

Copper Ridge First Amendment to Cooperation Agreement

Colorado Springs City Council
Work Session
February 25, 2019
Bob Cope
Economic Development Officer



A Presentation to the
Colorado Springs City Council

North Powers Boulevard

I-25 to State Highway 83
Copper Ridge Metropolitan District

February 25, 2019



To be constructed in two phases

Phase 1 - I-25 to Voyager

Phase 2 - Voyager to State Highway 83



Polaris
Pointe
Shops



Phase 1
Construction

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Spectrum Loop
Bridge

Construction
completed in 2018

Funding from the
Copper Ridge
Metropolitan
District

A wide-angle photograph of the Spectrum Loop Bridge over SH 21 (Powers). The bridge is a concrete structure with a dark metal railing and several black lamp posts. It spans a wide, flat, dirt-covered area that appears to be a construction site or a recently graded road. In the background, there are mountains under a blue sky with some clouds. A small blue and white vehicle is parked on the dirt surface under the bridge.

Spectrum Loop Bridge over SH 21 (Powers)
Completed: April 2018
Total Cost \$2.2 Million
Funding from the Copper Ridge Metropolitan District
Note: Right-of-way was graded in 2013 by CDOT



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September 2018, Spectrum Loop completed from new bridge to Voyager Parkway



Funding

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Powers is on the PPACG TIP 2019 - 2022

Powers is shown “privately funded”

Copper Ridge/Polaris Pointe URA

There is no other funding available!!!



