

# Approval/ Organization of Creekwalk Marketplace Business Improvement District

City Council Work Session  
January 11, 2016

Peter Wysocki, Planning and Development Director  
Carl Schueler, Planning Manager- Comprehensive Planning  
Danny Mientka, Petitioner

# Summary:

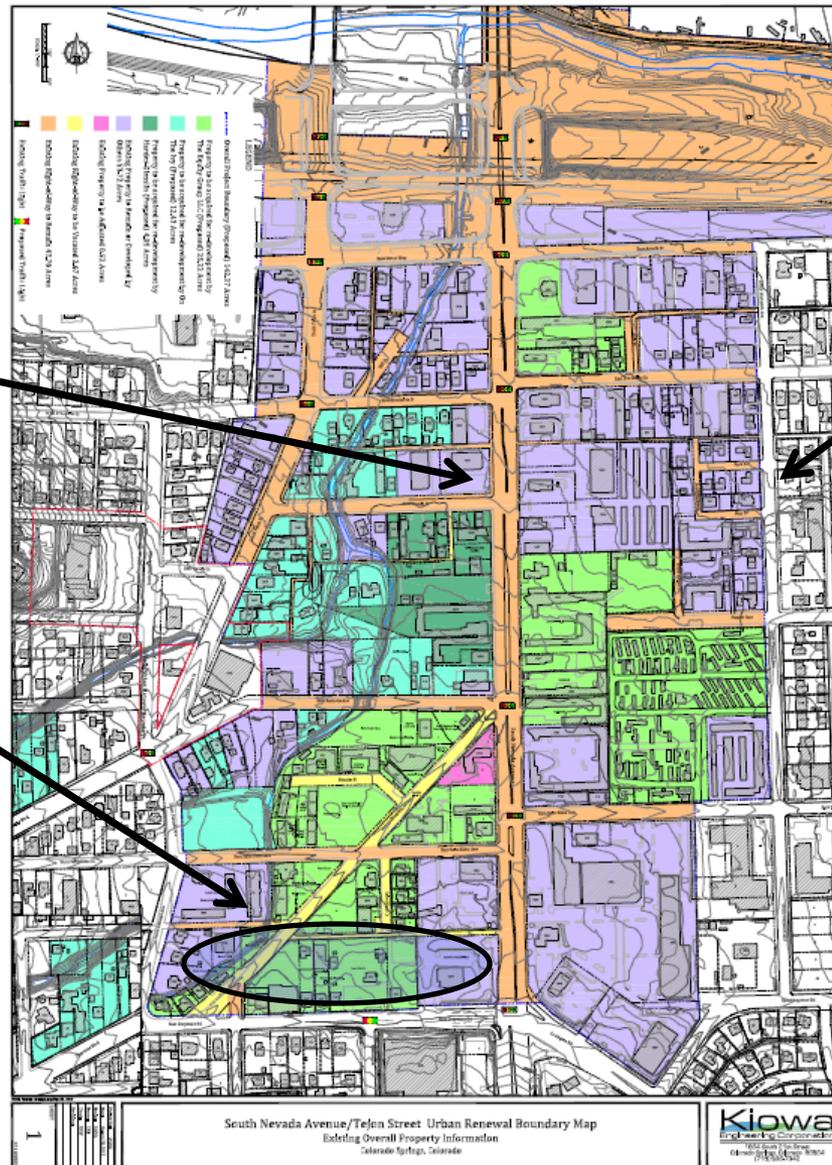
- **Organization of a New BID in South Nevada redevelopment area**
- **Created by Ordinance**
- **Highlights and issues**
  - **First new BID in about 8 years**
  - **Within new urban renewal area**
  - **Relationship to overall planning and district context**
  - **Potential for future inclusions**
  - **Potential for less than 100% initial property owner concurrence**

