

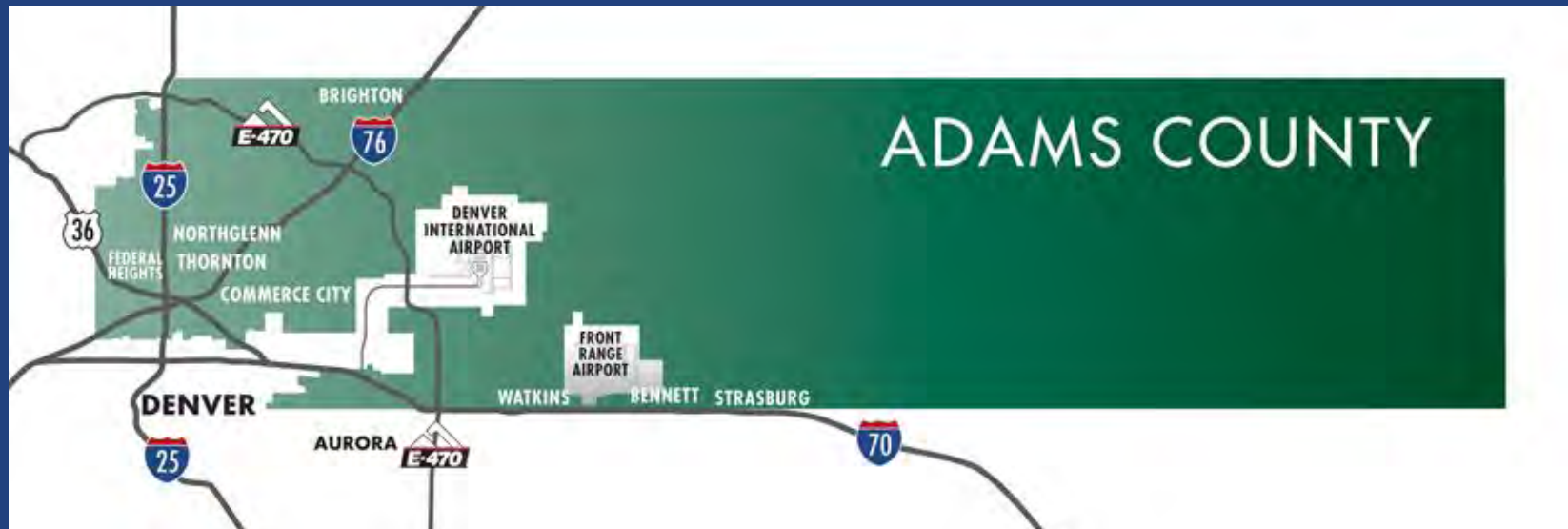
Urban Renewal Post-HB 1348

Working Successfully with County Partners

Commissioner Chaz Tedesco
Adams County

Adams County

- Adams County's experience with urban renewal
- Population of 490,000; nearly 100,000 outside of cities, many in very urban areas
- 2008 change in law to allow unincorporated areas to be included in URAs



ASARCO Redevelopment



Adams County and HB 1348

- Adams County Policy for the Review of Requests of County TIF
 - Adopted in 2016 in public hearing by resolution
 - Established procedures for appointments
 - Established criteria for review of requests
 - Provided a suggested list of information regarding development projects to be financed with use of county TIF

Adams County and HB 1348

- Appointments to URA Board
 - Adams County has implemented this provision of HB 1348 a commissioner being appointment to the Commerce City Urban Renewal Authority in Fall of 2016
 - The procedures in county's policy call for the appointment of the county commissioner whose district contains the proposed project

Adams County and HB 1348

In order to find that the project will have an advantageous effect, the County considers the following criteria:

1. Proposed use of incremental tax revenue would not significantly impact effective delivery of public services.
2. Proposed project is not economically feasible without use of County TIF.
3. Benefits to the County government are greater than the costs to the County government.
4. The County received sufficient data to adequately review the proposed use of TIF.

Adams County and HB 1348

- Examples of information requested for the County's review:
 - Public purpose of the project in detail
 - Source of all financing
 - Total cost of the project
 - Why is TIF needed?
 - Term of the TIF proposed
 - Housing, transportation, environmental benefits
 - Description of project's impacts on surrounding area
 - Impact on the County's ability to provide services

Adams County and HB 1348

- Establish Internal Procedures for Review
 - Adams County created a Standing Urban Renewal Review Committee
 - Identify a point of contact and a back up contact for new urban renewal proposals and share that information with your municipal partners
 - Communication is important and it needs to be a two-way street

Mile High Greyhound Park



Adams County and Commerce City: Mile High Greyhound Park

- Proposed public benefits of project:
 - Regional stormwater facility to serve surrounding neighborhood that is prone to flooding
 - Education and training facility for workforce development
 - Boys and Girls Club (completed)
 - Housing, retail, hotel, and new street grid to restore connections to surrounding neighborhoods
 - Important location to the community and desire to avoid industrial uses in this neighborhood

Adams County and Commerce City: Mile High Greyhound Project

- Formal review by County began in June 2017
- Negotiations took place throughout summer of 2017, concluding in September 2017
- Commerce City Urban Renewal Authority and Adams County approved the agreement in October and November 2017
- CCURA continues to negotiate with Adams 14 School District

Adams County and Commerce City: Mile High Greyhound Project

- Major Deal Points of the IGA:
 - Commercial to residential ratio within the project will not change in the future
 - Public benefits of affordable housing to be included in the project (175 units in total)
 - Collection of TIF terminates once all eligible costs are repaid by the urban renewal authority
 - No further contribution required by County if the site includes a regional transportation hub
 - After extensive negotiating, County agreed to allow phasing of the project to enhance the ability to use TIF to finance the project

Lessons Learned So Far...

- Coordination can be difficult
- Sharing information can help bring parties together
- Counties want to support good projects but often do not have enough information
- Counties should create a process and criteria to bring more consistency and predictability to process
- There are significant gaps in understanding the services provided by counties
- Including new members on an urban renewal authority board has had a positive effect on cooperation

QUESTIONS?

