



## Legislation Details (With Text)

**File #:** 21-574      **Version:** 1      **Name:** Almagre Community Housing - Zebulon Flats URA - Lofts at 1609  
**Type:** Resolution      **Status:** Mayor's Office  
**File created:** 9/22/2021      **In control:** City Council  
**On agenda:** 11/23/2021      **Final action:** 11/23/2021

**Title:** A resolution approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Almagre Urban Renewal project and to approve the amount of annual sales tax increment revenue allocated pursuant to Colorado Revised Statute Section 31-25-107(9)(a) (II)

Related File: CPC MP 21-00123

Presenter:  
Jariah Walker, CSURA Executive Director

**Sponsors:**

**Indexes:** URA

**Code sections:**

**Attachments:** 1. RES\_Almagre\_PanoramaHeights\_URACooperationAgreement, 2. Almagre Cooperation Agreement CSURA City v2, 3. Signed Resolution 190-21

Date	Ver.	Action By	Action	Result
11/23/2021	1	City Council	adopted	Pass
11/8/2021	1	Council Work Session	referred	

A resolution approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Almagre Urban Renewal project and to approve the amount of annual sales tax increment revenue allocated pursuant to Colorado Revised Statute Section 31-25-107(9)(a) (II)

Related File: CPC MP 21-00123

**Presenter:**  
Jariah Walker, CSURA Executive Director

**Summary:**  
There are two items proposed for Council review and action:

1. A resolution to establish the Almagre Urban Renewal Area and Plan. The area consists of 2 lots at the corner of Zebulon and Verde (in S/E Colorado Springs) and consists of approximately 3.3 acres. The proposed project consists of 137 affordable housing units, including a community room and onsite garage parking; and,
2. A tax sharing agreement between the City and the Colorado Springs and Urban Renewal Authority

for funding qualifying public improvements built by the project.

The Council must first vote on the Almagre Urban Renewal Area and Plan. If it is approved, the Council may then consider the tax sharing agreement. If the Plan is not approved or final action postponed, then the tax sharing agreement must be either withdrawn or postponed.

**Previous Council Action:**

There has been no previous City Council action on these properties related to formation of an urban renewal area.

These items are being introduced to Council at the November 8, 2021 City Council Work Session.

**Background:**

Please see that attached Planning Commission Staff report, conditions survey and the urban renewal plan for background information related to urban renewal and project details.

**Financial Implications:**

City staff and project team will present the details on the project, plan and impacts at the City Council Work Session. As background information, please refer to the attached materials.

**Board/Commission Recommendation:**

Pursuant the CRS § 31-25-107, the Almagre Urban Renewal Plan was reviewed by the Planning Commission on August 19, 2021. The Planning Commission found that the Almagre Urban Renewal Plan is consistent with the City's Comprehensive Plan.

The Colorado Springs Urban Renewal Authority Board approved the conditions survey on November 17, 2020 and the Urban Renewal Plan on February 24, 2021.

**Stakeholder Process:**

Pursuant to CRS § 31-25-107, a notice must be given to property owners of the conditions survey and potential establishment of an urban renewal area. Arguably, these CRS requirements do not apply given that the proposed urban renewal plan was initiated by the property owner and the property owner has been continually involved in the process. Regardless, to fully comply with CRS, all required notifications have been sent to the property owner throughout the process, including the City Council hearing.

**Alternatives:**

1. Adopt the plan and agreement as presented;
2. Adopt the plan and agreement with modifications;
3. Deny the plan and agreement; or
4. Postpone action for further analysis.

**Proposed Motion:**

Adopt a resolution approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Almagre Urban Renewal project and to approve the amount of annual sales tax increment revenue allocated pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)

N/A