuses on future land use within the Craig Community Area, the Urban Development Area, and a portion of the Three Mile Plan Area.

Directions, Policies and Actions

Directions are the overarching goals and objectives for the Moffat County/City of Craig Master Plan

Each direction is supported by one or more policy statements. Policy statements reflect the guiding concepts for each Plan Area. As appropriate, actions to accomplish certain policy initiatives are identified after a policy statement, and include a timeframe for completion.

Guiding Concepts

- Land use policy in Craig should promote stable neighborhoods and commercial districts, and accommodate new growth or redevelopment activities.
- Land use policy adjacent to Craig should provide guidance as to the limits of urban development, and not restrict private property rights.

- Land use policy should address annexation when desired by both a property owner and the City of Craig.

Plan Area Directions, Policies and Actions

The following are the directions, policies and actions for the six Plan Areas of the Plan Direction, along with general directions, policies and actions. Each set of directions, policies and actions are introduced by a brief description of the Plan Area.

General Directions, Policies and Actions

General directions, policies and actions are those not categorized into a Plan Area.

Direction: To coordinate the harmonious development of Moffat County and Craig through land use planning.

Policy 1: Moffat County and the City of Craig monitor the progress of implementing the Moffat County/City of Craig Master Plan.

Direction: To appropriately zone land for compatible agricultural, residential, commercial, and industrial uses.

Direction: To support zoning, subdivision and building code updates that address land use issues.

Policy 3: The City of Craig shall encourage the orderly development and use of land through appropriate land use administration and enforcement.

The Craig Community Area is defined by the incorporated boundary of the City of Craig, consisting of stable neighborhoods and commercial districts, as well as areas where new growth or redevelopment activities can be accommodated. The Craig Community Area is shown on the Craig Plan Direction Map.

Direction: To encourage infill development of vacant residential, commercial and industrial zoned land.

Policy 56: The City of Craig shall promote the development of existing vacant land zoned for residential, commercial, and industrial use within its incorporated limits before pursuing the annexation of unincorporated vacant land, to the degree practical.

Direction: To encourage the availability of a mix of housing types for all income groups.

Policy 57: The City of Craig shall provide a variety of housing opportunities for families and individuals of all income levels and lifestyles in locations which are compatible with surrounding land uses.

Direction: To support economic development activities that promotes tourism and attracts businesses.

Policy 58: The City of Craig shall enhance and stimulate the economic vitality of business in Craig.

Direction: To improve the visual appearance of City entrances, commercial/industrial corridors, and the downtown district with projects that will enhance civic identity and community pride.

Policy 59: The City of Craig shall define and initiate achievable physical improvement and streetscape projects compatible with existing and planned land uses that guide visitors to local businesses, shopping and public facilities.

Direction: To support capital improvements to enhance the capacity of the existing road network.

Direction: To support capital improvements for improving local and regional transit.

Policy 60: The City of Craig shall plan and design a transportation system that serves existing and future land uses in the community.

Policy 61: The City of Craig shall define and initiate achievable transportation improvements compatible with existing and future land uses.

Direction: To support capital improvements for water treatment and water distribution systems.

Policy 62: The City of Craig shall plan and design a water treatment and water distribution system that serves existing and future land uses in the community.

Policy 63: The City of Craig shall define and initiate achievable improvements for the Craig water treatment and water distribution systems.

Direction: To support capital improvements for sanitary sewer collection and wastewater treatment systems.

Policy 64: The City of Craig shall plan and design a sanitary sewer collection and wastewater treatment system that serves existing and future land uses in the community.

Policy 65: The City of Craig shall define and initiate achievable improvements for the Craig sanitary sewer collection and wastewater treatment systems.

Direction: To support capital improvements for drainage collection and detention facilities

Policy 66: The City of Craig shall plan and design a drainage collection system that serves existing and future land uses in the community

Policy 67: The City of Craig shall define and initiate achievable improvements for drainage collection and detention facilities.

Policy 68: The City of Craig shall promote a variety of recreational programs and activities for its residents.

Tax Forecast and County Impact Report for
URA #1 Urban Renewal Area
Craig, Colorado

Prepared for:

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Prepared by:

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DRAFT

May 3, 2021

Background information and other data have been furnished to DGC Consulting (DGC) by the City of Craig, Colorado, Moffat County, Colorado, and/or third parties, which DGC has used in preparing this report. DGC has relied on this information as provided, and is neither responsible for nor has confirmed the accuracy of this information.

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1. Introduction and Background

This report summarizes the tax forecast and impact on Moffat County (hereafter, the “County”) of the proposed redevelopment of the Craig URA #1 Urban Renewal Area (hereafter, the “Urban Renewal Area” or “URA #1”) in the City of Craig (“City”), as described in the Craig URA #1 Urban Renewal Plan (hereafter, the “Urban Renewal Plan” or “Plan”) and other materials provided to the City about potential development with the proposed Urban Renewal Area.

The Craig URA #1 Urban Renewal Area Tax Forecast and County Impact Report (hereafter, “Tax Forecast and County Impact Report”) was prepared by DGC Consulting (hereafter, “DGC”) for the City of Craig on behalf of the to-be-formed Craig Urban Renewal Authority (hereafter, “CURA” or “Authority”) under a contract dated October 26, 2020.

This Tax Forecast and County Impact Report includes a summary of forecasted property and sales tax revenues for all taxing entities in the proposed Craig URA #1 Urban Renewal Area, as well as Moffat County fiscal and service impacts associated with development in accordance with the Urban Renewal Plan. Specifically, this report is intended to:

1. Provide a detailed property and sales tax projection for all taxing entities over a 25-year period.
2. Respond to the requirements outlined in the State of Colorado Statutes for Urban Renewal Authorities (Colo. Rev. Stat. § 31-25-101, et seq.) specifically related to the requirements of a County Impact Report (Colo. Rev. Stat. § 31-25-107 (3.5)). These requirements are excerpted as follows:

(3.5) (a) At least thirty days prior to the hearing on an urban renewal plan or a substantial modification to such plan, the governing body or the authority shall submit such plan or modification to the board of county commissioners, and, if property taxes collected as a result of the county levy will be utilized, the governing body or the authority shall also submit an urban renewal impact report, which shall include, at a minimum, the following information concerning the impact of the plan:

- I. The estimated duration of time to complete the urban renewal project;
- II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
- III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
- IV. A statement setting forth the method under which the authority or the municipality will finance, or that 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 subparagraph (II) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
- V. Any other estimated impacts of the urban renewal project on county services or revenues.

2. Urban Renewal Plan

The Craig URA #1 Urban Renewal Area Plan, dated May 2021, by DGC Consulting, is provided separately.

3. Development Timing

Development character, magnitude, and timing within the Craig URA #1 Urban Renewal Area will be determined by market conditions. Development is anticipated to be commercial, retail, and commercial office uses. The development program used in the analysis was extrapolated from three “catalyst” projects being planned in cooperation with the City: (1) reuse/redevelopment by a private developer of the nearly vacant 90,000 SF mall, (2) reuse/redevelopment by a private developer of a former 35,000 SF Safeway building, and (3) development or redevelopment of 30,000 SF of commercial space around the new County Building, which will occupy a former K-Mart retail building in the near future. Together, these projects are considered to be representative of what might occur in the area.

The development program was used to forecast tax revenues over a 25-year timeframe for the County and other taxing bodies in the Craig URA #1 Urban Renewal Area. In addition, other impacts to the County are presented in this report.

The development program is summarized in Table 1. Construction is projected to occur in phases over several years as follows: 2023 (25,000 SF), 2024 (25,000 SF), 2025 (45,000 SF), 2026 (15,000 SF), and stabilizing in 2027 (15,000 SF) for a total of 125,000 SF. Redeveloped mall space will include retail and other commercial uses. Site development of utilities, parking, sidewalks, driveways, landscaping, and open space are also anticipated.

Table 1: Development Program (2023 - 2027)

Catalyst Project	2023	2024	2025	2026	2027	Total
Mall building reuse (Phase 1)	15,000	15,000				30,000
Mall building reuse (Phase 2)				15,000	15,000	30,000
Safeway building reuse			35,000			35,000
County building ancillary development	10,000	10,000	10,000			30,000
TOTAL	25,000	25,000	45,000	15,000	15,000	125,000
CUMULATIVE TOTAL	25,000	50,000	95,000	110,000	125,000	125,000

Source: City of Craig

About 2/3 of redeveloped mall space will be retail. This will be phased over several years as follows: between 2023 (10,000 SF), 2024 (10,000 SF), 2025 (35,000 SF), 2026 (10,000 SF), and stabilizing in 2027 (10,000 SF) for a total of 75,000 SF.

Table 2: Retail Phasing (2023 - 2027)

Catalyst Project	2023	2024	2025	2026	2027	Total
Mall building reuse (Phase 1)	10,000	10,000				20,000
Mall building reuse (Phase 2)				10,000	10,000	20,000
Safeway building reuse			35,000			35,000
TOTAL	10,000	10,000	35,000	10,000	10,000	75,000
CUMULATIVE TOTAL	10,000	20,000	55,000	65,000	75,000	75,000

Source: City of Craig

4. Property, Sales and Other Tax Revenue

This section presents a forecast for property and sales taxes generated within the proposed Urban Renewal Area. An annual inflation rate of 1% was used for the property tax forecast. Property tax districts, taxing authorities, and existing property taxes paid are also summarized. The forecast shows all future property and sales tax revenues anticipated to be generated within the proposed Urban Renewal Area. However, this is the “maximum case”, meaning that this analysis projects the maximum capacity of incremental new revenues which could be generated by the anticipated new development.

In compliance with Colorado law, based on this information, the City and/or Authority will seek to negotiate incremental tax revenue sharing arrangements with all or some of the Taxing Authorities listed on Tables 3 - 4. Taxing Authorities are defined as those entities which levy a mill levy within the proposed Urban Renewal Area, according to the records of the Moffat County Assessor. Taxing Authorities are also referred to as Taxing Entities and Taxing Districts.

