

Interquest South BID

-Exclusion

-Inclusion

-Temporary Appointments

City Council

September 8, 2015

Peter Wysocki, Planning and Development Director

Carl Schueler, Planning Manager- Comprehensive Planning

Russ Dykstra, Interquest South BID

Summary:

- **Four Related Agenda Items**

- 1) Ordinance excluding certain property**

- Petition received; No longer desiring to be included
- 6 lots

- 2) Ordinance including certain property**

- Petition received; Now desiring to be included
 - -properties affiliated with the owner of the balance of the BID
- Also 6 lots

- 3) Ordinance amending original BID Ordinance to address appointment of directors**

- 4) Resolution appointing 2 directors until next election**

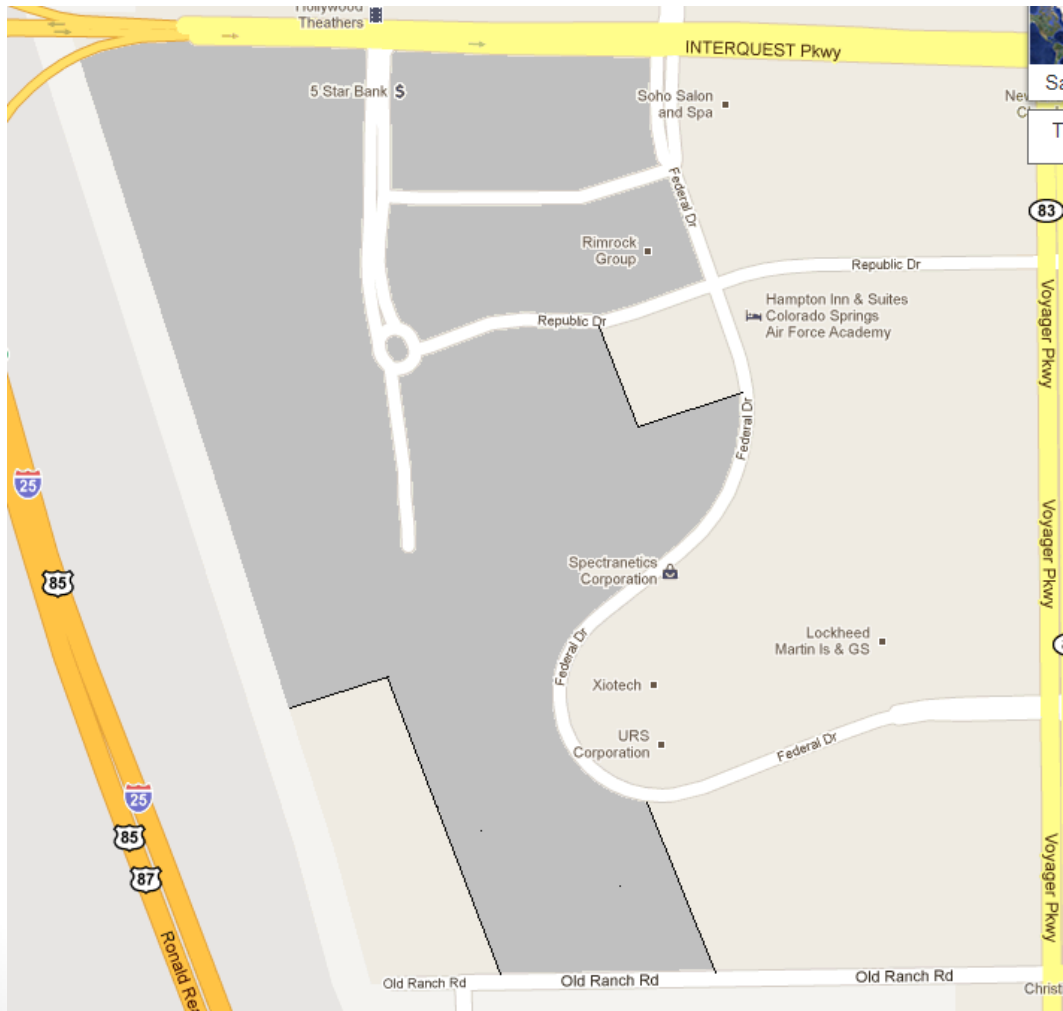
Background and Issues

- BIDs can only tax non-residential properties
- Governed by Council-approved annual Operating Plans and Budgets
- Elected BOD
 - But only one director as of 2015
- This BID created in 2004
- Authorized to impose operational mill levy of 1.0 mills and debt service levy of up to 50.0 mills
 - Only the operational levy has been certified to-date
 - No formal debt obligations; although there are developer advances

Background and Issues- Cont.