COPPER RIDGE AT NORTHGATE URA

1 inch = 628.3 feet

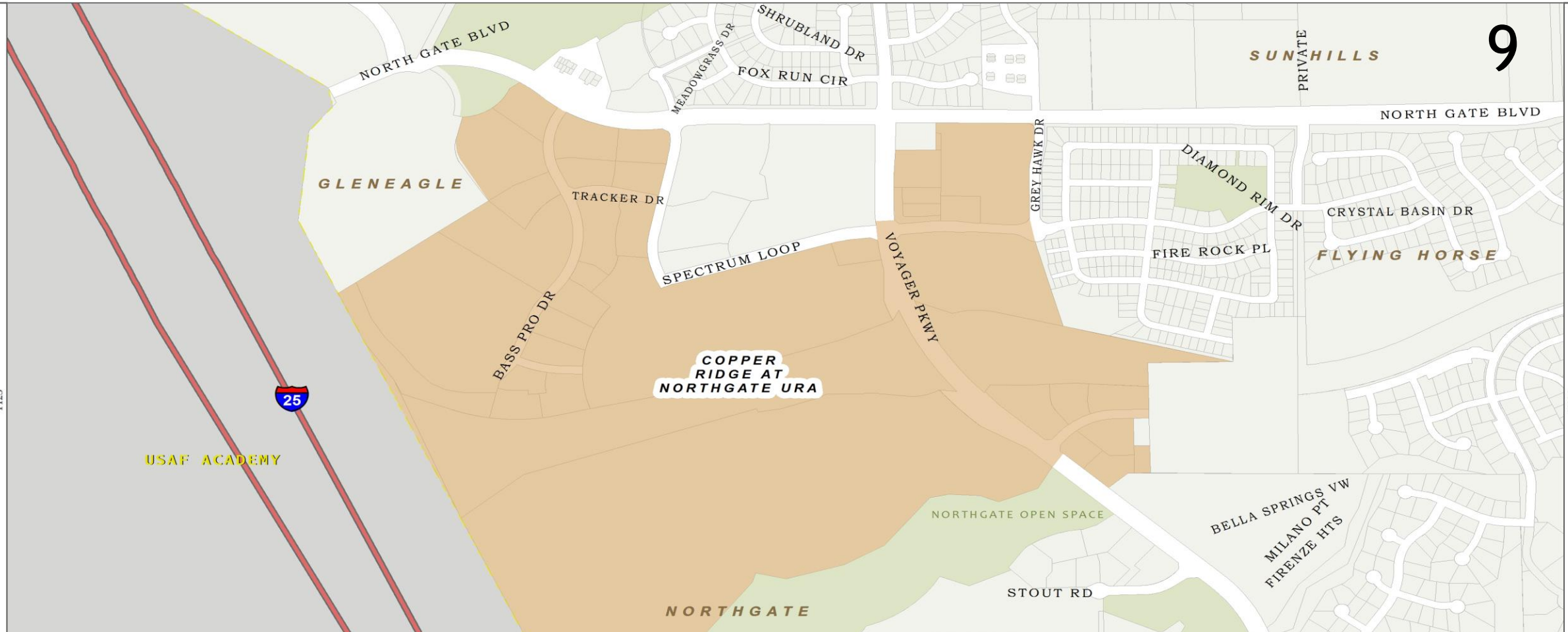
August 2014



District Taxation Boundary

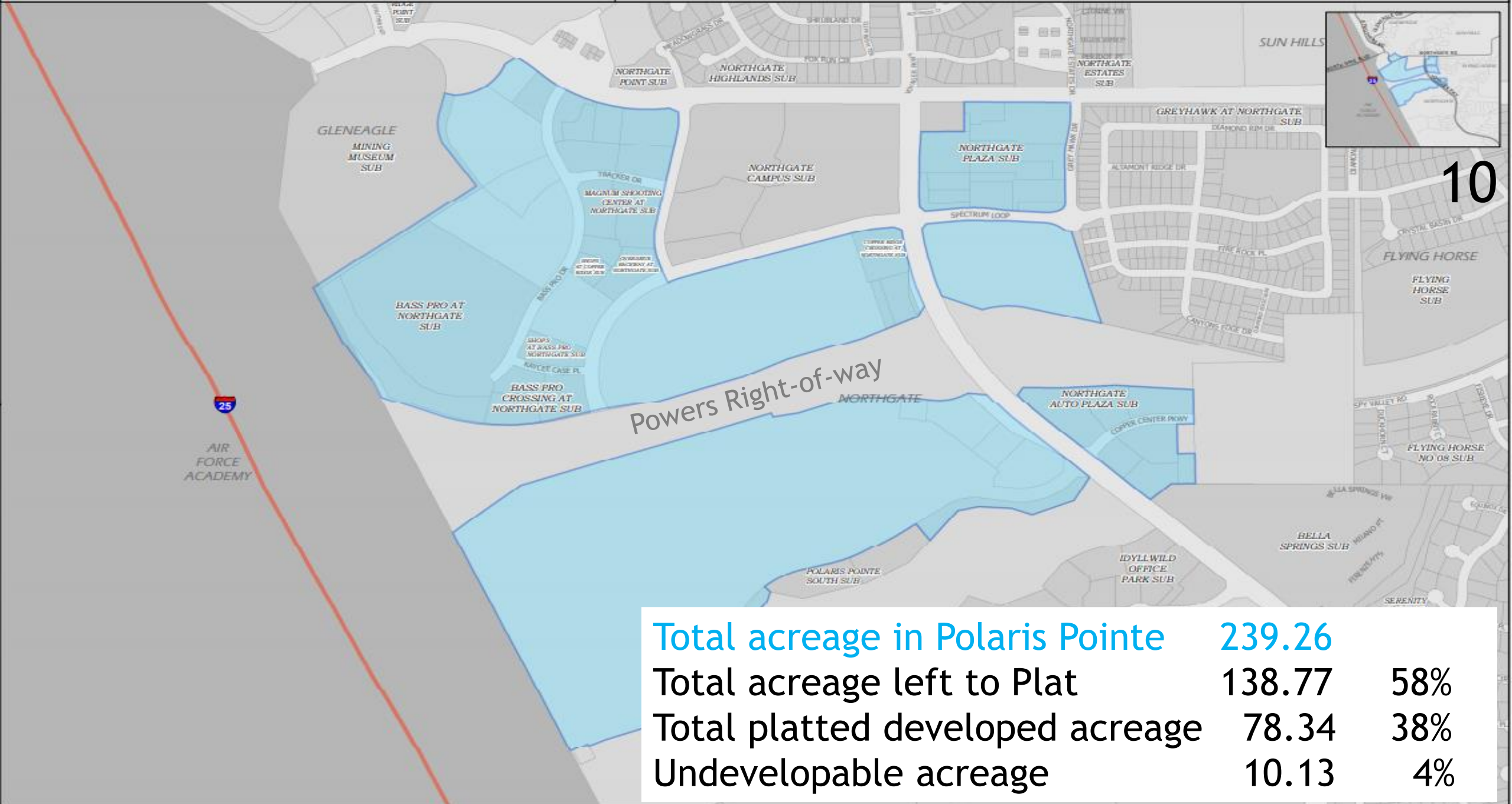


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Existing Cooperation Agreement:
 City Property Tax TIF
 1% City Sales Tax TIF