4.1 Current Property Taxes and Property Tax Districts

Each of the 19 parcels in the proposed Urban Renewal Area is classified as 08 (ICFG) or 09 (ICFJ) property Tax District, which are summarized in Tables 3 and 4. The 2020 mill levy (adopted December 2020) for both is 81.736.

Table 3: Property Tax Area IFU (08) Detail

Tax District - ICFG (08)	Total mills:	81.736
Authority Name	Mills	Tax Rate
Moffat County	23.907	29%
Moffat County School District RE-1	31.826	39%
Colorado Northwestern Community College District	3.004	4%
CRW	0.5	1%
City of Craig (C)	18.996	23%
Craig Fire District (F)	3.503	4%
Total	81.736	100%

Source: Moffat County Assessor and GIS (updated 12-28-20)

Note: 2020 levy year payable in 2021

Table 4: Property Tax District IFU (09) Detail

Tax District - ICFJ (09)	Total mills:	81.736
Authority Name	Mills	Tax Rate
Moffat County	23.907	29%
Moffat County School District RE-1	31.826	39%
Colorado Northwestern Community College District	3.004	4%
CRW	0.5	1%
City of Craig (C)	18.996	23%
Craig Fire District (F)	3.503	4%
Total	81.736	100%
<i>Source: Moffat County Assessor and GIS (updated 12-28-20)</i>		
<i>Note: 2020 levy year payable in 2021</i>		

Table 5 summarizes tax data for the 19 private parcels within proposed URA #2. The list includes two tax exempt parcels which are assumed to become taxable if they are sold to private owners. Property taxes total \$217,746 for the 2020 levy year (payable in 2021).

Moffat County Assessor's data summarized on the table includes:

- Tax Account
- Parcel Number
- Tax Area
- Property Code
- Actual (Market) Value
- Taxable (Assessed) Value
- Estimated Taxes Paid
- Parcel Area

Definitions of each of these data fields can be obtained from Assessor records. At the bottom of the table is a summary of each column. Note that the third column for Tax Area uses numeric (08, 09) designations. These correspond directly to the Assessor lettered Tax Area designations summarized in Tables 5.

Table 5: Property Tax Areas and Mill Levies (2020 levy, due in 2021)

Tax Account No.	Parcel No.	Tax Area	Property Code	Actual (Market) Value (\$)	2020 Taxable (Assessed) Value (\$)	2021 Estimated Taxes (\$)	Area (Acres)
R011369	085501207004	09	2130, 2230	661,741	191,910	15,686	2.10
R009496	085501209002	09	2135, 2235	209,780	60,840	4,973	0.51
R009495	085501209001	09	2120, 2220	566,715	164,350	13,433	1.23
R009488	085501207003	09	1112, 1212	160,099	11,450	936	0.69
R009415	085501200025	09	2130, 2230	749,065	217,230	17,756	1.35
R009487	085501206007	09	2130, 2230	822,609	238,560	19,499	0.92
R009486	085501206001	09	2130, 2230	431,537	125,140	10,228	0.63
R009491	085501208002	09	2130, 2230	276,246	80,120	6,549	0.50
R012210	085501208005	09	0200	128,864	37,370	3,054	0.75
R010896	085501200030	09	2125, 2225	698,365	202,530	16,554	1.52
R006903	065736317004	08	2112, 2212	473,817	137,410	11,231	0.64
R006902	065736317003	08	2130, 2230	654,742	189,870	15,519	0.97
R006900	065736317001	08	2140, 2240	1,928,069	559,140	45,702	6.74
R006901	065736317002	08	2112, 2212	1,075,925	312,010	25,502	4.15
R009417	085501200027	09	0200	90,308	26,190	2,141	1.72
R011096	085501200902	09	9150, 9159, 9250, 9259	845,440	205,510	exempt	7.10
R011097	085501200031	09	0200	28,975	8,400	687	1.25
R009418	085501200029	09	9149, 9249	1,853,628	537,560	exempt	3.04
U000153	819	000	8299, 8499	350,000	101,500	8,296	0.49
		TOTAL		\$ 12,005,925	\$ 3,407,090	\$ 217,746	36.30
<i>Notes:</i>							
<i>"Exempt" parcels do not currently pay property tax but might pay tax if ownership changes.</i>							
<i>Data from Moffat County Assessor/GIS</i>							
<i>Does not include "U" coded parcels which are utilities and may include parcels or personal property outside of URA #1</i>							
<i>U000153 is owned by Union Wireless and is taxable, personal property value has been excluded</i>							
<i>R011097 is owned by First Christian Church but is taxable</i>							
<i>Taxable values 2020, taxes due 2021</i>							

Table 6 summarizes current sales taxes paid in the proposed Urban Renewal Area, based on sales tax rates imposed by the three entities which collect sales taxes. The largest recipient of sales tax is the City of Craig, followed by the State of Colorado and Moffat County. According to the City, in 2020 sales taxes in the proposed URA #1 were: City \$485,000, Moffat County \$242,500, and State of Colorado \$351,525, for a total of \$1,079,025 (referred to as the sales tax Base.)

Table 6: Sales Tax Rates for URA #1 (2020)

Tax Jurisdiction	Tax Rate (%)
State of Colorado	2.90
Moffat County	2.00
City of Craig	4.00
Total	8.90
Source: City of Craig	
Note: Moffat County refunds 37.5% (0.714 mills) of County sales tax to City as processing fee	

4.2 Property and Sales Tax Revenue Forecast

Table 7 summarizes assumptions about construction costs, phasing, and retail sales for the four catalyst projects.

Table 7: Development Phasing and Cost Assumptions

Catalyst Project	Description	Phasing	Costs and Retail Sales (\$/SF)
1 - Mall phase 1	1. Phase 2 only - 1/3 Mall reused (30k/60k), multi-tenant, phase occupancy by 2023, 20k SF new retail	Phase 1 reoccupy Mall space w/minimal tenant improvements, phased 2023 - 2024	\$50/SF construction value, \$100/SF retail sales
2 - Mall phase 2	2. Phase 2 only - 1/3 Mall reused (30k/60k), multi-tenant, phase occupancy by 2023, 20k SF new retail	Phase 2 reuse Mall space w/minimal tenant improvements, phased 2026 - 2027	\$50/SF construction value, \$100/SF sales
3 - Safeway Building	3. 100% Reuse Safeway (big box tenant), occupy by 2025	Reuse existing building, minimal tenant improvements, w/big box retailer, complete 2025	\$50/SF construction value, \$200/SF sales
4 - County Building ancillary development	4. Redevelop three buildings or parcels near reused County Building (former Kmart)	30,000 SF commercial in three buildings, phased 2023 - 2025	\$100/SF construction value, no retail sales

Source: City of Craig and "Yampa Valley Adventure Center" developer

Property Tax Assumptions:

- 1) 2021 property taxes within the proposed Craig URA #1 are estimated to be \$217,746/year (referred to as the property tax Base).
- 2) Uses will be retail/commercial and retail office.
- 3) Understanding that the reuse/redevelopment of the former Mall and former Safeway building will be limited to tenant finish, it is assumed that this construction will cost \$50/SF. Ancillary development of commercial space around the new County Building will cost \$100/SF. These figures are low compared with new commercial development.
- 4) Parcels in the Urban Renewal Area will retain their current Tax District status and mill levy rates.
- 5) All real property will be taxable, if developed (including parcels that are currently tax-exempt).
- 6) 2020 property tax information and mill levies provided by Moffat County Assessor and GIS.

- 7) Residential rate is 7.15% and commercial rate is 29%.
- 8) Personal Property taxes are not included in this analysis.
- 9) Analysis includes 1% annual inflation in property value.

Sales Tax Assumptions:

- 1) According the City of Craig, the most recent sales tax collected within the proposed Craig URA #1: City \$485,000, Moffat County \$242,500, and State of Colorado \$351,525, for a total of \$1,079,025 (referred to as the sales tax Base.)
- 2) Total redeveloped retail space is 75,000 SF. 2/3 of redeveloped mall space will be retail (40,000 SF). 100% of redeveloped Safeway building space will be retail (35,000 SF).
- 3) All future retail sales will be considered taxable.
- 4) Sales tax analysis does not include an annual inflation adjustment.

4.3 Moffat County Property Tax Revenue Forecast

The forecast of future property tax revenues was calculated using a spreadsheet. For purposes of clarity, information from the spreadsheet has been excerpted and is presented in the more concise tables and narrative included in this report.

Tables 8 and 9 summarize total property taxes collected, existing property taxes (referred to as the “Base”), and projected future property taxes due to urban renewal activity (referred to as the “Increment”). Table 8 summarizes the short-term period (eight years) of the project (2021-2028), which covers the period of construction through project stabilization. The complete spreadsheet for the property tax analysis is included as Exhibit A.

Table 3: Short-Term Moffat County Property Tax Revenue (2021-2028)

	2021	2022	2023	2024	2025	2026	2027	2028
Property Taxes (Total)	\$ 64,326	\$ 64,969	\$ 65,618	\$ 79,026	\$ 92,696	\$ 114,064	\$ 115,205	\$ 122,044
Property Tax (Base)	\$ 64,326	\$ 64,969	\$ 65,618	\$ 66,275	\$ 66,937	\$ 67,607	\$ 68,283	\$ 68,966
Net Property Tax Revenues (Increment)	\$ -	\$ -	\$ -	\$ 12,752	\$ 25,758	\$ 46,457	\$ 46,922	\$ 53,078

Source: Moffat County Assessor parcel data and GIS

Note: 2021 payable, 2020 levy year

Table 9 summarizes the cumulative County property tax revenue in five-year increments 2020-2045 (25-year analysis period).

