

Summary of Known Public Improvement Fee (PIF) Activity in Colorado Springs Particularly Related to Special Districts and More Specifically Related to Hotels/Motels

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Disclaimer: In part because PIF covenants are privately recorded and not subject to City administration or approval, this information is not warranted as being entirely complete or up-to-date. This also does not constitute a legal opinion in any manner.

Background and Question: On April 24, 2017, Councilman Don Knight asked specifically for information on any other special districts (besides Colorado Crossing Metropolitan Districts) with the combination of hotel/motel uses, districts and a PIF associated with lodging and mimicking a LART (Lodger's and Automobile Rental Tax).

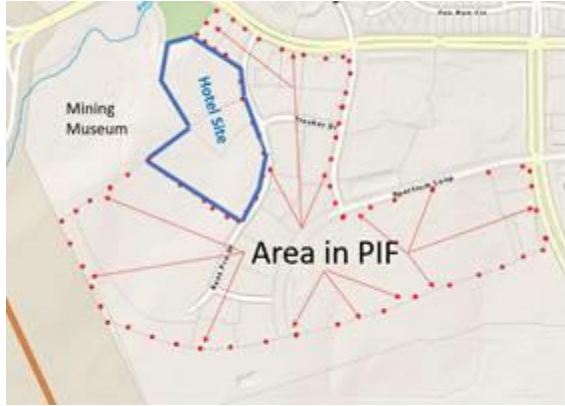
Short Answer: No, not to the knowledge of City staff. However we do have at least two (2) business improvement districts (BIDs) with hotels/motels and a PIF on sales that is (or likely is) levied on room charges. These are the Interquest North BID with a 1.25% PIF on sales (and which includes a Great Wolf Lodge and Drury Inn) as well as the First and Main No. 2 BID with a 0.75% PIF charged on sales, and which includes a Holiday Inn.

Other Hotels with PIFs:

The Broadmoor Hotel levies a 2.75% PIF that we are told applies to room charges and sales (e.g. golf, restaurants, and shops). The Cheyenne Mountain Resort levies a 2.25% PIF, which is applied to room rates and to retail charges. As of May 1, 2017, the Garden of the Gods Club applies a 2.25% PIF on room charges only.

Districts with PIFs but no Hotels or Motels

A 1.0% PIF on sales (recorded in 2012) applies to much of the Copper Ridge Metropolitan District area (Copper Ridge Development, aka Polaris Point) located between I-25, North Gate Blvd. and Voyager Blvd. The development includes a future hotel directly east of the Mining Museum; however, the hotel site is not included in their PIF area (see map below).



Other Special Districts with Authorized PIFs

The Vineyard Metropolitan District and Urban Renewal Area, located in the southern part of the City, along the east side of Interstate 25, south of Executive Drive and the El Pomar Sports Complex has a City Council-approved service plan that specifically authorizes and contemplates a PIF that could mimic a CAM (common area maintenance charge). There has been a potential hotel project announced for this area, so there could be a PIF/hotel/district relationship in the future.

Also there is no language in any service plan for any of the approximately 30 City metropolitan districts (single districts or multiple district combinations) that limits them from a PIF being recorded against some or all of their properties, or using these revenues to pay off indebtedness.