

Urban Renewal Area

Project Location

Hwy #24- North

Villa De Mesa Dr.- South

Twenty-First Street- West

Sixteenth Street.- East

Project Size/Scope

- 70 Acres Total
- Developable Acres: 35
- GLA: 217,000 sf
- Uses: restaurant, retail,
- hotel, amphitheater

COLORADO SPRINGS, COLORADO 2015 Gold Hill Mesa Urban Renewal Plan Area - Commercial Parcels



Commercial Parcels



Project Evaluation Criteria

CSURA Objectives Met

- **Prevents and Eliminates Blight Conditions**
 - **Provides Public Benefit**
 - **Furthers the Goals of the Comprehensive Plan**
 - **Provides Economic Benefit to the City and Region**
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Development Criteria

- **Project Requires GAP Financing to be Feasible (ROI)**
- **Property will Generate Property and Sales Tax Increment (\$13.8m)**
- **The Project Includes Extraordinary Development Costs (\$25m)**
- **The Metro District will provide Additional Funding (35 mills)**

Project Data

Project Eligibility

- **Total Project Cost: \$75 million**
 - **Eligible TIF Expenditures: \$25 million**
 - **Equity: \$19.3 million (Land, Cash), Commercial Debt: \$41,861,278**
 - **Return on Investment: 6.4% w/1% TIF. vs. 11.8% w/ 2%TIF**
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Estimated Tax Increment Revenue (Annually)

- **Property Tax: \$464,000**
- **Sales Tax: \$1,134,000**
- **Total: \$1,600,000**
- **Metro District Mill Levy: \$350,000**

Financing & Schedule

Metro District Senior Bonds

- PAR Amount: \$19,260,000
 - Project Fund (Improvements): \$13,777,676
 - Reserves: \$4,327,000
 - Cost of Issuance: \$1,156,000
 - Lender Requirements:
6.5% interest, +/- 23 year amortization
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Schedule

- Redevelopment & Cooperation Agreements - December 2015
- Marketing & Tenant Solicitation - 2016
- Design/Engineering- 2016 - 2017
- Metro District Bond- 2017
- Construction 2017-2018

TIF Expenditures

Project Infrastructure

• Grading: Environmental & Geo- Tech Mitigation	\$6.3 m
• Storm Pond – Fountain Creek	\$1.6m
• Fountain Creek Drainage Improvements	\$1.9m
• 21st Street Improvements	\$1.15m
• US #24 Bridge	\$1.9m
• Retaining Walls	\$3m
• Paving	\$2.5m
• Landscaping	\$1m
• Erosion Control	\$300,000
• Design/Engineering	\$1.38m
• Contingency	\$1.5m
** Carrying Cost (w/o bonds)	<u>\$2.5m</u>
Total	\$25m