Table 4: Cumulative Moffat County Property Tax Revenue (2020-2045)

	2021	2020-2025	2020-2030	2020-2035	2021-2040	2020-2045
Property Taxes (Total)	\$ 64,326	\$ 430,324	\$ 1,040,941	\$ 1,712,237	\$ 2,417,777	\$ 3,159,305
Property Taxes (Base)	\$ 64,326	\$ 391,813	\$ 736,676	\$ 1,099,130	\$ 1,480,072	\$ 1,880,447
Net Property Tax Revenues (Increment)		\$ 38,510	\$ 304,265	\$ 613,108	\$ 937,704	\$ 1,278,859

Source: Moffat County Assessor parcel data and GIS

Note: 2021 payable, 2020 levy year

If all of the County portion of the incremental property taxes were allocated to the Authority during this

period, the County would experience a fiscal impact of \$12,752/year in 2024 (the first year of development-induced revenues), growing to approximately \$69,595/year in 2045 (the end of the 25-year tax increment financing period), resulting from the inclusion of the developed parcels in the proposed Urban Renewal Area and after accounting for the Base. The total property tax allocated to the Authority by the County during this period would be approximately \$1,278,859.

4.4 Moffat County Sales Tax Revenue Forecast

The County collects 2% on taxable sales in the taxing district which applies to the proposed Urban Renewal Area. This is included in the overall 8.9% sales tax levy within the proposed Urban Renewal Area. Tables 10 and 11 show total County sales taxes collected, existing sales taxes (referred to as the “Base”) which are estimated to be \$242,500 (2020), and future net sales taxes from new development (referred to as the “Increment”).¹

Table 10 summarizes the short-term (2021-2028) incremental County sales tax revenue. Table 11 summarizes cumulative incremental County sales tax revenue in five-year increments 2020-2045 (25-year analysis period). The complete spreadsheet used for the sales tax analysis is included as Exhibit B.

Table 5: Short-Term Moffat County Sales Tax Revenue (2021-2028)

	22.47%	2021	2022	2023	2024	2025	2026	2027	2028
Total Sales Tax	2.00%	\$ 242,500	\$ 242,500	\$ 263,106	\$ 284,124	\$ 452,702	\$ 476,034	\$ 478,370	\$ 480,728
Existing Sales Tax (Base)		\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500
New Sales Tax (Increment)		\$ -	\$ -	\$ 20,606	\$ 41,624	\$ 210,202	\$ 233,534	\$ 235,870	\$ 238,228

Source: DGC using information provided by the City of Craig

Table 6: Cumulative Moffat County Sales Tax Revenue (2020-2045)

	2020	2020-2025	2020-2030	2021-2035	2021-2040	2021-2045
Total Sales Tax	\$ 242,500	\$ 1,727,432	\$4,131,193	\$ 6,595,719	\$ 9,124,112	\$ 11,719,628
Existing Sales Tax (Base)	\$ 242,500	\$ 1,455,000	\$2,667,500	\$ 3,880,000	\$ 5,092,500	\$ 6,305,000
New Sales Tax (Increment)	\$ -	\$ 272,432	\$1,463,693	\$ 2,715,719	\$ 4,031,612	\$ 5,414,628

Source: DGC using information provided by the City of Craig

If all of the County portion of incremental sales taxes were allocated to the Authority during this period, the County would experience a fiscal impact of \$20,606/year in 2023 (the first year of development-induced revenues), growing to approximately \$282,135/year in 2045 (the end of the 25-year tax increment financing period). The total sales tax allocated to the Authority by the County during the 25-year period would be approximately \$5,414,628.

¹ It should be noted, however, that County sales tax revenues are not considered increment under the Statute, and their allocation to the Authority is subject to annual appropriation.

5. Impact on Moffat County Services

Municipal and public service providers for the subject property are summarized on Table 12. The proposed Urban Renewal Area is located within the City of Craig boundaries, in Moffat County. Municipal government services and municipal services (streets, environmental, potable water, sanitary sewer, storm sewer/drainage, public safety, and parks) are provided by the City. Some water services are provided by the Craig Rural Water (CRW) District.

All permitting, plan review, inspections, and planning and zoning services for the City of Craig are provided by the Craig/Moffat County Regional Building Department. Fire and emergency services are provided by the City of Craig, Craig Fire District, and Moffat County. The proposed Urban Renewal Area is within the Moffat County School District RE-1 and the Colorado Northwest Community College District.

Moffat County provides General Government Services which include: County Attorney, County Sheriff, County Courts, Social Services, Assessor's Office, Coroner's Office, and the Clerk and Recorder's Office. The County also provides the public library in Craig. It is likely that County General Governmental Services will be required during and after construction in the proposed Urban Renewal Area.

Table 7: Service Providers for URA #1

Municipal Service	Provider
Municipal Government Services	City of Craig
Planning, Zoning and Building Safety	Craig/Moffat County Regional Building Department
Streets, Environmental, and Potable Water	City of Craig, Craig Rural Water District (CRW)
Sanitary Sewer	City of Craig
Regional Storm Drainage	City of Craig
Fire and Emergency Services	City of Craig, Moffat County, Craig Fire District
Public Safety	City of Craig
City Parks	City of Craig
Library	Moffat County
County Governmental Services	Moffat County
Schools	Moffat County School District RE-1
Colleges	Colorado Northwestern Community College District
Electrical Power	Yampa Valley Electrical Association
Natural Gas	Atmos Energy
Telecommunications	Various private utilities

Source: City of Craig and utility provider websites

6. Impact on Moffat County Infrastructure

Construction of new infrastructure, such as roads and utilities within the Urban Renewal Area will be the responsibility of the developing party, although partial funding may be contributed by the City or financing structures such as metropolitan districts, special improvement districts or the Authority. It is our opinion, based on information provided by City staff, that the development of the proposed Urban Renewal Area will

not impact County infrastructure.

7. Financing of New Infrastructure

It is anticipated that new infrastructure serving the Urban Renewal Area will be provided by property developers, the City, metropolitan districts, or other special districts. Infrastructure will be financed by property developers, tax increment revenue and/or a combination of tax increment revenue, general fund revenue, and special district revenue (assuming the creation of a special district). Maintenance of infrastructure will be provided primarily by the City and/or existing and future special districts.

8. County Impact Report Conclusions

The anticipated uses within the proposed Urban Renewal Area are consistent with uses in the City of Craig Zoning and Subdivision Regulations and Comprehensive Plan. If necessary, properties may be rezoned, as appropriate, to allow redevelopment that is in conformance with these regulations.

1. Development program – Development may include new construction or tenant improvements to existing buildings. It is planned for three areas (existing shopping mall, existing Safeway Building, and around the relocated County Building). Development and reuse of existing buildings is anticipated to occur in phases (2023 – 2027) for a total of 125,000 SF. Retail development totals 75,000 SF and includes 40,000 SF in the mall and 35,000 SF in the former Safeway building. Development of utilities, parking, sidewalks, driveways, landscaping, and open space is also anticipated.
2. If all of the County portion of the incremental property taxes were allocated to the Authority during this period, the County would experience a fiscal impact of \$12,752/year in 2024 (the first year of development-induced revenues), growing to approximately \$69,595/year in 2045 (the end of the 25-year tax increment financing period), resulting from the inclusion of the developed parcels in the proposed Urban Renewal Area and after accounting for the Base. The total property tax allocated to the Authority by the County during this period would be approximately \$1,278,859.
3. The amount of County incremental property tax revenue to be allocated to the Authority for Urban Renewal Area #1 amounts to less than 1/1000th (.00045) of the Moffat County budget. This is based on a 2021 County adopted budget of \$102.5 million and estimated incremental County property taxes of \$46,457 in 2026 (year of project stabilization). Even though county budgets are expected to drop significantly in the future, the fiscal impact will remain very small, as a percentage of budget.
4. The impact on the Moffat County School District RE-1 of allocating incremental property taxes to the Authority would also be minimal, as a percentage of total school district budget. Estimated incremental School District property taxes are \$61,846 in 2026 and the 2020 - 2021 budget is \$23.152 million. This represents less than 3/1000th (.00267) of the total budget.
5. After the 25-year period is completed, the County's share of net new property tax revenues (after subtracting the Base) will increase gradually from \$69,595/year, which is forecast in 2045.

6. If all of the County portion of incremental sales taxes were allocated to the Authority during this period, the County would experience a fiscal impact of \$20,606/year in 2023 (the first year of development-induced revenues), growing to approximately \$282,135/year in 2045 (the end of the 25-year tax increment financing period). The total sales tax allocated to the Authority by the County during the 25-year period would be approximately \$5,414,628.
7. After the 25-year period is completed, the County's share of net new sales tax revenues (after subtracting the Base) will increase gradually from \$282,135/year, which is forecast in 2045.
8. Moffat County governmental services – Current County services will be continued and it is not expected that Moffat County will need to provide significant additional services to the proposed Urban Renewal Area.
9. The City of Craig will continue to provide municipal services, including public safety, to parcels within the proposed URA.
10. Special districts such as the Craig Fire Protection District will continue to provide services to the proposed URA.
11. Moffat County infrastructure – Based on the economic impact analysis, it is not expected that development of the proposed Urban Renewal Area will negatively impact existing County infrastructure. Further, the County will not need to provide additional infrastructure to serve future development. The City of Craig, Craig Urban Renewal Authority, property developers, and/or special districts (including metropolitan districts) will plan, finance, construct, and maintain any required new infrastructure for the Urban Renewal Area. On a commercial basis, private utilities mentioned previously will continue to provide services, and if required, new infrastructure to serve the Urban Renewal Area.

9. Property Taxes for Taxing Authorities

An eight-year snapshot of property taxes generated within the proposed URA #1 Urban Renewal Area is presented in Table 13. Exhibit A presents the complete property tax analysis spreadsheet.