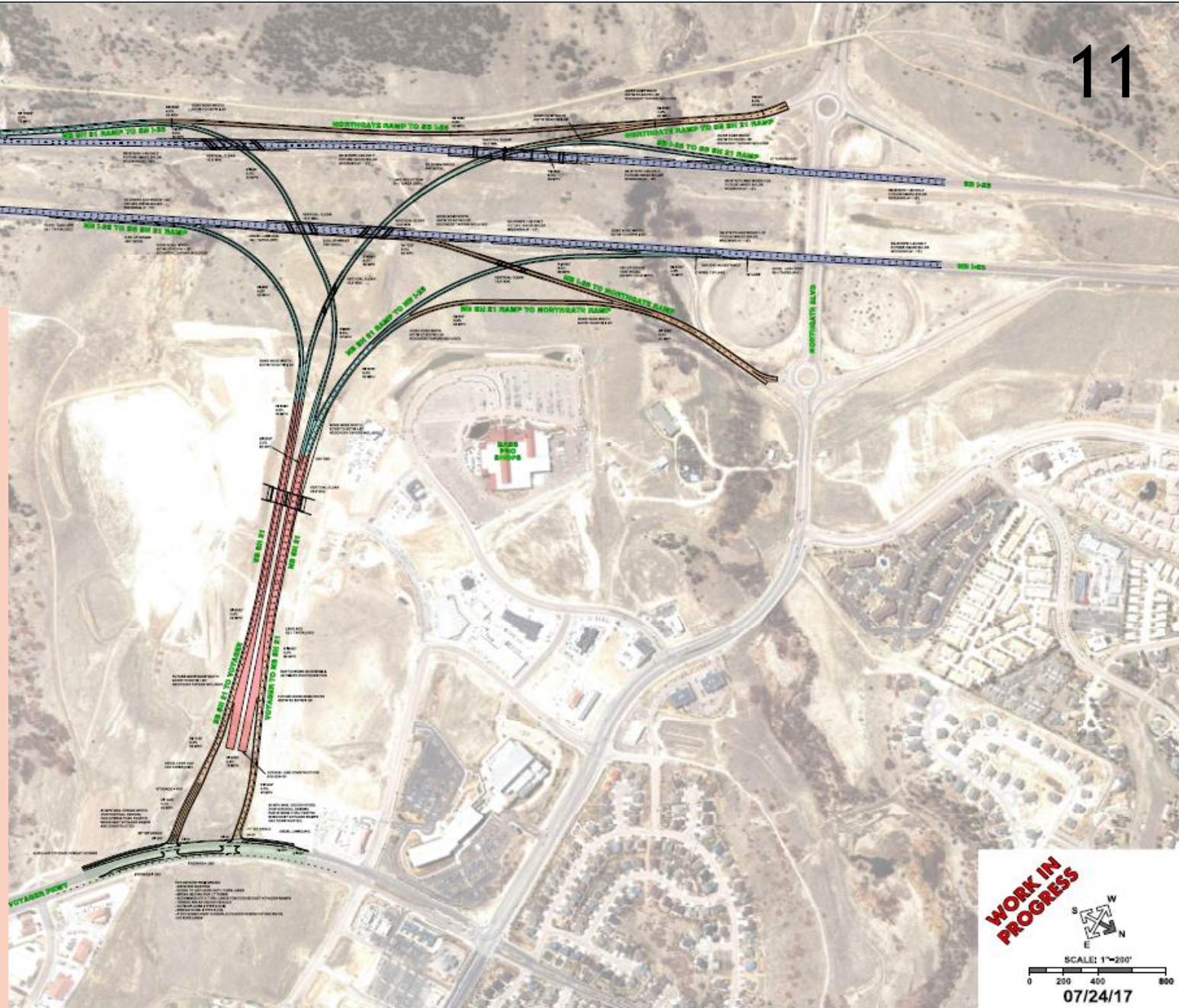
Total acreage in URA	284.52	
<u>Powers Right-of-way</u>	<u>45.26</u>	<u>15.9%</u>
Total left development	239.26	84.1%



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Total acreage in Polaris Pointe	239.26	
Total acreage left to Plat	138.77	58%
Total platted developed acreage	78.34	38%
Undevelopable acreage	10.13	4%

Phase I
 Consists of the I-25/North Gate/SH 21 (Powers) interchange complex on the west end of the connection and a signalized intersection at SH 21(Powers) & Voyager Parkway on the east end.
 Two lanes in each direction.



