

Service Plan for Southwest Downtown Metropolitan District Nos. 1-2

City Council Work Session
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Related Districts



- This metropolitan district agenda item and following BID item are highly interrelated
- Separate agenda items
 - Metropolitan districts by resolution
 - BID by ordinance
- Considered together; acted upon separately
- Also a relationship to urban renewal area, DDA and existing BID

Related Applications



Urban Renewal Plan + Special Financing Districts

SW DOWNTOWN

URBAN RENEWAL DISTRICT

RESPONSIBILITY //
PROPERTY TAX INCREMENT
SALES TAX INCREMENT

COMPOSITION //
COMMUNITY MEMBERS APPOINTED
TO CSURA BOARD

DATE EST. //
LATE 2017

FUNDING //
EXISTING MILL LEVY = 62.749 MILLS
SALES TAX INCREMENT

<p>SW DOWNTOWN</p> <hr/> <p>BUSINESS IMPROVEMENT DISTRICT</p> <p>RESPONSIBILITY // FUNDING TOOL TO COLLECT MILL LEVY ON COMMERCIAL DEVELOPMENT + MARKETING</p> <p>COMPOSITION // DISTRICT PROPERTY OWNERS / TENANT DESIGNATED</p> <p>DATE EST. // 2017</p> <p>FUNDING // MILL LEVY FOR DEBT + O&M PUBLIC IMPROVEMENT FEE</p>	<p>SW DOWNTOWN</p> <hr/> <p>METRO DISTRICTS</p> <p>RESPONSIBILITY // DISTRICT OPERATIONS, MAINTENANCE</p> <p>COMPOSITION // DISTRICT RESIDENTIAL PROPERTY OWNERS + RESIDENTS</p> <p>DATE EST. // 2017</p> <p>FUNDING // MILL LEVY FOR DEBT + O&M</p>
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Overview of all Three Districts



Southwest Downtown Special Districts:

Proposed mill levy assessment dedicated to initial and ongoing capital infrastructure and district maintenance/upkeep

Business Improvement District

+ Commercial Assessment for Capital and O+M
+ Public Improvement Fee on Retail Sales for Capital and O+M