Table 8: Short-Term Property Tax Revenues by Taxing Authority (2021-2028)

Moffat County	1	2	3	4	5	6	7	8
	2021	2022	2023	2024	2025	2026	2027	2028
Property Taxes (Total)	\$ 64,326	\$ 64,969	\$65,618	\$ 79,026	\$ 92,696	\$ 114,064	\$ 115,205	\$ 122,044
Property Tax (Base)	\$ 64,326	\$ 64,969	\$65,618	\$ 66,275	\$ 66,937	\$ 67,607	\$ 68,283	\$ 68,966
Net Property Tax Revenues (Increment)	\$ -	\$ -	\$ -	\$ 12,752	\$ 25,758	\$ 46,457	\$ 46,922	\$ 53,078
Moffat County School District RE-1	1	2	3	4	5	6	7	8
	2021	2022	2023	2024	2025	2026	2027	2028
Property Taxes (Total)	\$ 85,633	\$ 86,489	\$87,354	\$ 105,203	\$123,401	\$ 151,847	\$ 153,365	\$ 162,469
Property Tax (Base)	\$ 85,633	\$ 86,489	\$87,354	\$ 88,228	\$ 89,110	\$ 90,001	\$ 90,901	\$ 91,810
Net Property Tax Revenues (Increment)	\$ -	\$ -	\$ -	\$ 16,976	\$ 34,291	\$ 61,846	\$ 62,464	\$ 70,659
Colorado NW Community College	1	2	3	4	5	6	7	8
	2021	2022	2023	2024	2025	2026	2027	2028
Property Taxes (Total)	\$ 8,083	\$ 8,164	\$ 8,245	\$ 9,930	\$ 11,648	\$ 14,333	\$ 14,476	\$ 15,335
Property Tax (Base)	\$ 8,083	\$ 8,164	\$ 8,245	\$ 8,328	\$ 8,411	\$ 8,495	\$ 8,580	\$ 8,666
Net Property Tax Revenues (Increment)	\$ -	\$ -	\$ -	\$ 1,602	\$ 3,237	\$ 5,838	\$ 5,896	\$ 6,669
CRW	1	2	3	4	5	6	7	8
	2021	2022	2023	2024	2025	2026	2027	2028
Property Taxes (Total)	\$ 1,345	\$ 1,359	\$ 1,372	\$ 1,653	\$ 1,939	\$ 2,386	\$ 2,409	\$ 2,552
Property Tax (Base)	\$ 1,345	\$ 1,359	\$ 1,372	\$ 1,386	\$ 1,400	\$ 1,414	\$ 1,428	\$ 1,442
Net Property Tax Revenues (Increment)	\$ -	\$ -	\$ -	\$ 267	\$ 539	\$ 972	\$ 981	\$ 1,110
City of Craig	1	2	3	4	5	6	7	8
	2021	2022	2023	2024	2025	2026	2027	2028
Property Taxes (Total)	\$ 51,112	\$ 51,623	\$52,139	\$ 62,793	\$ 73,654	\$ 90,633	\$ 91,539	\$ 96,973
Property Tax (Base)	\$ 51,112	\$ 51,623	\$52,139	\$ 52,660	\$ 53,187	\$ 53,719	\$ 54,256	\$ 54,799
Net Property Tax Revenues (Increment)	\$ -	\$ -	\$ -	\$ 10,132	\$ 20,467	\$ 36,914	\$ 37,283	\$ 42,175
Craig Fire District	1	2	3	4	5	6	7	8
	2021	2022	2023	2024	2025	2026	2027	2028
Property Taxes (Total)	\$ 9,425	\$ 9,520	\$ 9,615	\$ 11,579	\$ 13,582	\$ 16,713	\$ 16,880	\$ 17,883
Property Tax (Base)	\$ 9,425	\$ 9,520	\$ 9,615	\$ 9,711	\$ 9,808	\$ 9,906	\$ 10,005	\$ 10,105
Net Property Tax Revenues (Increment)	\$ -	\$ -	\$ -	\$ 1,868	\$ 3,774	\$ 6,807	\$ 6,875	\$ 7,777

Source: DGC Consulting using Moffat County Assessor parcel data and GIS

Table 14 summarizes cumulative property taxes (based on five, 10, 15, 20, and 25-year increments) for County and other taxing entities. Exhibit A presents the complete property tax spreadsheet.

Table 9: Cumulative Property Tax Revenues by Taxing District (2020-2045)

Cumulative Moffat County						
	2020	2020-2025	2020-2030	2020-2035	2021-2040	2020-2045
Property Taxes (Total)	\$ 63,689	\$ 430,324	\$1,040,941	\$ 1,712,237	\$ 2,417,777	\$ 3,159,305
Property Taxes (Base)	\$ 63,689	\$ 391,813	\$ 736,676	\$ 1,099,130	\$ 1,480,072	\$ 1,880,447
Net Property Tax Revenues	\$ -	\$ 38,510	\$ 304,265	\$ 613,108	\$ 937,704	\$ 1,278,859
Cumulative Moffat County School District RE1						
	2020	2020-2025	2020-2030	2020-2035	2021-2040	2020-2045
Property Taxes (Total)	\$ 84,785	\$ 572,865	\$1,385,744	\$ 2,279,402	\$ 3,218,646	\$ 4,205,800
Property Taxes (Base)	\$ 84,785	\$ 521,598	\$ 980,694	\$ 1,463,207	\$ 1,970,334	\$ 2,503,330
Net Property Tax Revenues	\$ -	\$ 51,266	\$ 405,051	\$ 816,195	\$ 1,248,311	\$ 1,702,470
Cumulative NW Colorado Community College						
	2020	2020-2025	2020-2030	2020-2035	2021-2040	2020-2045
Property Taxes (Total)	\$ 8,003	\$ 54,072	\$ 130,798	\$ 215,149	\$ 303,802	\$ 396,978
Property Taxes (Base)	\$ 8,003	\$ 49,233	\$ 92,566	\$ 138,110	\$ 185,976	\$ 236,285
Net Property Tax Revenues	\$ -	\$ 4,839	\$ 38,232	\$ 77,039	\$ 117,826	\$ 160,693
Cumulative CRW						
	2020	2020-2025	2020-2030	2020-2035	2021-2040	2020-2045
Property Taxes (Total)	\$ 1,332	\$ 9,000	\$ 21,771	\$ 35,810	\$ 50,566	\$ 66,075
Property Taxes (Base)	\$ 1,332	\$ 8,195	\$ 15,407	\$ 22,988	\$ 30,955	\$ 39,328
Net Property Tax Revenues	\$ -	\$ 805	\$ 6,364	\$ 12,823	\$ 19,612	\$ 26,747
Cumulative City of Craig						
	2020	2020-2025	2020-2030	2020-2035	2021-2040	2020-2045
Property Taxes (Total)	\$ 50,606	\$ 341,926	\$ 827,110	\$ 1,360,508	\$ 1,921,115	\$ 2,510,318
Property Taxes (Base)	\$ 50,606	\$ 311,327	\$ 585,347	\$ 873,345	\$ 1,176,034	\$ 1,494,164
Net Property Tax Revenues	\$ -	\$ 30,599	\$ 241,763	\$ 487,163	\$ 745,080	\$ 1,016,154
Cumulative Craig Fire District						
	2020	2020-2025	2020-2030	2020-2035	2021-2040	2020-2045
Property Taxes (Total)	\$ 9,332	\$ 63,054	\$ 152,525	\$ 250,888	\$ 354,267	\$ 462,921
Property Taxes (Base)	\$ 9,332	\$ 57,411	\$ 107,942	\$ 161,051	\$ 216,869	\$ 275,535
Net Property Tax Revenues	\$ -	\$ 5,643	\$ 44,583	\$ 89,836	\$ 137,398	\$ 187,386

Source: DGC Consulting using Moffat County Assessor parcel data and GIS

10. Sales Taxes for Taxing Authorities

An eight-year snapshot of sales taxes generated within the proposed Craig URA #1 Urban Renewal Area is presented in Table 15. Exhibit B presents the complete sales tax analysis spreadsheet.

Table 10: Short-Term Sales Tax Revenues by Taxing Authority (2021-2028)

State of Colorado								
	1	2	3	4	5	6	7	8
	2021	2022	2023	2024	2025	2026	2027	2028
Total Sales Tax	\$ 351,625	\$ 351,625	\$ 381,504	\$ 411,980	\$ 625,939	\$ 659,466	\$ 693,636	\$ 697,056
Existing Sales Tax (Base)	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625
Net Sales Tax (Increment)	\$ -	\$ -	\$ 29,879	\$ 60,355	\$ 274,314	\$ 307,841	\$ 342,011	\$ 345,431
Moffat County								
	1	2	3	4	5	6	7	8
	2021	2022	2023	2024	2025	2026	2027	2028
Total Sales Tax	\$ 242,500	\$ 242,500	\$ 263,106	\$ 284,124	\$ 431,682	\$ 454,804	\$ 478,370	\$ 480,728
Existing Sales Tax (Base)	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500
New Sales Tax (Increment)	\$ -	\$ -	\$ 20,606	\$ 41,624	\$ 189,182	\$ 212,304	\$ 235,870	\$ 238,228
City of Craig								
	1	2	3	4	5	6	7	8
	2021	2022	2023	2024	2025	2026	2027	2028
Total Sales Tax	\$ 485,000	\$ 485,000	\$ 526,212	\$ 568,248	\$ 863,364	\$ 909,608	\$ 956,740	\$ 961,457
Existing Sales Tax (Base)	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
New Sales Tax (Increment)	\$ -	\$ -	\$ 41,212	\$ 83,248	\$ 378,364	\$ 424,608	\$ 471,740	\$ 476,457

Source: DGC using information provided by the City of Craig

Table 16 summarizes cumulative property taxes (based on five, 10, 15, 20, and 25-year increments) for County and other taxing entities. Exhibit B presents the complete property tax spreadsheet.