Phase 1

Interstate 25/State Highway 21 (Powers) Interchange, State Highway 21 construction from Interstate 25 to Voyager

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PROJECT COST

FOR (90% design) construction cost estimate from FHU	\$56,167,700
Utilities relocations	\$ 1,000,000
<u>Construction Management</u>	<u>\$ 2,500,000</u>
Total funding required to go to bid	\$59,667,700

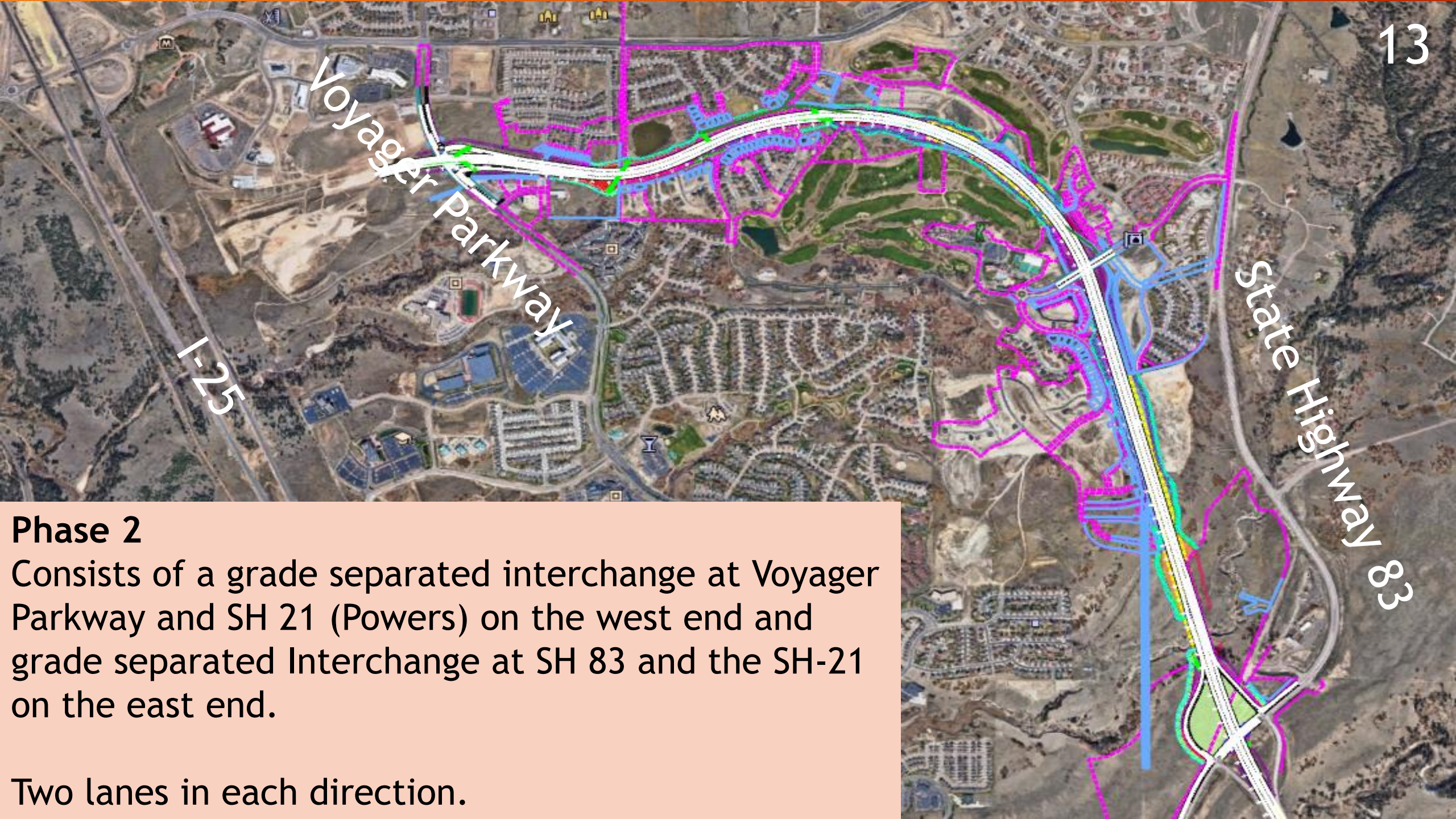
PROJECT FUNDING

Available funding:

Water Quality Grant	\$ 6,300,000
<u>Current URA Balance</u>	<u>\$ 3,562,378</u>
Amount needed for construction (Project Cost minus Available Funding)	\$49,805,322

Bonding Amount (2% sales tax) **\$50,258,975**

Surplus \$ 453,653



I-25

Voyager Parkway

State Highway 83

Phase 2
Consists of a grade separated interchange at Voyager Parkway and SH 21 (Powers) on the west end and grade separated Interchange at SH 83 and the SH-21 on the east end.
Two lanes in each direction.

Phase 2

State Highway 21 construction from Voyager Parkway to State Highway 83

(includes grade separated crossing at Voyager & State Highway 83)

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PROJECT COST

FIR (30% design) construction cost estimate from AECOM	\$71,671,889
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PROJECT FUNDING

Available funding:

¹ Power Center Bonds	\$ 18,342,700
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² Retail Center (Mall) Bonds	\$ 65,664,150
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Bonding Amount (2% Sales Tax)	\$ 84,006,850
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¹ This calculation assumes full Power Center open in 2020

² This calculation assumes full retail center opens in 2023

POLARIS POINTE: Colorado Springs, CO

Allen Lampert
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Steve Markey
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DAVID
HICKS
LAMPERT



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AVAILABLE PARCELS					
Parcel 1A	0.96 AC	Parcel 3	Now Leasing	Parcel 16	1.29 AC
Parcel 2A	0.91 AC	Parcel 9	Now Leasing	Parcel 17	1.8 AC
Parcel 2B	0.91 AC	Parcel 12	1.9 AC	Pad B	0.96 AC

The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

Polaris Pointe At Northgate

DINING

ENTERTAINMENT

SHOPPING

WWW.POLARISPOINTSHOPS.COM

Chick-fil-A

56 existing tenants

Bass Pro Shops

Kneaders

El Padrino

17

D-Station

Northgate Car Wash

Rush Cycle

Bailey's Orthodontics

Fantastic Sams

CB and Potts

Magnum Shooting Center

Bourbon Brothers

Caliber Collision

Domino's Pizza

PeakMed

Thuy's Nail Salon

Home Care Assist

Karate Studio

Carl's Junior

Sprint Store

Tire World Auto Service

Beef Jerky Outlet

Springs Pediatric Dental Care

Newton Wine and Spirits

Safe Splash

Fire Station #22

Take a Peak Consignment

MOD Super Fast Pizza

Sport Clips

Loaf N Jug #1

The Joint Chiropractic

Broken Bones

Bentley's Pet Stuff

Ace Hardware

Earthwise Pet Supply

Cyclebar

Wendy's

Costa Vida

UCHealth - Integrity Urgent Care

Decadent a Desert and Coffee bar

Northgate Self Storage

Jimmy Johns

Loaf N Jug #2

Brass Tap

Growler USA

Overdrive Raceway Go Karts

Orange Leaf Yogurt

AT&T

Floyd's Barber

Boot Barn

Dog Haus

Sprouts Farmers Market

Coming in 2019

Spine & Joint Solutions LLP and Wildflower Medispa LLP (open)

Air City 360 Trampoline Park

Crush Golf Driving Range

Beasts & Brews

OrangeTheory

Bourbon Brothers Presents

Forza Pilates (open)

Sprig (open)

International Poke Company (open)

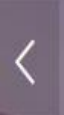
C&C Coffee Kitchen

Senior Living at Polaris Pointe

B BOOT BARN[®] Hall

AT BOURBON BROTHERS

Opened February 14, 2019



Crush Golf

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Polaris Pointe SEPTEMBER 2019

At Northgate



WWW.POLARISPOINTSHOPS.COM

Now Open!!