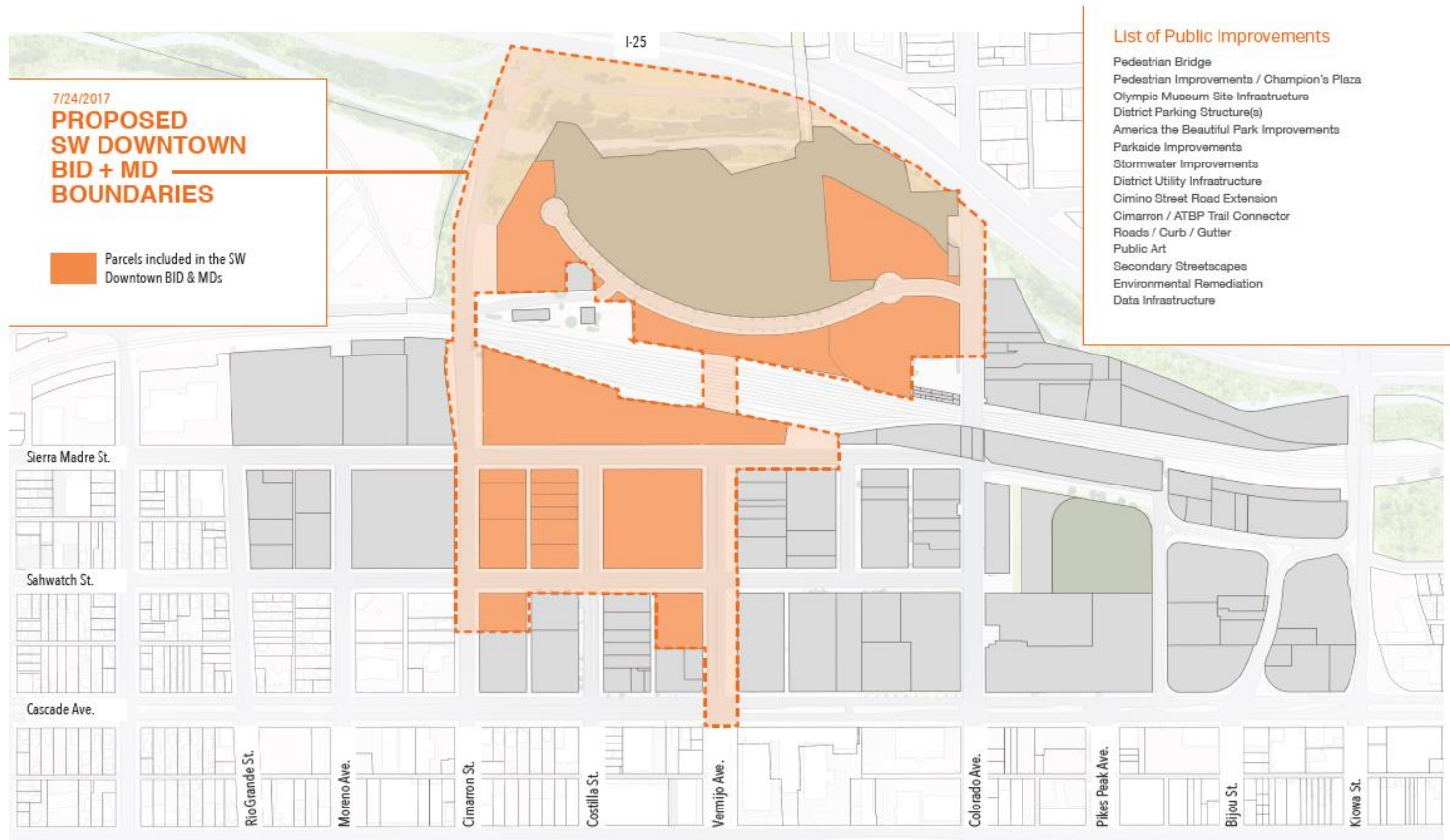
Metropolitan Districts No. 1 & 2

+ Residential Assessment for Capital and O+M

Districts will be voluntary and expandable as adjacent property owners choose to be included