Table 11: Cumulative Sales Tax Revenues by Taxing District (2020-2045)

Cumulative State of Colorado						
	2020	2020-2025	2020-2030	2021-2035	2021-2040	2021-2045
Total Sales Tax	\$ 351,625	\$ 2,504,777	\$ 5,990,229	\$ 9,563,793	\$ 13,229,962	\$ 16,993,460
Existing Sales Tax (Base)	\$ 351,625	\$ 2,109,750	\$ 3,867,875	\$ 5,626,000	\$ 7,384,125	\$ 9,142,250
New Sales Tax (Increment)	\$ -	\$ 395,027	\$ 2,122,354	\$ 3,937,793	\$ 5,845,837	\$ 7,851,210
Cumulative Moffat County						
	2020	2020-2025	2020-2030	2021-2035	2021-2040	2021-2045
Total Sales Tax	\$ 242,500	\$ 1,727,432	\$ 4,131,193	\$ 6,595,719	\$ 9,124,112	\$ 11,719,628
Existing Sales Tax (Base)	\$ 242,500	\$ 1,455,000	\$ 2,667,500	\$ 3,880,000	\$ 5,092,500	\$ 6,305,000
New Sales Tax (Increment)	\$ -	\$ 272,432	\$ 1,463,693	\$ 2,715,719	\$ 4,031,612	\$ 5,414,628
Cumulative City of Craig						
	2020	2020-2025	2020-2030	2021-2035	2021-2040	2021-2045
Total Sales Tax	\$ 485,000	\$ 3,454,864	\$ 8,262,385	\$ 13,191,438	\$ 18,248,223	\$ 23,439,256
Existing Sales Tax (Base)	\$ 485,000	\$ 2,910,000	\$ 5,335,000	\$ 7,760,000	\$ 10,185,000	\$ 12,610,000
New Sales Tax (Increment)	\$ -	\$ 544,864	\$ 2,927,385	\$ 5,431,438	\$ 8,063,223	\$ 10,829,256

Source: DGC using information provided by the City of Craig

11. Use Taxes

Use taxes resulting from development within the proposed Urban Renewal Area were also estimated. Collection of use taxes is a one-time event coinciding with the issuance of a building permit by the Craig/Moffatt County Regional Building Department. See Table 17 below for information on the use tax calculation.

Costs used to estimate construction value were summarized in the development program and exclude land and soft costs. Materials were estimated to be 50% of construction value (the remainder being labor, fees, and other “soft” costs). The current City sales tax (4.0%) is also assumed to be the use tax rate. Based on these assumptions, the City of Craig would receive approximately \$155,000 in use taxes for building materials used for taxable construction within the proposed Urban Renewal Area.

Table 12: Use Tax Calculation

Catalyst Project	Description	Area (SF)	Cost (\$/SF)	Extended Cost (\$)
Project 1 + 2	Mall retail	60,000	50	3,000,000
Project 3	Safeway retail	35,000	50	1,750,000
Project 4	County building ancillary development	30,000	100	3,000,000
Total Construction Cost				7,750,000
Materials		50%		3,875,000
City Sales/Use Tax		4%		155,000

Source: City of Craig

12. Exhibits

Exhibit A-1: Property Tax Forecast Spreadsheet (Year 1-10)

Annual Property Tax Estimates

	1	2	3	4	5	6	7	8	9	10
Share of Property Tax (%)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Estimated Cumulative New Development										
Commercial (new office)			10,000	20,000	30,000	30,000	30,000	30,000	30,000	30,000
Commercial (new mall, Safeway retail)			15,000	30,000	65,000	65,000	80,000	95,000	95,000	95,000
Estimated New Development Market Value										
Commercial (office)	\$ 100.00	\$ -	\$ -	\$ 1,051,010	\$ 2,123,040	\$ 3,216,406	\$ 3,248,570	\$ 3,281,056	\$ 3,313,866	\$ 3,347,005
Commercial (retail)	\$ 50.00	\$ -	\$ -	\$ 788,258	\$ 1,592,280	\$ 3,484,440	\$ 3,519,284	\$ 4,374,741	\$ 5,246,955	\$ 5,299,425
Estimated New Development Assessed Value										
Commercial (office)	29.00%	\$ -	\$ -	\$ 304,793	\$ 615,682	\$ 932,758	\$ 942,085	\$ 951,506	\$ 961,021	\$ 970,631
Commercial (retail)	29.00%	\$ -	\$ -	\$ 228,595	\$ 461,761	\$ 1,010,488	\$ 1,020,592	\$ 1,268,675	\$ 1,521,617	\$ 1,536,833
Estimated New Development Property Tax Revenues (81.736 mills)										
Commercial (office)	0.081736	\$ -	\$ -	\$ -	\$ 24,913	\$ 50,323	\$ 76,240	\$ 77,002	\$ 77,772	\$ 78,550
Commercial (retail)	0.081736	\$ -	\$ -	\$ -	\$ 18,684	\$ 37,743	\$ 82,593	\$ 83,419	\$ 103,696	\$ 124,371
Total Property Tax New Development (Increment)		\$ -	\$ -	\$ -	\$ 43,597	\$ 88,066	\$ 158,833	\$ 160,421	\$ 181,469	\$ 202,921
Total Property Tax Existing Development (Base)		\$ 219,923	\$ 222,123	\$ 224,344	\$ 226,587	\$ 228,853	\$ 231,142	\$ 233,453	\$ 235,788	\$ 238,146
Total Property Tax		\$ 219,923	\$ 222,123	\$ 224,344	\$ 270,184	\$ 316,919	\$ 389,975	\$ 393,875	\$ 417,256	\$ 445,477
Total Property Tax Existing Development (Base)		\$ 219,923	\$ 222,123	\$ 224,344	\$ 226,587	\$ 228,853	\$ 231,142	\$ 233,453	\$ 235,788	\$ 238,146
Total Property Tax New Development (Increment)		\$ -	\$ -	\$ -	\$ 43,597	\$ 88,066	\$ 158,833	\$ 160,421	\$ 181,469	\$ 202,921

Property Tax Estimate by Taxing Entity (annual and cumulative):

Moffat County (100%)	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)	0.0239	\$ 64,326	\$ 64,969	\$ 65,618	\$ 79,026	\$ 92,696	\$ 114,064	\$ 115,205	\$ 122,044	\$ 129,008
Property Tax (Base)		\$ 64,326	\$ 64,969	\$ 65,618	\$ 66,275	\$ 66,937	\$ 67,607	\$ 68,283	\$ 68,966	\$ 69,655
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ -	\$ 12,752	\$ 25,758	\$ 46,457	\$ 46,922	\$ 53,078	\$ 59,352

Cumulative Moffat County (100%)	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)		\$ 64,326			\$ 430,324					\$ 1,040,941
Property Taxes (Base)		\$ 64,326			\$ 391,813					\$ 736,676
Net Property Tax Revenues (Increment)					\$ 38,510					\$ 304,265

Moffat County School District RE-1	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)	0.0318	\$ 85,633	\$ 86,489	\$ 87,354	\$ 105,203	\$ 123,401	\$ 151,847	\$ 153,365	\$ 162,469	\$ 171,741
Property Tax (Base)		\$ 85,633	\$ 86,489	\$ 87,354	\$ 88,228	\$ 89,110	\$ 90,001	\$ 90,901	\$ 91,810	\$ 92,728
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ -	\$ 16,976	\$ 34,291	\$ 61,846	\$ 62,464	\$ 70,659	\$ 79,012

Cumulative Moffat County School District RE1	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)		\$ 85,633			\$ 572,865					\$ 1,385,744
Property Taxes (Base)		\$ 85,633			\$ 521,598					\$ 980,694
Net Property Tax Revenues (Increment)					\$ 51,266					\$ 405,051

Colorado NW Community College	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)	0.0030	\$ 8,083	\$ 8,164	\$ 8,245	\$ 9,930	\$ 11,648	\$ 14,333	\$ 14,476	\$ 15,335	\$ 16,210
Property Tax (Base)		\$ 8,083	\$ 8,164	\$ 8,245	\$ 8,328	\$ 8,411	\$ 8,495	\$ 8,580	\$ 8,666	\$ 8,752
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ -	\$ 1,602	\$ 3,237	\$ 5,838	\$ 5,896	\$ 6,669	\$ 7,458

Cumulative NW Colorado Community College	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)		\$ 8,083			\$ 54,072					\$ 130,798
Property Taxes (Base)		\$ 8,083			\$ 49,233					\$ 92,566
Net Property Tax Revenues (Increment)					\$ 4,839					\$ 38,232

CRW	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)	0.0005	\$ 1,345	\$ 1,359	\$ 1,372	\$ 1,653	\$ 1,939	\$ 2,386	\$ 2,409	\$ 2,552	\$ 2,698
Property Tax (Base)		\$ 1,345	\$ 1,359	\$ 1,372	\$ 1,386	\$ 1,400	\$ 1,414	\$ 1,428	\$ 1,442	\$ 1,457
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ -	\$ 267	\$ 539	\$ 972	\$ 981	\$ 1,110	\$ 1,241

Cumulative CRW	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)		\$ 1,345			\$ 9,000					\$ 21,771
Property Taxes (Base)		\$ 1,345			\$ 8,195					\$ 15,407
Net Property Tax Revenues (Increment)					\$ 805					\$ 6,364

City of Craig	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)	0.0190	\$ 51,112	\$ 51,623	\$ 52,139	\$ 62,793	\$ 73,654	\$ 90,633	\$ 91,539	\$ 96,973	\$ 102,507
Property Tax (Base)		\$ 51,112	\$ 51,623	\$ 52,139	\$ 52,660	\$ 53,187	\$ 53,719	\$ 54,256	\$ 54,799	\$ 55,347
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ -	\$ 10,132	\$ 20,467	\$ 36,914	\$ 37,283	\$ 42,175	\$ 47,160

Cumulative City of Craig	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)		\$ 51,112			\$ 341,926					\$ 827,110
Property Taxes (Base)		\$ 51,112	\$ 51,623	\$ 52,139	\$ 52,660	\$ 53,127				\$ 585,347
Net Property Tax Revenues (Increment)					\$ 30,599					\$ 241,763