Polaris Pointe

At Northgate

~~JANUARY 2019~~

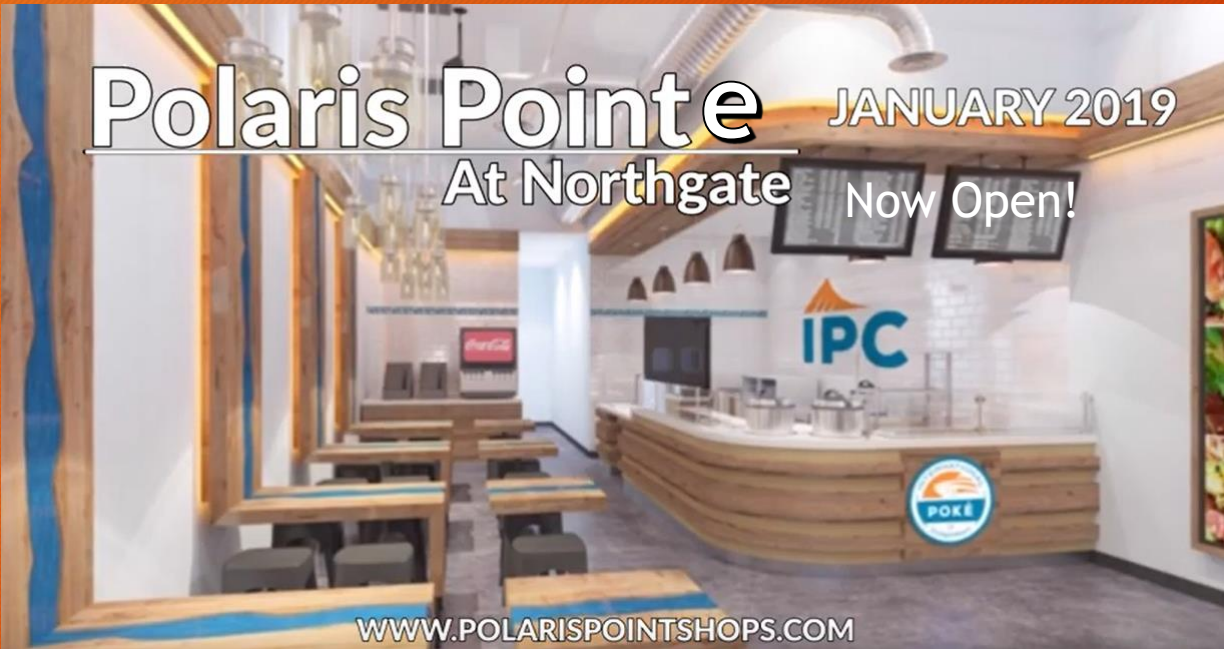


Polaris Pointe SEPTEMBER 2019

At Northgate



WWW.POLARISPOINTSHOPS.COM



Polaris Pointe At Northgate

MARCH 2019



WWW.POLARISPOINTSHOPS.COM

Polaris Pointe At Northgate

OPEN NOW!

EARTHWISE Pet
Nutrition Center & Wellness Spa

WWW.POLARISPOINTSHOPS.COM



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Questions
&
Discussion

ECONOMIC AND FISCAL IMPACT ANALYSIS



NORTH POWERS BOULEVARD
COPPER RIDGE – POLARIS POINT

ECONOMIC AND FISCAL IMPACTS

CITY OF COLORADO SPRINGS

BASELINE IMPACTS

NO MODIFICATION

1% CITY SALES TAX SHARING

ECONOMIC AND FISCAL IMPACT ANALYSIS



25 Year Economic Impact Analysis - Baseline Only

Construction (Temporary) Jobs	Jobs	Avg Wage
Direct	0	\$ -
Indirect	0	\$ -
Induced	0	\$ -
Total Construction (Temporary) Jobs	0	\$ -

Permanent Jobs	Jobs	Avg Wage
Direct	546	\$ 27,480
Indirect	55	\$ 47,057
Induced	86	\$ 42,045
Total Permanent Jobs	687	\$ 31,128

Economic Impact (Value Added)	25 Years	Avg Annual
Constr Impact		\$ -
Permanent Impact	\$ 855,039,239	\$ 34,201,570
Total Economic Impact	\$ 855,039,239	\$ 34,201,570

ECONOMIC AND FISCAL IMPACT ANALYSIS



25 Year Fiscal Impact Analysis - Baseline Only

Dedicated Revenue (Now) - 1%	25 Years		Avg Annual	
Retail Sales 1%	\$	23,526,212	\$	941,048
Room Sales 1%	\$	-	\$	-
City Property Tax	\$	3,043,865	\$	121,755
Total	\$	26,570,077	\$	1,062,803