- Development Status:
 - Excluded properties vacant
 - Included properties vacant
 - Some of remaining properties developed but owned by a corporation not desiring to be qualified as an elector

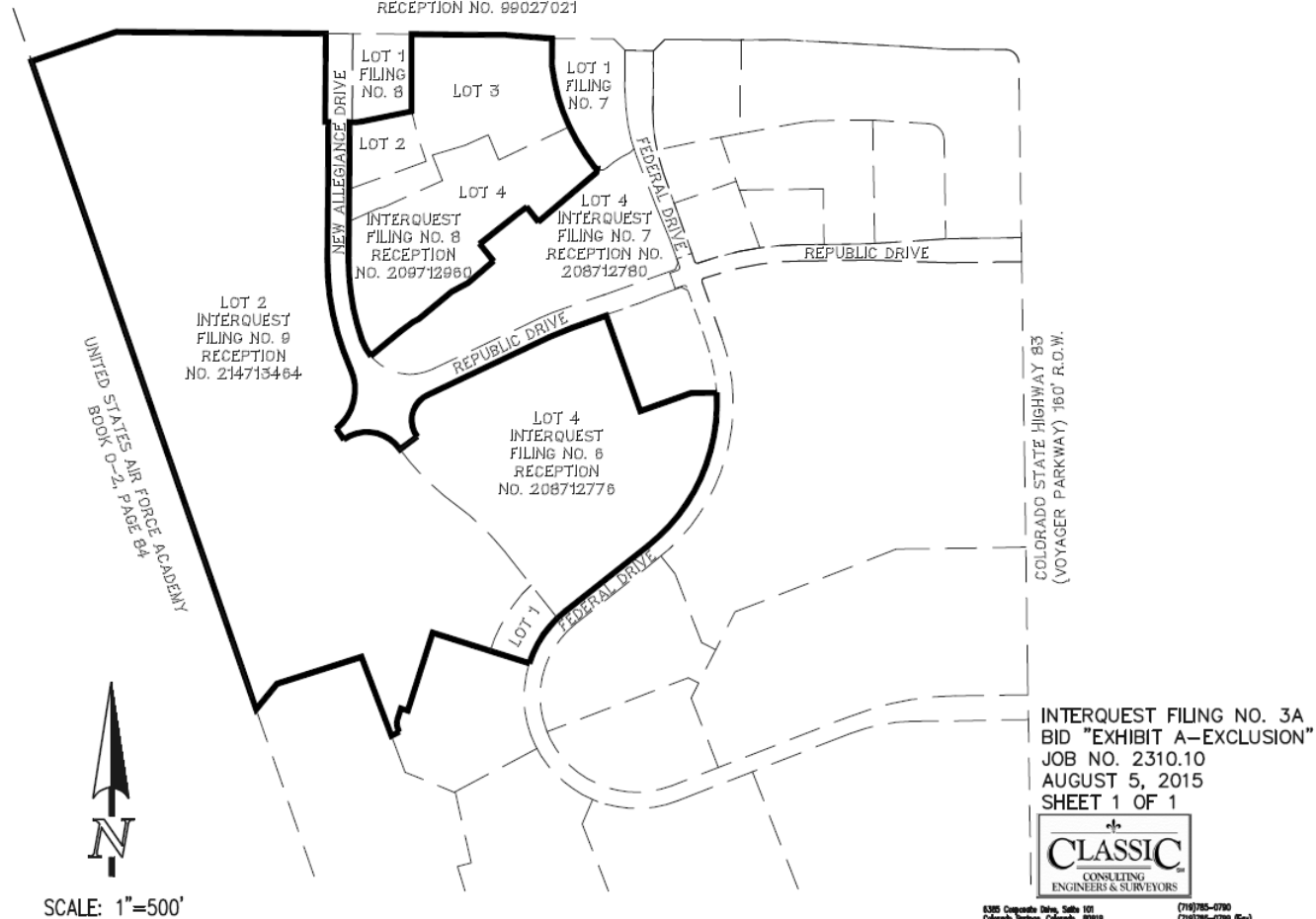
Vicinity Map- Existing Boundaries



Properties to be Excluded

'EXHIBIT A - EXCLUSION'