Craig Fire District	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)	0.0035	\$ 9,425	\$ 9,520	\$ 9,615	\$ 11,579	\$ 13,582	\$ 16,713	\$ 16,880	\$ 17,883	\$ 18,903
Property Tax (Base)		\$ 9,425	\$ 9,520	\$ 9,615	\$ 9,711	\$ 9,808	\$ 9,906	\$ 10,005	\$ 10,105	\$ 10,206
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ -	\$ 1,868	\$ 3,774	\$ 6,807	\$ 6,875	\$ 7,777	\$ 8,697

Cumulative Craig Fire District	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Taxes (Total)		\$ 9,425			\$ 63,054					\$ 152,525
Property Taxes (Base)		\$ 9,425			\$ 57,411					\$ 107,942
Net Property Tax Revenues (Increment)					\$ 5,643					\$ 44,583

Source: DGC using information provided by the City of Craig and the Moffat County Assessor and GIS

Exhibit A-2: Property Tax Forecast Spreadsheet (Year 11-20)

Annual Property Tax Estimates		11	12	13	14	15	16	17	18	19	20
Share of Property Tax (%)		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Estimated Cumulative New Development											
Commercial (new office)		30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Commercial (new mall, Safeway retail)		95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000
Estimated New Development Market Value											
Commercial (office)	\$ 100.00	\$ 3,414,280	\$ 3,448,423	\$ 3,482,907	\$ 3,517,736	\$ 3,552,913	\$ 3,588,442	\$ 3,624,327	\$ 3,660,570	\$ 3,697,176	\$ 3,734,148
Commercial (retail)	\$ 50.00	\$ 5,405,943	\$ 5,460,003	\$ 5,514,603	\$ 5,569,749	\$ 5,625,446	\$ 5,681,701	\$ 5,738,518	\$ 5,795,903	\$ 5,853,862	\$ 5,912,400
Estimated New Development Assessed Value											
Commercial (office)	29.00%	\$ 990,141	\$ 1,000,043	\$ 1,010,043	\$ 1,020,143	\$ 1,030,345	\$ 1,040,648	\$ 1,051,055	\$ 1,061,565	\$ 1,072,181	\$ 1,082,903
Commercial (retail)	29.00%	\$ 1,567,723	\$ 1,583,401	\$ 1,599,235	\$ 1,615,227	\$ 1,631,379	\$ 1,647,693	\$ 1,664,170	\$ 1,680,812	\$ 1,697,620	\$ 1,714,596
Estimated New Development Property Tax Revenues (81.736 mills)											
Commercial (office)	0.081736	\$ 80,129	\$ 80,930	\$ 81,739	\$ 82,557	\$ 83,382	\$ 84,216	\$ 85,058	\$ 85,909	\$ 86,768	\$ 87,636
Commercial (retail)	0.081736	\$ 126,871	\$ 128,139	\$ 129,421	\$ 130,715	\$ 132,022	\$ 133,342	\$ 134,676	\$ 136,023	\$ 137,383	\$ 138,757
Total Property Tax New Development (Increment)		\$ 207,000	\$ 209,070	\$ 211,160	\$ 213,272	\$ 215,405	\$ 217,559	\$ 219,734	\$ 221,932	\$ 224,151	\$ 226,392
Total Property Tax Existing Development (Base)		\$ 242,932	\$ 245,362	\$ 247,815	\$ 250,293	\$ 252,796	\$ 255,324	\$ 257,878	\$ 260,456	\$ 263,061	\$ 265,692
Total Property Tax		\$ 449,932	\$ 454,431	\$ 458,978	\$ 463,565	\$ 468,201	\$ 472,883	\$ 477,612	\$ 482,388	\$ 487,212	\$ 492,084
Total Property Tax Existing Development (Base)		\$ 242,932	\$ 245,362	\$ 247,815	\$ 250,293	\$ 252,796	\$ 255,324	\$ 257,878	\$ 260,456	\$ 263,061	\$ 265,692
Total Property Tax New Development (Increment)		\$ 207,000	\$ 209,070	\$ 211,160	\$ 213,272	\$ 215,405	\$ 217,559	\$ 219,734	\$ 221,932	\$ 224,151	\$ 226,392

Property Tax Estimate by Taxing Entity (annual and cumulative):

Moffat County (100%)		11	12	13	14	15	16	17	18	19	20
		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Property Taxes (Total)	29.25%	\$ 131,601	\$ 132,917	\$ 134,246	\$ 135,588	\$ 136,944	\$ 138,314	\$ 139,697	\$ 141,094	\$ 142,505	\$ 143,930
Property Taxes (Base)	0.0239	\$ 71,055	\$ 71,766	\$ 72,484	\$ 73,208	\$ 73,941	\$ 74,680	\$ 75,427	\$ 76,181	\$ 76,943	\$ 77,712
Net Property Tax Revenues (Increment)		\$ 60,545	\$ 61,151	\$ 61,762	\$ 62,380	\$ 63,004	\$ 63,634	\$ 64,270	\$ 64,913	\$ 65,562	\$ 66,218

Cumulative Moffat County (100%)

		2020-2035	2020-2040
Property Taxes (Total)		\$ 1,712,237	\$ 2,417,777
Property Taxes (Base)		\$ 1,099,130	\$ 1,480,072
Net Property Tax Revenues (Increment)		\$ 613,108	\$ 937,704

Moffat County School District RE-1

	38.94%	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Property Taxes (Total)	0.0318	\$ 175,193	\$ 176,944	\$ 178,714	\$ 180,501	\$ 182,306	\$ 184,129	\$ 185,970	\$ 187,830	\$ 189,708	\$ 191,605
Property Tax (Base)		\$ 94,592	\$ 95,538	\$ 96,493	\$ 97,458	\$ 98,433	\$ 99,417	\$ 100,411	\$ 101,415	\$ 102,429	\$ 103,454
Net Property Tax Revenues (Increment)		\$ 80,601	\$ 81,407	\$ 82,221	\$ 83,043	\$ 83,873	\$ 84,712	\$ 85,559	\$ 86,415	\$ 87,279	\$ 88,152

Cumulative Moffat County School District RE1

		2020-2035	2020-2040
Property Taxes (Total)		\$ 2,279,402	\$ 3,218,646
Property Taxes (Base)		\$ 1,463,207	\$ 1,970,334
Net Property Tax Revenues (Increment)		\$ 816,195	\$ 1,248,311

Colorado NW Community College

	3.68%	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Property Taxes (Total)	0.0030	\$ 16,536	\$ 16,701	\$ 16,868	\$ 17,037	\$ 17,208	\$ 17,380	\$ 17,553	\$ 17,729	\$ 17,906	\$ 18,085
Property Tax (Base)		\$ 8,928	\$ 9,018	\$ 9,108	\$ 9,199	\$ 9,291	\$ 9,384	\$ 9,478	\$ 9,572	\$ 9,668	\$ 9,765
Net Property Tax Revenues (Increment)		\$ 7,608	\$ 7,684	\$ 7,761	\$ 7,838	\$ 7,917	\$ 7,996	\$ 8,076	\$ 8,157	\$ 8,238	\$ 8,320

Cumulative NW Colorado Community College

		2020-2035	2020-2040
Property Taxes (Total)		\$ 215,149	\$ 303,802
Property Taxes (Base)		\$ 138,110	\$ 185,976
Net Property Tax Revenues (Increment)		\$ 77,039	\$ 117,826

CRW

	0.61%	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Property Taxes (Total)	0.0005	\$ 2,752	\$ 2,780	\$ 2,808	\$ 2,836	\$ 2,864	\$ 2,893	\$ 2,922	\$ 2,951	\$ 2,980	\$ 3,010
Property Tax (Base)		\$ 1,486	\$ 1,501	\$ 1,516	\$ 1,531	\$ 1,546	\$ 1,562	\$ 1,578	\$ 1,593	\$ 1,609	\$ 1,625
Net Property Tax Revenues (Increment)		\$ 1,266	\$ 1,279	\$ 1,292	\$ 1,305	\$ 1,318	\$ 1,331	\$ 1,344	\$ 1,358	\$ 1,371	\$ 1,385

Cumulative CRW

		2020-2035	2020-2040
Property Taxes (Total)		\$ 35,810	\$ 50,566
Property Taxes (Base)		\$ 22,988	\$ 30,955
Net Property Tax Revenues (Increment)		\$ 12,823	\$ 19,612

City of Craig

	23.24%	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Property Taxes (Total)	0.0190	\$ 104,567	\$ 106,613	\$ 106,669	\$ 107,736	\$ 108,813	\$ 109,901	\$ 111,000	\$ 112,110	\$ 113,231	\$ 114,364
Property Tax (Base)		\$ 56,459	\$ 57,024	\$ 57,594	\$ 58,170	\$ 58,752	\$ 59,339	\$ 59,932	\$ 60,532	\$ 61,137	\$ 61,749
Net Property Tax Revenues (Increment)		\$ 48,108	\$ 48,589	\$ 49,075	\$ 49,566	\$ 50,061	\$ 50,562	\$ 51,068	\$ 51,578	\$ 52,094	\$ 52,615

Cumulative City of Craig

		2020-2035	2020-2040
Property Taxes (Total)		\$ 1,360,508	\$ 1,921,115
Property Taxes (Base)		\$ 873,345	\$ 1,176,034
Net Property Tax Revenues (Increment)		\$ 487,163	\$ 745,080

Craig Fire District

	4.29%	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Property Taxes (Total)	0.0035	\$ 19,283	\$ 19,476	\$ 19,671	\$ 19,867	\$ 20,066	\$ 20,267	\$ 20,469	\$ 20,674	\$ 20,881	\$ 21,089
Property Tax (Base)		\$ 10,411	\$ 10,516	\$ 10,621	\$ 10,727	\$ 10,834	\$ 10,943	\$ 11,052	\$ 11,163	\$ 11,274	\$ 11,387
Net Property Tax Revenues (Increment)		\$ 8,871	\$ 8,960	\$ 9,050	\$ 9,140	\$ 9,232	\$ 9,324	\$ 9,417	\$ 9,511	\$ 9,607	\$ 9,703