ECONOMIC AND FISCAL IMPACT ANALYSIS



25 Year Fiscal Impact Analysis - Baseline Only		
City Net Revenue - @25 years		
No Sunset of Special Fund Taxes		
City Revenue Source	25 Years	Average Annual
Existing Retail - 2.0% * (City gets 1%)	\$ 23,526,212	\$ 941,048
Existing Retail - 1.12%	\$ 26,349,358	\$ 1,053,974
Hotel Rooms - 2.0% *	\$ -	\$ -
Hotel Rooms - 1.12%	\$ -	\$ -
Construction Material - 2% *	\$ -	\$ -
Construction Materials - 1.12%	\$ -	\$ -
Construction Jobs - 2% *	\$ -	\$ -
Construction Jobs - 1.12%	\$ -	\$ -
Permanent Jobs - 2% *	\$ 3,100,147	\$ 124,006
Permanent Jobs - 1.12%	\$ 1,736,082	\$ 69,443
Spill Over Property Tax *	\$ -	\$ -
Total Net New Tax Revenue	\$ 54,711,799	\$ 2,188,472
General Fund Portion *	\$ 26,626,359	\$ 1,065,054
PPRTA (Estimated Revenue 70%)		
Existing Retail	\$ 16,468,349	\$ 658,734
Hotel Rooms	\$ -	\$ -
Construction Jobs	\$ -	\$ -
Permanent Jobs	\$ 2,170,103	\$ 86,804
Total New New PPRTA Revenue	\$ 18,638,451	\$ 745,538
Total New City Revenue	\$ 73,350,250	\$ 2,934,010

ECONOMIC AND FISCAL IMPACT ANALYSIS



25 Year Fiscal Impact Analysis - Baseline Only		
City Net Revenue - @25 years		
With Sunset of PPRTA, TOPS and 2C		
City Revenue Source	25 Years	Average Annual
Existing Retail - 2.0% * (City gets 1%)	\$ 23,526,212	\$ 941,048
Existing Retail - 1.12%	\$ 9,921,924	\$ 396,877
Hotel Rooms - .5% *	\$ -	\$ -
Hotel Rooms - 1.12%	\$ -	\$ -
Construction Material - 2% *	\$ -	\$ -
Construction Materials - 1.12%	\$ -	\$ -
Construction Jobs - 2% *	\$ -	\$ -
Construction Jobs - 1.12%	\$ -	\$ -
Permanent Jobs - 2% *	\$ 3,100,147	\$ 124,006
Permanent Jobs - 1.12%	\$ 653,727	\$ 26,149
City Property Tax *	\$ -	\$ -
Spill Over Property Tax *	\$ -	\$ -
Total Net New Tax Revenue	\$ 37,202,010	\$ 1,488,080
General Fund Portion *	\$ 26,626,359	\$ 1,065,054
PPRTA (Estimated Revenue 70%)		
Existing Retail	\$ 9,666,921	\$ 386,677
Hotel Rooms	\$ -	\$ -
Construction Jobs	\$ -	\$ -
Permanent Jobs	\$ 1,273,850	\$ 50,954
Total New New PPRTA Revenue	\$ 10,940,771	\$ 437,631
Total New City Revenue	\$ 48,142,781	\$ 1,925,711

ECONOMIC AND FISCAL IMPACT ANALYSIS



NORTH POWERS BOULEVARD
COPPER RIDGE – POLARIS POINT

ECONOMIC AND FISCAL IMPACTS
CITY OF COLORADO SPRINGS

BASELINE PLUS NEW AND
ENHANCED DEVELOPMENT
MODIFIED AGREEMENT
1.75% CITY SALES TAX SHARING

ECONOMIC AND FISCAL IMPACT ANALYSIS



25 Year Economic Impact Analysis - Baseline & New

Construction (Temporary) Jobs	Jobs	Avg Wage
Direct	4,282	\$ 51,341
Indirect	865	\$ 58,229
Induced	1,203	\$ 42,035
Total Construction (Temporary) Jobs	6,350	\$ 50,516

Permanent Jobs	Jobs	Avg Wage
Direct	2,863	\$ 27,480
Indirect	348	\$ 47,057
Induced	432	\$ 42,045
Total Permanent Jobs	3,643	\$ 31,128

Economic Impact (Value Added)	25 Years	Avg Annual
Constr Impact	\$ 397,020,558	\$ 19,851,028
Permanent Impact	\$ 3,868,863,260	\$ 184,892,771
Total Economic Impact	\$ 4,265,883,817	\$ 204,743,798

