

# USAFA Visitor's Center BID Exclusion and Inclusion

City Council Work Session  
October 7, 2018

Carl Schueler, Comprehensive Planning Manager  
Matt Dalton, Esq. : representing the petitioner



# Presentation Summary

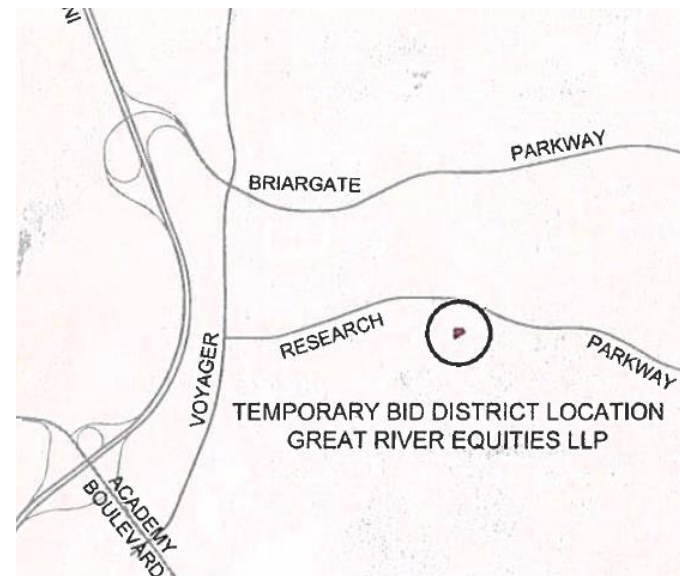


- Initial BID boundaries were created inside City limits as a temporary measure, prior to annexation of the intended properties
- Updated BID boundaries will include 57-acre property encompassing proposed new Air Force Academy Visitor Center and related land uses
- Air Force Academy is the petitioner

# Existing BID Boundary



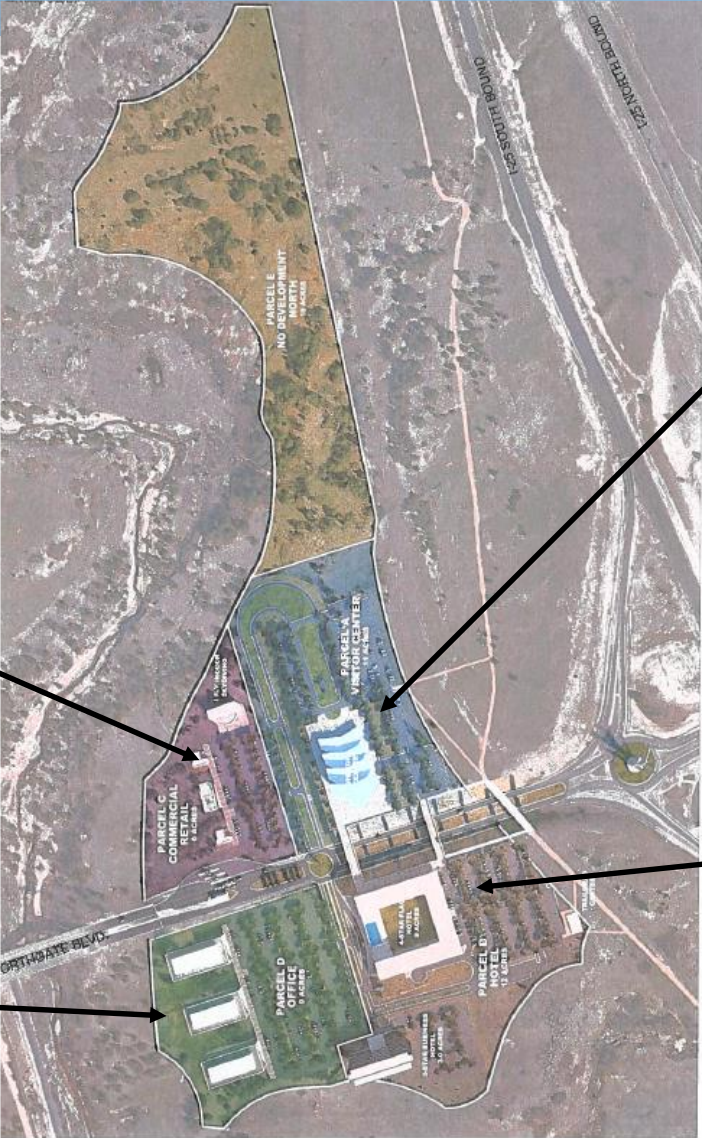
- 1.7 acre property in Briargate area



# Vicinity Map- Property Inclusion



# Project Proposal



Commercial - Retail

Office

Visitor Center

Hotel

# Additional Information and Background



- Multiple other steps in process, directed toward substantial initiation of C-4-C project in 2019
- 50 mill maximum debt service cap
- 10 mill maximum operations and maintenance cap
- Amended Operating Plans and Budgets in process (2019 and 2020)
- Bond issuance proposed in the near future
- Property tax revenues would be limited to private improvements on public property

# Inclusion Ordinance Contingency Provision



Section 4. The Property is the subject of a proposed Site Development Lease (“Lease”) by and between the Petitioner, the United States of America, acting by and through the Secretary of the Air Force, and Blue & Silver Development Partners, LLC. Upon certification to the City Clerk by the Petitioner that the Lease has been fully executed and is in full force and effect, the City Clerk is directed to file a certified copy of this Ordinance with the County Clerk and Recorder of El Paso County, Colorado.

# Supporting Materials



- ✓ Staff memo
- ✓ Petitions for Exclusion and Inclusion
- ✓ Draft Ordinances
- ✓ Letter of Transmittal



# Recommendation and Next Step



- Approval of ordinances excluding a property from this BID and including certain properties into it
- **New Business** on October 8, 2018 (back-to-back scheduling)