Cumulative Craig Fire District

		2020-2035	2020-2040
Property Taxes (Total)		\$ 250,888	\$ 354,267
Property Taxes (Base)		\$ 161,051	\$ 216,869
Net Property Tax Revenues (Increment)		\$ 89,836	\$ 137,398

Source: DGC using information provided by the City of Craig and the Moffat County Assessor and GIS

Exhibit A-3: Property Tax Forecast Spreadsheet (Year 21-25)

Annual Property Tax Estimates		21	22	23	24	25	
Share of Property Tax (%)		2041	2042	2043	2044	2045	2020-2045
Estimated Cumulative New Development							
Commercial (new office)		30,000	30,000	30,000	30,000	30,000	
Commercial (new mall, Safeway retail)		95,000	95,000	95,000	95,000	95,000	
Estimated New Development Market Value							
Commercial (office)	\$ 100.00	\$ 3,771,489	\$ 3,809,204	\$ 3,847,296	\$ 3,885,769	\$ 3,924,627	
Commercial (retail)	\$ 50.00	\$ 5,971,524	\$ 6,031,240	\$ 6,091,552	\$ 6,152,467	\$ 6,213,992	
Estimated New Development Assessed Value							
Commercial (office)	29.00%	\$ 1,093,732	\$ 1,104,669	\$ 1,115,716	\$ 1,126,873	\$ 1,138,142	
Commercial (retail)	29.00%	\$ 1,731,742	\$ 1,749,059	\$ 1,766,550	\$ 1,784,216	\$ 1,802,058	
Estimated New Development Property Tax Revenues (81.736 mills)							
Commercial (office)	0.081736	\$ 88,512	\$ 89,397	\$ 90,291	\$ 91,194	\$ 92,106	\$ 1,753,962
Commercial (retail)	0.081736	\$ 140,144	\$ 141,546	\$ 142,961	\$ 144,391	\$ 145,835	\$ 2,618,346
Total Property Tax New Development (Increment)		\$ 228,656	\$ 230,943	\$ 233,252	\$ 235,585	\$ 237,941	\$ 4,372,309
Total Property Tax Existing Development (Base)		\$ 268,348	\$ 271,032	\$ 273,742	\$ 276,480	\$ 279,244	\$ 6,429,088
Total Property Tax		\$ 497,005	\$ 501,975	\$ 506,995	\$ 512,065	\$ 517,185	\$ 10,801,397
Total Property Tax Existing Development (Base)		\$ 268,348	\$ 271,032	\$ 273,742	\$ 276,480	\$ 279,244	\$ 6,429,088
Total Property Tax New Development (Increment)		\$ 228,656	\$ 230,943	\$ 233,252	\$ 235,585	\$ 237,941	\$ 4,372,309

Property Tax Estimate by Taxing Entity (annual and cumulative):

Moffat County (100%)		21	22	23	24	25	
		2041	2042	2043	2044	2045	2020-2045
Property Taxes (Total)	29.25%	\$ 145,369	\$ 146,823	\$ 148,291	\$ 149,774	\$ 151,272	\$ 3,159,305
Property Tax (Base)		\$ 78,489	\$ 79,274	\$ 80,067	\$ 80,868	\$ 81,676	\$ 1,880,447
Net Property Tax Revenues (Increment)		\$ 66,880	\$ 67,549	\$ 68,224	\$ 68,906	\$ 69,595	\$ 1,278,859

Cumulative Moffat County (100%)							2020-2045
Property Taxes (Total)							\$ 3,159,305
Property Taxes (Base)							\$ 1,880,447
Net Property Tax Revenues (Increment)							\$ 1,278,859

Moffat County School District RE-1		21	22	23	24	25	
		2041	2042	2043	2044	2045	2020-2045
Property Taxes (Total)	38.94%	\$ 193,522	\$ 195,457	\$ 197,411	\$ 199,385	\$ 201,379	\$ 4,205,800
Property Tax (Base)	0.0318	\$ 104,488	\$ 105,533	\$ 106,589	\$ 107,654	\$ 108,731	\$ 2,503,330
Net Property Tax Revenues (Increment)		\$ 89,033	\$ 89,924	\$ 90,823	\$ 91,731	\$ 92,648	\$ 1,702,470

Cumulative Moffat County School District RE1							2020-2045
Property Taxes (Total)							\$ 4,205,800
Property Taxes (Base)							\$ 2,503,330
Net Property Tax Revenues (Increment)							\$ 1,702,470

Colorado NW Community College		21	22	23	24	25	
		2041	2042	2043	2044	2045	2020-2045
Property Taxes (Total)	3.68%	\$ 18,266	\$ 18,449	\$ 18,633	\$ 18,820	\$ 19,008	\$ 396,978
Property Tax (Base)	0.0030	\$ 9,862	\$ 9,961	\$ 10,061	\$ 10,161	\$ 10,263	\$ 236,285
Net Property Tax Revenues (Increment)		\$ 8,404	\$ 8,488	\$ 8,573	\$ 8,658	\$ 8,745	\$ 160,693

Cumulative NW Colorado Community College							2020-2045
Property Taxes (Total)							\$ 396,978
Property Taxes (Base)							\$ 236,285
Net Property Tax Revenues (Increment)							\$ 160,693

CRW		21	22	23	24	25	
		2041	2042	2043	2044	2045	2020-2045
Property Taxes (Total)	0.61%	\$ 3,040	\$ 3,071	\$ 3,101	\$ 3,132	\$ 3,164	\$ 66,075
Property Tax (Base)	0.0005	\$ 1,642	\$ 1,658	\$ 1,675	\$ 1,691	\$ 1,708	\$ 39,328
Net Property Tax Revenues (Increment)		\$ 1,399	\$ 1,413	\$ 1,427	\$ 1,441	\$ 1,456	\$ 26,747

Cumulative CRW							2020-2045
Property Taxes (Total)							\$ 66,075
Property Taxes (Base)							\$ 39,328
Net Property Tax Revenues (Increment)							\$ 26,747

City of Craig		21	22	23	24	25	
		2041	2042	2043	2044	2045	2020-2045
Property Taxes (Total)	23.34%	\$ 115,507	\$ 116,662	\$ 117,829	\$ 119,007	\$ 120,197	\$ 2,510,318
Property Tax (Base)	0.0190	\$ 62,366	\$ 62,990	\$ 63,620	\$ 64,256	\$ 64,896	\$ 1,494,164
Net Property Tax Revenues (Increment)		\$ 53,141	\$ 53,673	\$ 54,209	\$ 54,752	\$ 55,299	\$ 1,016,154

Cumulative City of Craig							2020-2045
Property Taxes (Total)							\$ 2,510,318
Property Taxes (Base)							\$ 1,494,164
Net Property Tax Revenues (Increment)							\$ 1,016,154

Craig Fire District		21	22	23	24	25	
		2041	2042	2043	2044	2045	2020-2045
Property Taxes (Total)	4.29%	\$ 21,300	\$ 21,513	\$ 21,729	\$ 21,946	\$ 22,165	\$ 462,921
Property Tax (Base)	0.0035	\$ 11,501	\$ 11,616	\$ 11,732	\$ 11,849	\$ 11,968	\$ 275,535
Net Property Tax Revenues (Increment)		\$ 9,800	\$ 9,898	\$ 9,997	\$ 10,097	\$ 10,198	\$ 187,386

Cumulative Craig Fire District							2020-2045
Property Taxes (Total)							\$ 462,921
Property Taxes (Base)							\$ 275,535
Net Property Tax Revenues (Increment)							\$ 187,386

Source: DGC using information provided by the City of Craig and the Moffat County Assessor and GIS

Exhibit B-1: Sales Tax Forecast Spreadsheet (Year 1-10)

Annual Sales Tax Estimate

	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Mall bldg retail (phase 1 and 2)	\$ 100.00		10,000	20,000	30,000	40,000	40,000	40,000	40,000	40,000
Safeway bldg retail	\$ 200.00		-	-	35,000	35,000	35,000	35,000	35,000	35,000
Estimated Taxable Retail Sales from New Development	\$ -	\$ -	\$ 1,030,301	\$ 2,081,208	\$ 10,510,101	\$ 11,676,722	\$ 11,793,489	\$ 11,911,424	\$ 12,030,538	\$ 12,150,843
Tax Rate:	8.90%									
Total Sales Tax	\$ 1,079,125	\$ 1,079,125	\$ 1,170,822	\$ 1,264,353	\$ 2,014,524	\$ 2,118,353	\$ 2,128,746	\$ 2,139,242	\$ 2,149,843	\$ 2,160,550
Total Sales Tax Existing Development (Base)	\$ 1,079,125	\$ 1,079,125	\$ 1,079,125	\$ 1,079,125	\$ 1,079,125	\$ 1,079,125	\$ 1,079,125	\$ 1,079,125	\$ 1,079,125	\$ 1,079,125
Total Sales Tax New Development (Increment)	\$ -	\$ -	\$ 91,697	\$ 185,228	\$ 935,399	\$ 1,039,228	\$ 1,049,621	\$ 1,060,117	\$ 1,070,718	\$ 1,081,425
	Year to year			\$ 93,531	\$ 750,171	\$ 103,829	\$ 10,392	\$ 10,496		

Sales Tax Estimate by Taxing Entity (annual and cumulative):

State of Colorado

	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total Sales Tax	32.58%	\$ 351,625	\$ 351,625	\$ 381,504	\$ 411,980	\$ 656,418	\$ 690,250	\$ 693,636	\$ 697,056	\$ 700,511
Existing Sales Tax (Base)	2.90%	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625
Net Sales Tax (Increment)		\$ -	\$ -	\$ 29,879	\$ 60,355	\$ 304,793	\$ 338,625	\$ 342,011	\$ 345,431	\$ 348,886