INTERQUEST PARKWAY (ROW VARIES)
RECEPTION NO. 99027021



SCALE: 1"=500'

INTERQUEST FILING NO. 3A
BID "EXHIBIT A-EXCLUSION"
JOB NO. 2310.10
AUGUST 5, 2015
SHEET 1 OF 1

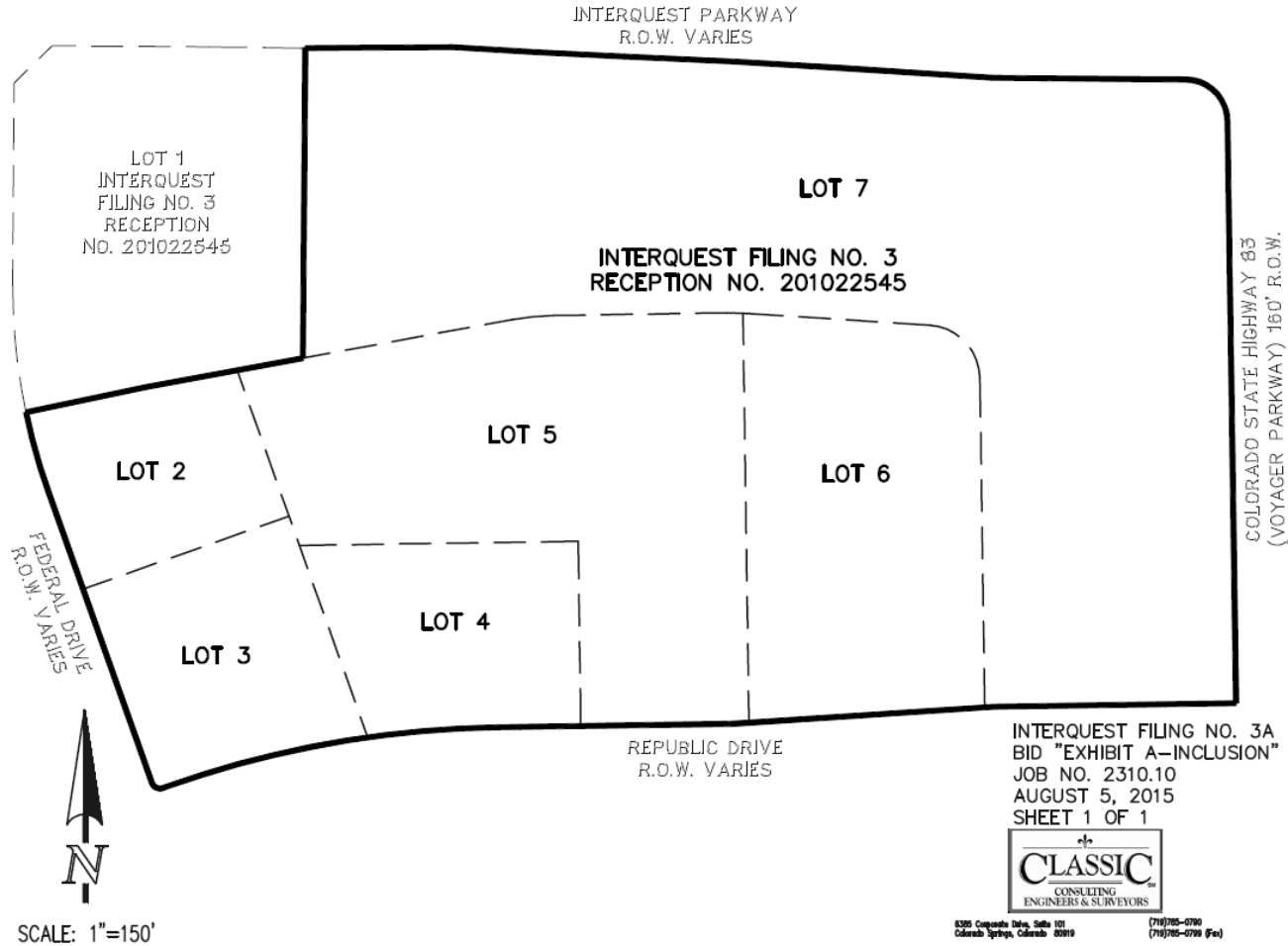


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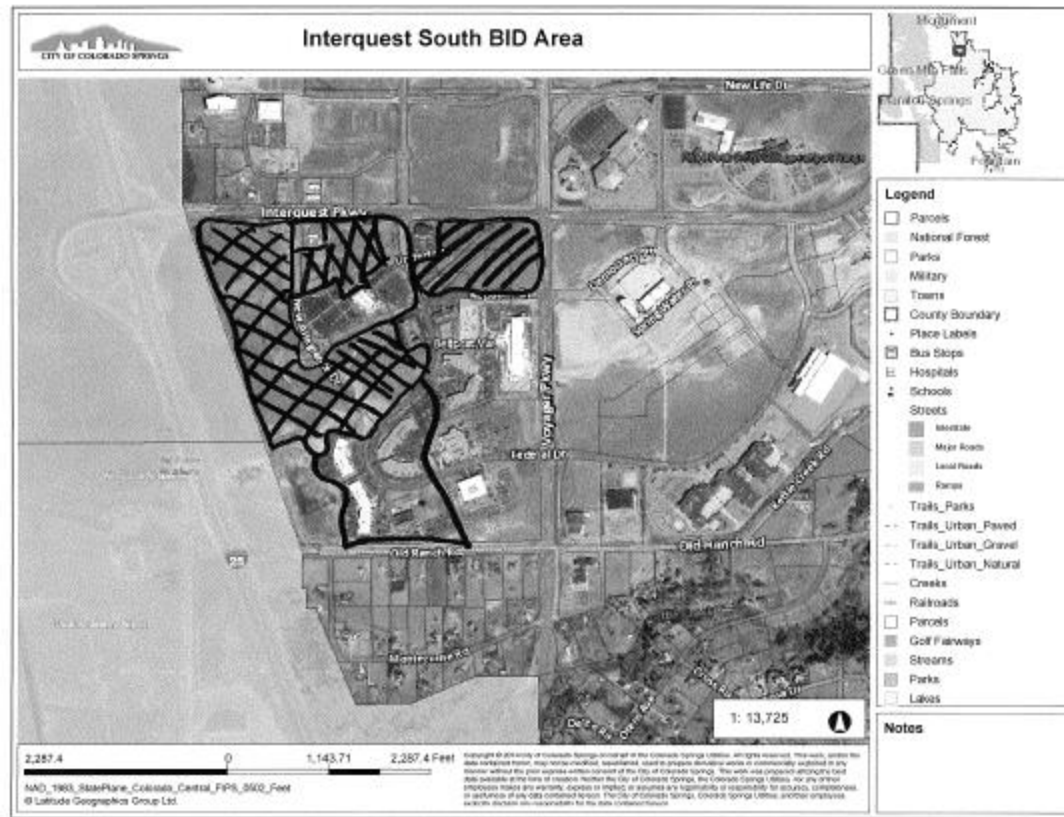
(719)785-0700
(719)785-0700 (Fax)

Properties to be Included

'EXHIBIT A - INCLUSION'



Rough Sketch of Net Result



Double cross hatch- excluded

Single cross hatch- included

Outlined area- remaining

BID Appointments

- Exclusion effectively vacates the current one-person Board
- Approach to Appointments:
 - Amended Ordinance clarifying process
 - Resolution appointing two directors until next regular election (May 2016)
- District rationale for only two directors at this time:
 - No other active interested owners at this time
 - Future owners may be interested in the future

Supporting Materials

- Agenda memo
- Draft ordinances and resolution
- Letter from District
 - With petitions and copy of legal notice

Policy Consistency, Recommendation and Next Steps

- All changes consistent with Special District Policy
 - Although not anticipated at the time of most recent Operating Plan and Budget
- Approval Recommended
- Public Hearing September 8, 2015
 - Follow-up second reading for ordinances (September 22, 2015)
 - Approval of appointment resolution would also be delayed to September 22, 2015 to match Ordinance