

2022 BID Operating Plans and Budgets

City Council Work Session
October 11, 2021

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Summary



- Annual approvals required - by motion
- 18 Total BIDs
 - Two recently-created BIDs (Catalyst Campus and Gold Hill North) have 2021-2022 Plans already approved
- 16 2022 Operating Plans and Budgets being considered today
 - Standard form for these documents
- Formal (individual) agenda items on 10/26/21
- Highlights only today (primarily changes)
- Additional focus on USAFA Visitors Center BID
 - Due to recent activity
- No Gallagher adjustments for BIDs

Summary (Continued)



- This year, the DDA budget will be reviewed on a separate and later scheduling track
 - Separate stand-alone Downtown updates have recently been provided
- Modifications being made to initially submitted operating plans and budgets - in response to staff comments
- Conceal carry language in all 2022 Operating Plans
 - Noting that Colorado Revised Statutes do not currently provide this authority for BIDs.

Greater Downtown BID



- Mill levy fixed at 5.0
- 11-member Council- appointed board
- Operations and maintenance focus
 - Public space management and consumer marketing
- Possible boundary changes (south downtown)
- No debt

List of Other BIDs



- Barnes and Powers North*
- Barnes and Powers South*
- Briargate Center*
- Creekwalk Marketplace*
- First and Main*
- Frist and Main No. 2*
- First and Main North*
- GSF
- Interquest North*
- Interquest South*
- Interquest Town Center*
- MW Retail (no debt in 2021)
- Powers/ Woodmen*
- Southwest Downtown (Park Union)*
- USAFA Visitors Center**

* Formal debt issued

** Debt issuance pending

Underline =
privately placed
debt

Catalyst Campus and
Gold Hill North (not on
today's agenda)

BID Name Changes:



- SWDT changing to Park Union (2021)
- USAFA Visitors Center expected to change in 2022

Mill Levy Changes



- USAFA Visitor's Center
 - Mill levies to be certified this year 50.0 debt, 10.0 operations (but no revenues expected in 2022)
- Briargate Center
 - Would like maintain O&M mill levy at 13 mills for one more year**
 - for business development/marketing
 - Overall levy to remain at 39.0 mills (26 mills for debt service)
 - debt service fund balance in good shape
- MW Retail
 - No property tax levy in 2021
 - 1.0 Mills for Operations only in 2022
- GSF
 - 10 mills for operations anticipated

Planned Late 2021 or 2022 Debt Issuances



- MW Retail
 - Up to \$10,000,000 in 2022 (had been anticipated in 2021)
- Creekwalk Marketplace
 - Second bond issuance of about \$15,100,000 anticipated
- USAFA Visitors Center
 - Up to \$90,000,000 in late 2021 or 2022
 - Previously authorized
- Interquest North BID
 - Additional draws from existing debt
- SWDT/Park Union
 - Additional drawdowns in late 2021 or 2022
 - Possible new debt in 2022 (based on prior authorization)

Developer Advances- examples



- Several districts have or will have developer advances – examples below include the year end 2021 estimated balance as reported in the 2022 Operating Plans (all amounts include interest if applicable):
 - Barnes and Powers North – \$199,912 @ 7% for operations and 8% for capital
 - Briargate Center – Promissory note bal. of \$5,816,105 (no interest)
 - Creekwalk – \$771,445 @ 8% for operations and 6% for infrastructure
 - First and Main No. 2 – \$19,775,866 accumulated @ 8%
 - Significant principal payments being made, but also interest and accruals
 - First and Main North – \$201,490 @ 7%
 - GSF – \$17,850 @8%
 - Interquest North – \$97,719 (interest bal. only) @ 7%
 - Interquest South – \$764,120 @ 7% or 8% depending on the Developer
 - Interquest Town Center – \$121,308 @ 8%
 - MW Retail – \$52,000 @ 8%
 - Powers & Woodmen – \$2,204,161 @ 7%
 - SW Downtown – \$1,101,952 @ 8% for capital and 6% for operations
 - USAFA Visitors Center – \$5,702,953 in pre-development costs @8%*

*not a formal district obligation

Public Improvement Fees (PIFs)



- Creekwalk Marketplace – 2.5%
- First and Main No. 2 – 0.75%
- Interquest North – 1.25%
- Interquest South – 1.5%
- Interquest Town Center – 1.5%
- Southwest Downtown – 2.0% retail, 4.0% lodging, 1.0% construction activities (all for operations)
- Air Force Academy Visitor's Center – 3.0% retail, service and hotel – 2% lodging- anticipated
- GSF – future
- MW Retail – anticipated

Boundary Changes



- Greater Downtown
 - Possible addition, 500 and 600 Blocks, South Tejon St.
- Creekwalk Marketplace
 - Additional inclusions expected late 2021 and/or 2022
- SW Downtown
 - Possible exclusions
- MW Retail
 - Major multi-family exclusion
- Powers & Woodmen
 - 11 acres to be excluded (multi-family conversion)
- No other changes identified at this time
- Others possible with residential land use changes

Less Than Full Boards



- Briargate Center (4 members)
- Interquest North (4 members)
- Interquest Town Center (4 members)
- Powers & Woodmen (4 members)
- First & Main (4 members)
- First & Main No. 2 (4 members)
- First & Main North (4 members)
- Barnes and Powers North (4 members)
- Barnes and Powers South (4 members)
- MW Retail (3 members)
 - All the other BIDs have full boards
 - Downtown has a full 11-member board

Ownership and Maintenance- examples



- Interquest North
 - Large parking lot; stormwater facilities
- Powers and Woodmen
 - Street improvements
- Southwest Downtown/Park Union
 - No land ownership, but significant operation and maintenance functions
- Briargate Center
 - Owns public improvements (e.g. sidewalks and parking)
 - Capitalized maintenance and marketing budgeted for 2021
- Interquest South
 - Parking

(Note- O&M functions are authorized in all cases)

Overlapping Districts/DDA



- MW Retail
 - Woodmen Heights and Woodmen Road Metropolitan Districts
- SWDT/ Park Union
 - SWDT/ a.k.a. Park Union Metropolitan Districts; DDA
- GSF
 - GSF Metropolitan Districts; DDA

Overlapping URAs



- GSF (pending?)
- SWDT/Park Union
- Creekwalk Marketplace
- USAFA Visitors Center

- Also in future for Catalyst and Gold Hill North
 - Not on today's agenda

USAFA Visitors Center BID



- No formal financial activity inside actual BID to-date
- Guaranteed Maximum Prices determined
- Anticipated dates:
 - Bonds expected to go to market 10/7/21
 - Pricing 10/29/21
 - Tentative closing 11/11/21
 - Spring groundbreakings possible (hotel and visitors Center)
- 2022 Operating Plan and Budget reflects and anticipates this schedule



Other information



- Creekwalk Marketplace BID pursuing additional funding approaches
- First and Main North appears to have financing challenges
- First and Main and First and Main No. 2 continue to share overhead expenses

Special District Working Group Process



- Limited edits to standard form template anticipated
 - Along with refinements to incorporate Policy changes, if any

Next Steps



- October 26, 2021 Regular Meeting
 - Individual actions by motion
- Limited option to postpone for one more meeting
 - Please provide any additional questions or concerns in advance of the October meeting
- Options for items on consent or hearing