Cumulative State of Colorado

					2020-2025					2020-2030
Total Sales Tax					\$ 2,504,777					\$ 5,990,229
Existing Sales Tax (Base)					\$ 2,109,750					\$ 3,867,875
New Sales Tax (Increment)					\$ 395,027					\$ 2,122,354

Moffat County

	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total Sales Tax	22.47%	\$ 242,500	\$ 242,500	\$ 263,106	\$ 284,124	\$ 452,702	\$ 476,034	\$ 478,370	\$ 480,728	\$ 483,111
Existing Sales Tax (Base)	2.00%	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500
New Sales Tax (Increment)		\$ -	\$ -	\$ 20,606	\$ 41,624	\$ 210,202	\$ 233,534	\$ 235,870	\$ 238,228	\$ 240,611

Cumulative Moffat County

					2020-2025					2020-2030
Total Sales Tax					\$ 1,727,432					\$ 4,131,193
Existing Sales Tax (Base)					\$ 1,455,000					\$ 2,667,500
New Sales Tax (Increment)					\$ 272,432					\$ 1,463,693

City of Craig

	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total Sales Tax	44.94%	\$ 485,000	\$ 485,000	\$ 526,212	\$ 568,248	\$ 905,404	\$ 952,069	\$ 956,740	\$ 961,457	\$ 966,222
Existing Sales Tax (Base)	4.00%	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
New Sales Tax (Increment)		\$ -	\$ -	\$ 41,212	\$ 83,248	\$ 420,404	\$ 467,069	\$ 471,740	\$ 476,457	\$ 481,222

Cumulative City of Craig

					2020-2025					2020-2030
Total Sales Tax					\$ 3,454,864					\$ 8,262,385
Existing Sales Tax (Base)					\$ 2,910,000					\$ 5,335,000
New Sales Tax (Increment)					\$ 544,864					\$ 2,927,385

Source: DGC using information provided by the City of Craig

Exhibit B-2: Sales Tax Forecast Spreadsheet (Year 11-20)

Annual Sales Tax Estimates		11	12	13	14	15	16	17	18	19	20
		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Mall bldg retail (phase 1 and 2)	\$ 100.00	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Safeway bldg retail	\$ 200.00	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Estimated Taxable Retail Sales from New Developm	\$	12,272,352	12,395,075	12,519,026	12,644,216	12,770,659	12,898,365	13,027,349	13,157,622	13,289,198	13,422,090
Tax Rate:	8.90%										
Total Sales Tax	\$	2,171,364	2,182,287	2,193,318	2,204,460	2,215,714	2,227,079	2,238,559	2,250,153	2,261,864	1,194,566
Total Sales Tax Existing Development (Base)	\$	1,079,125	1,079,125	1,079,125	1,079,125	1,079,125	1,079,125	1,079,125	1,079,125	1,079,125	1,079,125
Total Sales Tax New Development (Increment)	\$	1,092,239	1,103,162	1,114,193	1,125,335	1,136,589	1,147,954	1,159,434	1,171,028	1,182,739	1,194,566

Sales Tax Estimate by Taxing Entity (annual and cumulative):

State of Colorado		11	12	13	14	15	16	17	18	19	20
		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Total Sales Tax	32.58%	\$ 707,523	\$ 711,082	\$ 714,677	\$ 718,307	\$ 721,974	\$ 725,678	\$ 729,418	\$ 733,196	\$ 737,012	\$ 740,866
Existing Sales Tax (Base)	2.90%	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625
Net Sales Tax (Increment)		\$ 355,898	\$ 359,457	\$ 363,052	\$ 366,682	\$ 370,349	\$ 374,053	\$ 377,793	\$ 381,571	\$ 385,387	\$ 389,241

Cumulative State of Colorado

						2020-2035					2021-2040
Total Sales Tax						\$ 9,563,793					\$ 13,229,962
Existing Sales Tax (Base)						\$ 5,626,000					\$ 7,384,125
New Sales Tax (Increment)						\$ 3,937,793					\$ 5,845,837

Moffat County

		11	12	13	14	15	16	17	18	19	20
		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Total Sales Tax	22.47%	\$ 487,947	\$ 490,402	\$ 492,881	\$ 495,384	\$ 497,913	\$ 500,467	\$ 503,047	\$ 505,652	\$ 508,284	\$ 510,942
Existing Sales Tax (Base)	4.00%	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500
New Sales Tax (Increment)		\$ 245,447	\$ 247,902	\$ 250,381	\$ 252,884	\$ 255,413	\$ 257,967	\$ 260,547	\$ 263,152	\$ 265,784	\$ 268,442

Cumulative Moffat County

						2020-2035					2021-2040
Total Sales Tax						\$ 6,595,719					\$ 9,124,112
Existing Sales Tax (Base)						\$ 3,880,000					\$ 5,092,500
New Sales Tax (Increment)						\$ 2,715,719					\$ 4,031,612

City of Craig

		11	12	13	14	15	16	17	18	19	20
		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Total Sales Tax	44.94%	\$ 975,894	\$ 980,803	\$ 985,761	\$ 990,769	\$ 995,826	\$ 1,000,935	\$ 1,006,094	\$ 1,011,305	\$ 1,016,568	\$ 1,021,884
Existing Sales Tax (Base)	4.00%	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
New Sales Tax (Increment)		\$ 490,894	\$ 495,803	\$ 500,761	\$ 505,769	\$ 510,826	\$ 515,935	\$ 521,094	\$ 526,305	\$ 531,568	\$ 536,884

Cumulative City of Craig

						2020-2035					2021-2040
Total Sales Tax						\$ 13,191,438					\$ 18,248,223
Existing Sales Tax (Base)						\$ 7,760,000					\$ 10,185,000
New Sales Tax (Increment)						\$ 5,431,438					\$ 8,063,223

Source: DGC using information provided by the City of Craig

Exhibit B-3: Sales Tax Forecast Spreadsheet (Year 21-25)

Annual Sales Tax Estimates

		21	22	23	24	25	
		2041	2042	2043	2044	2045	2020-2045
Mall bldg retail (phase 1 and 2)	\$ 100.00	40,000	40,000	40,000	40,000	40,000	
Safeway bldg retail	\$ 200.00	35,000	35,000	35,000	35,000	35,000	
Estimated Taxable Retail Sales from New Development		\$ 13,556,311	\$ 13,691,874	\$ 13,828,793	\$ 13,967,081	\$ 14,106,752	
Tax Rate:	8.90%						
Total Sales Tax		\$ 1,206,512	\$ 1,218,577	\$ 1,230,763	\$ 1,243,070	\$ 1,255,501	\$ 45,677,594
Total Sales Tax Existing Development (Base)		\$ 1,079,125	\$ 1,079,125	\$ 1,079,125	\$ 1,079,125	\$ 1,079,125	\$ 28,057,250
Total Sales Tax New Development (Increment)		\$ 1,206,512	\$ 1,218,577	\$ 1,230,763	\$ 1,243,070	\$ 1,255,501	\$ 24,095,094

Sales Tax Estimate by Taxing Entity (annual and cumulative):

State of Colorado

		21	22	23	24	25	
		2041	2042	2043	2044	2045	2020-2045
Total Sales Tax	32.58%	\$ 744,758	\$ 748,689	\$ 752,660	\$ 756,670	\$ 760,721	\$ 16,993,460
Existing Sales Tax (Base)	2.90%	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 351,625	\$ 9,142,250
Net Sales Tax (Increment)		\$ 393,133	\$ 397,064	\$ 401,035	\$ 405,045	\$ 409,096	\$ 7,851,210

Cumulative State of Colorado

						2021-2045
Total Sales Tax						\$ 16,993,460
Existing Sales Tax (Base)						\$ 9,142,250
New Sales Tax (Increment)						\$ 7,851,210

Moffat County

		21	22	23	24	25	
		2041	2042	2043	2044	2045	2020-2045
Total Sales Tax	22.47%	\$ 513,626	\$ 516,337	\$ 519,076	\$ 521,842	\$ 524,635	\$ 11,719,628
Existing Sales Tax (Base)	2.00%	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 242,500	\$ 6,305,000
New Sales Tax (Increment)		\$ 271,126	\$ 273,837	\$ 276,576	\$ 279,342	\$ 282,135	\$ 5,414,628

Cumulative Moffat County

						2021-2045
Total Sales Tax						\$ 11,719,628
Existing Sales Tax (Base)						\$ 6,305,000
New Sales Tax (Increment)						\$ 5,414,628

City of Craig

		21	22	23	24	25	
		2041	2042	2043	2044	2045	2020-2045
Total Sales Tax	44.94%	\$ 1,027,252	\$ 1,032,675	\$ 1,038,152	\$ 1,043,683	\$ 1,049,270	\$ 23,439,256
Existing Sales Tax (Base)	4.00%	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 12,610,000
New Sales Tax (Increment)		\$ 542,252	\$ 547,675	\$ 553,152	\$ 558,683	\$ 564,270	\$ 10,829,256

Cumulative City of Craig

						2021-2045
Total Sales Tax						\$ 23,439,256
Existing Sales Tax (Base)						\$ 12,610,000
New Sales Tax (Increment)						\$ 10,829,256

Source: DGC using information provided by the City of Craig

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Appendices:

Appendix A: Sources Consulted

1. State of Colorado Statutes Urban Renewal Law § 31-25-101:
http://www.state.co.us/gov_dir/leg_dir/olls/colorado_revised_statutes.htm
2. City of Craig website (2020)
3. Moffat County Assessor and GIS Data (2020)
4. Property Tax Revenue Spreadsheet (DGC Consulting)
5. Sales Tax Revenue Spreadsheet (DGC Consulting)

Appendix B: Craig URA #1 Urban Renewal Area Map Exhibit

(See Table 5 for Parcel ID and Parcel Numbers)