# Context Map

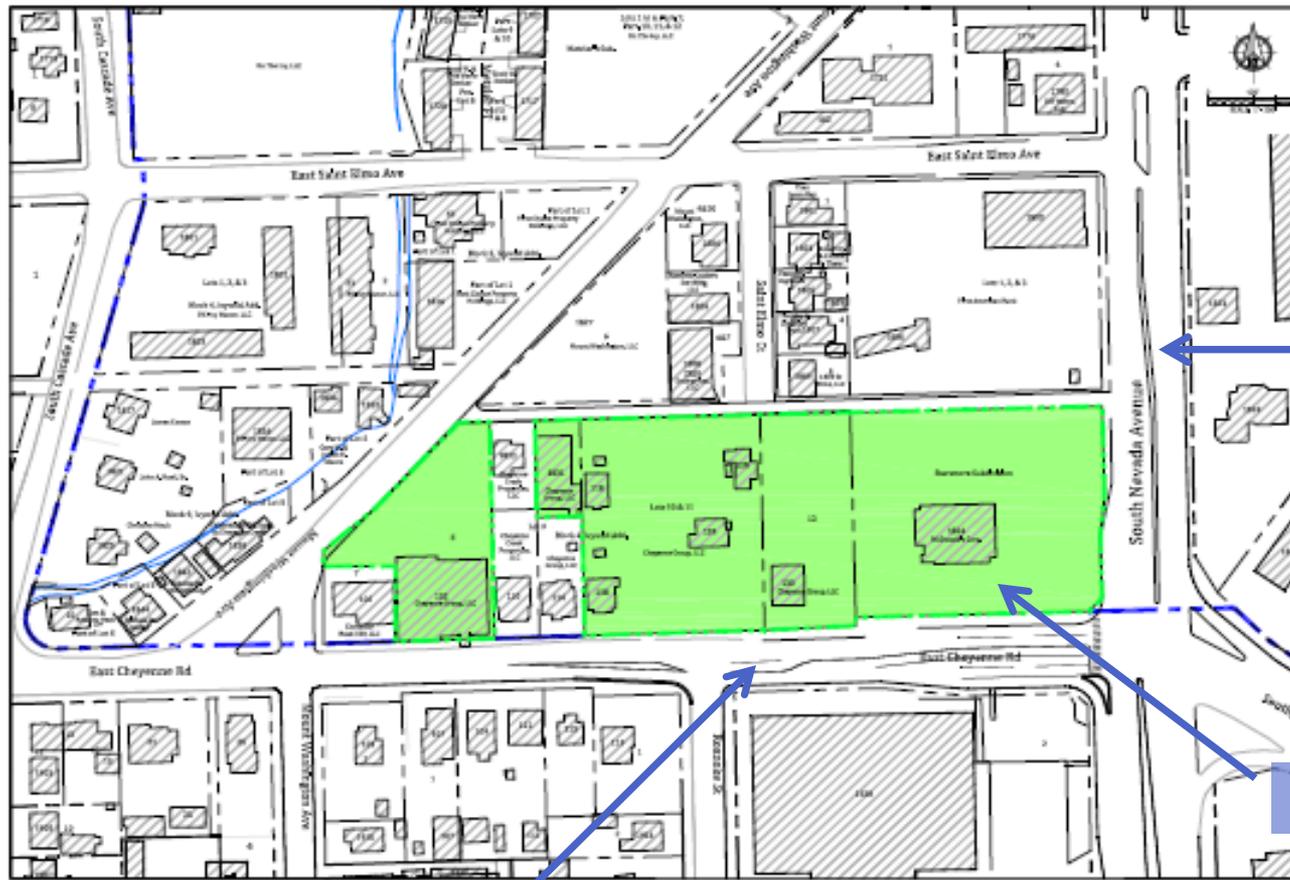
Nevada Ave.

URA Boundary

Initial Area for this BID



# Initial BID Boundaries



Nevada Ave.