Vertically-separated Special Districts

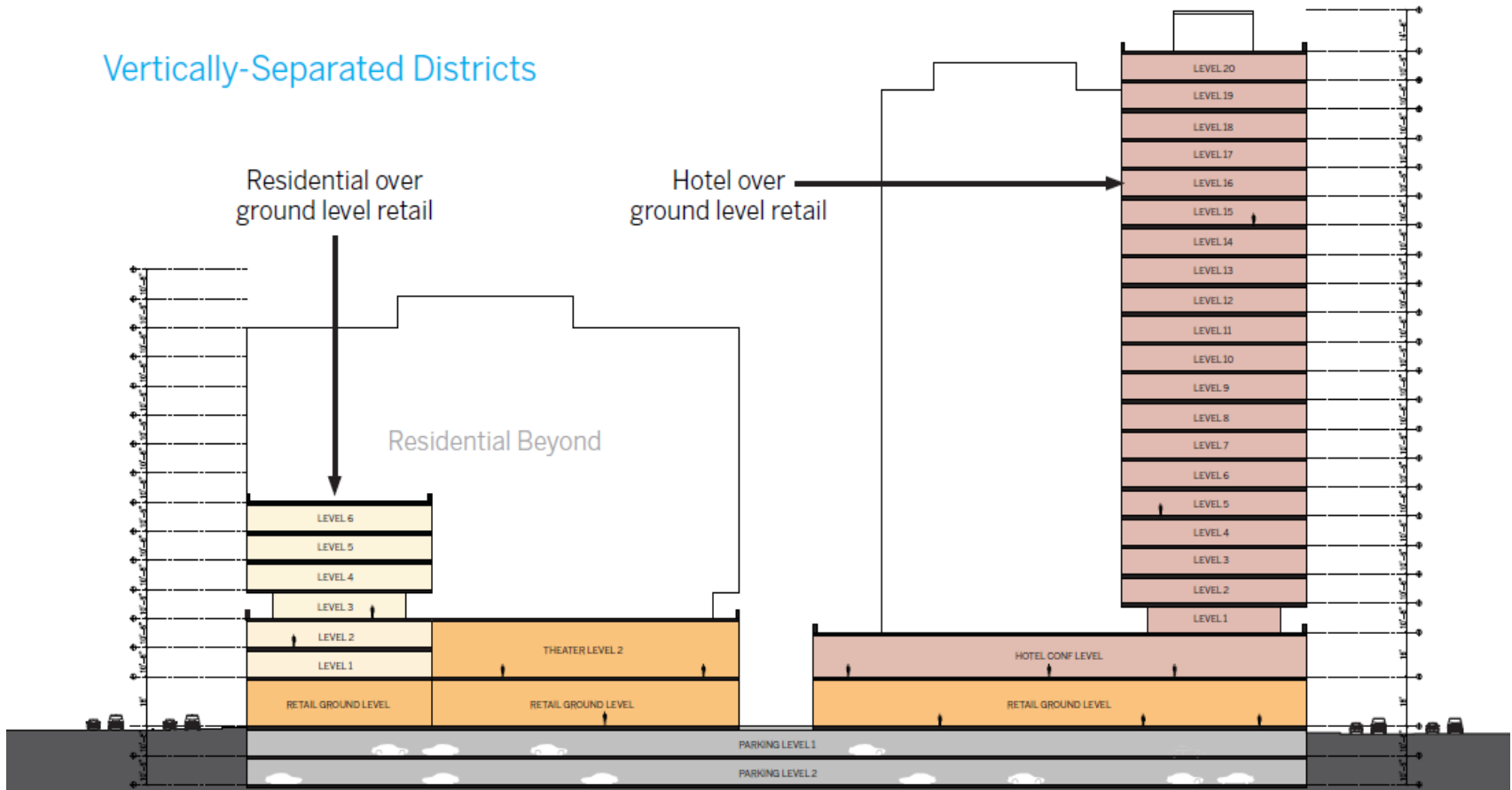
Initial Boundaries of all Three Districts



Vertical Separation of Districts



Vertically-Separated Districts



Residential & Commercial Property

Metro District Summary



- Consolidated service plan for two related metropolitan districts
- Two districts proposed for phasing and flexibility
- Both expected to be used for residential components of SW Downtown project
- 30.0 mill debt service cap
- 10.0 mills for operations and maintenance
- Consistent with Special District Policy and Model Service Plan
- Initial overlapping boundaries (about 68 acres)

Additional Highlights



- Maximum debt service authorization of \$220,000,000 for each metropolitan district
- Future inclusion areas
 - North, west and south
 - Exhibit C-2
 - Expected to be voluntary
- No condemnation without City approval (standard)
- No Conservation Trust Funds (standard)
- Petitioners will handle election

Urban Renewal



- Overlying urban renewal area
 - Expected to be “reset” for this property
- TIF (tax increment financing) goes to the urban renewal area
- Districts could issue debt with TIF revenue as additional pledged revenue
 - Alternatively, URA could issue debt, also pledging metropolitan district revenues

DDA and Existing Downtown BID



- (DDA) Colorado Springs Downtown Development Authority would continue to overlap the property and collect its 5.0 mills
 - Services available including projects and grants
- DDA tax increment financing (TIF) for this area would continue to be assigned to the urban renewal area
- New BID would not overlap existing Downtown BID

Development Approvals



- In early stages
- However Downtown FBZ (form based zoning) permits most of the contemplated uses
- Overall consistency with City plans
 - Experience Downtown Plan
 - Infill Plan

Supporting Materials



- Staff memo
- Draft resolution
- Transmittal letter
- Clean and redline service plans
- Supplemental explanation of structure

Recommendation and Next Steps



- Approval, based on consistency with Policy and Model Service Plan
 - And City plans
- Special language concerning boundaries and overlap limitations
- New Business on September 12, 2017