Constr Use Tax 0% to URA

ECONOMIC AND FISCAL IMPACT ANALYSIS



25 Year Fiscal Impact Analysis - Baseline & New

Dedicated Revenue (With Agreement) - 1.75%		25 Years	Avg Annual
Retail Sales 1.75%	\$	214,903,284	\$ 8,596,131
Room Sales 1.75%	\$	3,701,064	\$ 148,043
City Property Tax	\$	13,699,404	\$ 547,976
Total	\$	232,303,752	\$ 9,292,150

Constr Use Tax 0% to URA

2/19/19

ECONOMIC AND FISCAL IMPACT ANALYSIS



25 Year Fiscal Impact Analysis - Baseline and New		
City Net Revenue - @25 years		
No Sunset of Special Fund Taxes		
City Revenue Source	25 Years	Average Annual
New & Existing Retail * - (City Share - .25%)	\$ 37,422,244	\$ 1,496,890
New & Existing Retail - 1.12%	\$ 141,302,296	\$ 5,652,092
Hotel Rooms - 2.0% * (City Share - .25%)	\$ 944,149	\$ 37,766
Hotel Rooms - 1.12%	\$ 4,229,787	\$ 169,191
Construction Material - 2% *	\$ 5,097,407	\$ 203,896
Construction Materials - 1.12%	\$ 2,854,548	\$ 114,182
Construction Jobs - 2% *	\$ 1,732,103	\$ 69,284
Construction Jobs - 1.12%	\$ 969,977	\$ 38,799
Permanent Jobs - 2% *	\$ 14,128,854	\$ 565,154
Permanent Jobs - 1.12%	\$ 7,912,158	\$ 316,486
Spill Over Property Tax *	\$ 1,132,002	\$ 45,280
Total Net New Tax Revenue	\$ 217,725,524	\$ 8,709,021
General Fund Portion *	\$ 60,456,758	\$ 2,418,270
PPRTA (Estimated Revenue 70%)		
New & Existing Retail	\$ 69,703,419	\$ 2,788,137
Hotel Rooms	\$ 2,528,677	\$ 101,147
Construction Jobs	\$ 606,236	\$ 24,249
Permanent Jobs	\$ 6,030,150	\$ 241,206
Total New New PPRTA Revenue	\$ 78,868,482	\$ 3,154,739
Total New City Revenue	\$ 296,594,006	\$ 11,863,760
Constr Use Tax 0% to URA		2/19/19

ECONOMIC AND FISCAL IMPACT ANALYSIS



25 Year Fiscal Impact Analysis - Baseline and New		
City Net Revenue - @25 years		
With Sunset of PPRTA, TOPS and 2C		
City Revenue Source	25 Years	Average Annual
New & Existing Retail * - (City Share - .25%)	\$ 37,422,244	\$ 1,496,890
New & Existing Retail - 1.12%	\$ 53,207,774	\$ 2,128,311
Hotel Rooms - 2.0% * (City Share - .25%)	\$ 944,149	\$ 37,766
Hotel Rooms - 1.12%	\$ 1,592,738	\$ 63,710
Construction Material - 2% *	\$ 5,097,407	\$ 203,896
Construction Materials - 1.12%	\$ 1,274,352	\$ 50,974
Construction Jobs - 2% *	\$ 1,732,103	\$ 69,284
Construction Jobs - 1.12%	\$ 433,026	\$ 17,321
Permanent Jobs - 2% *	\$ 14,128,854	\$ 565,154
Permanent Jobs - 1.12%	\$ 2,979,345	\$ 119,174
Spill Over Property Tax *	\$ 1,132,002	\$ 45,280
Total Net New Tax Revenue	\$ 119,943,993	\$ 4,797,760
General Fund Portion *	\$ 59,324,756	\$ 2,372,990
PPRTA (Estimated Revenue 70%)		
New & Existing Retail	\$ 40,915,907	\$ 1,636,636
Hotel Rooms	\$ 1,484,333	\$ 59,373
Construction Jobs	\$ 355,860	\$ 14,234
Permanent Jobs	\$ 3,539,698	\$ 141,588
Total New New PPRTA Revenue	\$ 46,295,799	\$ 1,851,832
Total New City Revenue	\$ 166,239,792	\$ 6,649,592
Constr Use Tax 0% to URA		2/19/19