McDonalds

S. Cheyenne Rd.

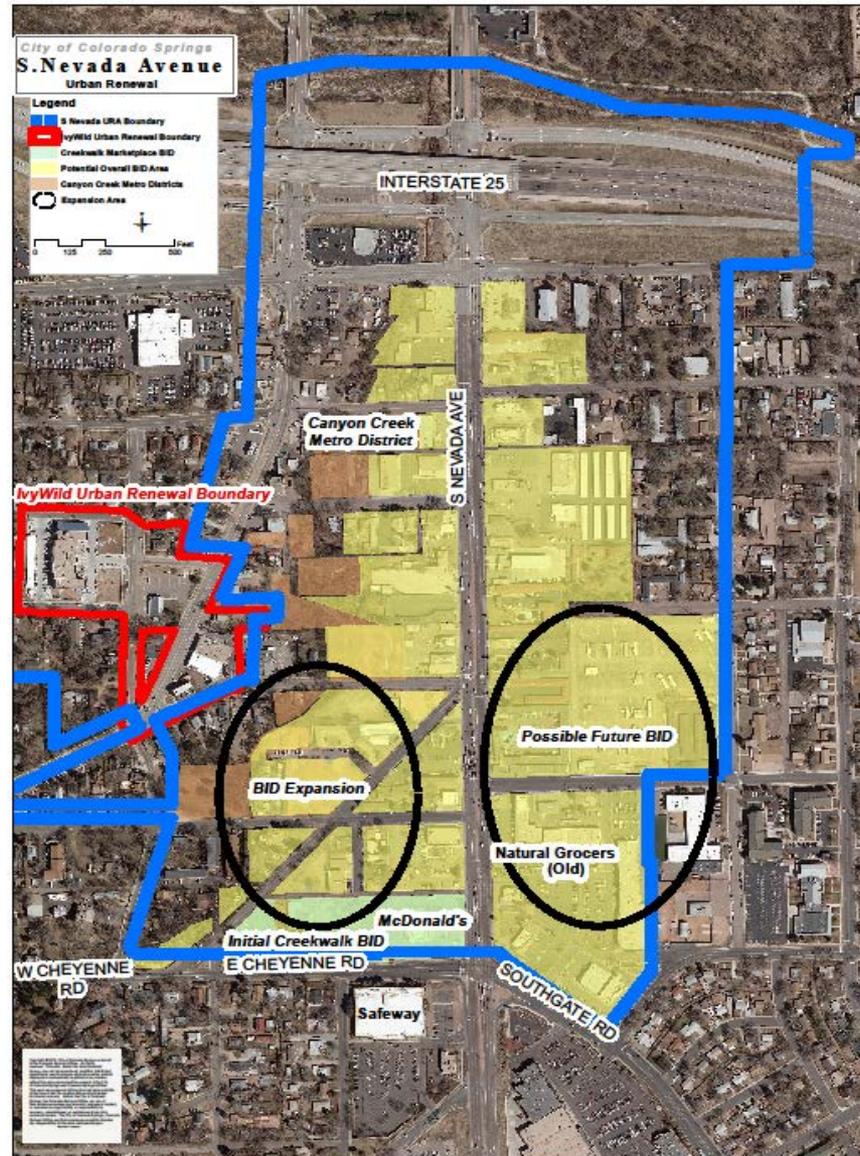
# BID Primer

- Statutory Colorado Revised Statutes Section 31.25.1201 *et. seq.*
- For non-residential areas only
- Broad powers and potential autonomy
  - Financing, borrowing, contracts, operations, ownership etc.
  - But not quite as broad and independent as metropolitan districts
- Governance options
  - City Council as board
  - Council-appointed board
  - Elected board (typical for Colorado Springs)
- This process requires concurrence of 50% of property and AV

# City Policies and Precedents

- 2006 Special District Policy applies
- 2014 model Operating Plan and Budget
- 10 Existing BIDs
  - 9 of which are development-specific

# Context for Future Inclusions and Potential Future BIDs



# Debt Authorization and Mill Levy Caps

- 50 Mills debt service
- 15 Mills for operations and maintenance
- Debt authorization of up to \$50 Million
- Public improvement fee (PIF) contemplated

# Notice Provisions

- Limited to legal advertising and notice to included properties

# Topics and Issues

- Less than 100% initial concurrence
- Potential expansion areas for this district
- Relationship with other potential districts and/or potentially benefitting properties
  - Shared responsibility versus project-specific responsibility
- Relationship to URA
- PIF

# City Council Review

- Primarily consistency with Special District Policy
- But, with opportunity to consider other factors and context

# Supporting Materials

- Staff memo
- Draft ordinance
- Petitions
- Letter to McDonalds property owner
- Draft 2016 Operating Plan and Budget
- 2006 Special District Policy

# Special District Policy Consistency, Recommendation and Next Steps

- Plan consistent with 2006 Special District Policy
  - Other than operational ML of 15 mills
- And with 2014 standard operating plan and budget template
  - With modifications
- New Business for January 26, 2016
  - Second reading in February
- May 3, 2016 mail ballot election would occur
- Annual City Council approvals thereafter