

ORDINANCE NO. 26-__

AN ORDINANCE OF THE CITY OF COLORADO SPRINGS CORRECTING THE
CENTRAL BUSINESS DISTRICT BOUNDARIES OF THE OLD COLORADO CITY
DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, the City of Colorado Springs, El Paso County, Colorado (the "City"), is a home rule municipality and political subdivision of the State of Colorado (the "State"), duly organized and operating under the Charter of the City (the "City Charter") and the constitution and laws of the State; and

WHEREAS, the City, by ordinance, may create and establish a downtown development authority pursuant to the provisions of Part 8 of Article 25 of Title 31, C.R.S. (the "Downtown Development Authority Act" or "Act"); and

WHEREAS, on August 27, 2024, City Council approved Ordinance No. 24-87, in part declaring the Old Colorado City Downtown Development Authority (the "Authority") organized, and referring the question of its creation to voters in the proposed central business district thereof; and

WHEREAS, the special election for the creation of the Authority and other referred questions was held on November 5, 2024, by Spencer Fane LLP, as authorized by City Council and the City Clerk through Ordinance No. 24-87, and the creation of the Authority was approved by the qualified electors; and

WHEREAS, the El Paso County Assessor has since noted that seventeen (17) of the properties within the central business district of the Authority (the "Properties"), as set forth in Section 5 of Ordinance No. 24-87, are outside of the City's jurisdiction; and

WHEREAS, the City and Authority wish to remove the Properties from the central business district of the Authority pursuant to the power granted to the City through C.R.S. § 31-25-803.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated by reference into this Ordinance and such recitals constitute findings in support of the following ordaining sections.

Section 2. Findings. A mill levy for the Authority was not approved by

qualified electors and the Authority has not had consistent funding since its formation. The Authority does not have bank accounts or financial documents. As the governing body of the City, in reliance on a resolution passed by and statements made by the Authority, the City Council hereby finds that the Authority has no outstanding indebtedness or that adequate provision for the payment of any indebtedness has been provided for, and the central business district of the Authority may be partially dissolved such that the Properties are removed from the jurisdiction of the Authority.

Section 3. Boundaries. Section 5 of Ordinance No. 24-87 and the central business district of the Authority are hereby amended by removing and severing the following properties from the Authority's boundaries, as identified by the El Paso County Assessor schedule/parcel numbers, property addresses, and partial legal descriptions:

Schedule/Parcel No.	Property Address	Partial Legal Description
7403400027	3313 W COLORADO AVE	TRACT IN SW4SE4 OF SEC 3-14-67 AS FOLS, COM AT SW COR
7410100041	3029 W COLORADO AVE	TRACT IN NW4NE4NE4 SEC 10-14-67 LY SWLY OF COLO AVE,
7403324007	3511 W COLORADO AVE	LOTS 23 TO 26 INC, E 24 FT OF LOT 22 BLK 1 EAST
7403324074	3517 W COLORADO AVE	LOTS 19 TO 21 INC, W 1.0 FT OF LOT 22, ELY 1.0 FT OF
7403324058	3715 W COLORADO AVE	LOTS 1, 2, 3 BLK 4 EAST MANITOU, N 70.0 FT OF THAT
7403324059	3703 W COLORADO AVE	LOTS 10, 11 BLK 4 EAST MANITOU, THAT PART OF FORMER
7403324067	3627 W COLORADO AVE	LOTS 12 TO 24 INC, W 210 FT OF LOT 25 BLK 4 EAST
7403324068	3625 W COLORADO AVE	LOTS 1 TO 3 INC BLK 1 EAST MANITOU EX PAR AS FOLS,
7403324077	3709 W COLORADO AVE	LOT 4 TO 9 INC BLK 4 MANITOU ALSO THAT PT DESC AS
7403324085	3533 W COLORADO AVE	LOT 8 BLK 1 EAST MANITOU SUB VAC OF INTERIOR LOT LNS
7403324086	3601 W COLORADO AVE	LOT 7, EX E 3.0 FT BLK 1 EAST MANITOU EX PT CONV TO
7403324009	3445 W COLORADO AVE	LOTS 1 TO 3 INC, PART OF LOT 4, 5 + E2 OF VAC ST ADJ
7403324010	3441 W COLORADO AVE	LOT 6 + PART OF LOTS 4, 5 BLK 2 EAST MANITOU AS

Schedule/Parcel No.	Property Address	Partial Legal Description
7403324013	3421 W COLORADO AVE	LOTS 13, 14 BLK 2 EAST MANITOU
7403324014	3419 W COLORADO AVE	TRACT IN SE4SW4 OF SEC 3-14-67 AS FOLS, BEG AT POI OF
7403324071	3427 W COLORADO AVE	LOTS 10, 12 BLK 2 EAST MANITOU
7403324072	3431 W COLORADO AVE	LOT 8 BLK 2 EAST MANITOU

Section 4. Severability. If any one or more sections or parts of this Ordinance shall be judged unenforceable or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions hereof, it being the intention of the City Council that the various provisions hereof are severable. If any individual tract of land included within the area described in Section 5 of Ordinance No. 24-87 is determined by a court of competent jurisdiction to be excluded from the Authority, such determination shall not affect, impair, or invalidate the inclusion of the remaining area described in Section 5 of said Ordinance, it being the intention of the City Council that the inclusion of the separate tracts of land described herein by severable.

Section 5. Ratification. All actions not inconsistent with the provisions of this Ordinance heretofore taken by the officers of the City of Colorado Springs, Colorado, whether elected or appointed, directed towards the creation and establishment of the Authority are hereby ratified, approved, and confirmed.

Section 6. Declaration. The City Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety, and welfare and this Ordinance bears a rational relationship to the legislative object sought to be obtained.

Section 7. This Ordinance may be published by title and a summary written by the City Clerk, together with a statement that the Ordinance is available for public inspection and acquisition in the Office of the City Clerk as provided by the Charter. If passed, the City Clerk shall cause this Ordinance, severing the Properties, to be recorded at the expense of the Authority in the real property records of the Clerk and Recorder of El Paso County, Colorado.

Section 8. This Ordinance shall be in full force and effect from and after its passage and publication as provided by the City Charter.

(Signature page follows.)

Introduced, read, and passed on first reading and ordered published this
___ day of _____, 2026

Finally passed: _____, 2026

Lynette Crow-Iverson, Council President

ATTEST:

Sarah B. Johnson, City Clerk