

A RESOLUTION MAKING CERTAIN LEGISLATIVE FINDINGS AND APPROVING A SUBSTANTIAL MODIFICATION TO THE SOUTHWEST DOWNTOWN URBAN RENEWAL PLAN

WHEREAS, the Colorado Springs Urban Renewal Authority (“CSURA”) approved the Southwest Downtown Urban Renewal Plan on February 15, 2001 with an amendment thereto on May 17, 2001 (the “Plan”); and

WHEREAS, by Resolution No. 133-01, the City Council approved the Plan on August 14, 2001 and by Resolution No. 160-18, the City Council approved Plan Amendment #1 to Southwest Downtown Urban Renewal Plan on December 11, 2018 (such Resolutions attached and incorporated herein as “Exhibit A”); and

WHEREAS, the CSURA, in an effort to reduce the land area contained within the Plan, caused the preparation of a substantial modification to the Plan; and

WHEREAS, the CSURA has proposed the “Plan Amendment #2 to Southwest Downtown Urban Renewal Plan” (attached and incorporated herein as “Exhibit B”) (the “Amendment”) as a substantial modification to the Plan; and

WHEREAS, notice of the City Council’s public hearing on the substantial modification to the Plan was published at least thirty (30) days prior to the public hearing as required by C.R.S. § 31-25-107 (3); and

WHEREAS, written notice of the public hearing was mailed to each property owner, business, and resident of the area included in the Plan at least thirty (30) days prior to the public hearing; and

WHEREAS, the City Council has considered the evidence presented in support of and in opposition to the substantial modification to the Plan, the CSURA recommendation, City staff recommendations, the legislative record and has given appropriate weight to the evidence.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. City Council makes the legislative finding that the substantial modification to the Plan is in compliance with the Colorado Urban Renewal Law, Colorado Revised Statutes (“C.R.S.”) § 31-25-101, et seq. (the “Act”).

Section 2. City Council specifically finds that the substantial modification only reduces the land area contained in the Plan and does not materially alter any of the findings contained in the attached and incorporated Resolution No. 133-01 or Resolution No. 160-18, and, to the extent not expressly amended hereby, the terms, conditions, and provisions

of the Plan, Resolution No. 133-01 and Resolution 160-18 are hereby restated and reaffirmed.

Section 3. City Council has conducted a public hearing in compliance with C.R.S. § 31-25-107.

Section 4. City Council finds that, pursuant to C.R.S. § 31-25-107(9.5), CSURA has notified the Board of County Commissioners of El Paso County and the governing boards of each other taxing entity whose incremental property tax revenues would be allocated under the Plan as amended by the Amendment. Representatives of CSURA and the governing body of each such taxing entity have met and attempted to negotiate an agreement governing the sharing of incremental property tax revenue allocated to the special fund established in accordance with the Plan and the Act. CSURA has reached an agreement with each taxing entity whose incremental property tax revenues would be allocated under the Plan as amended by the Amendment.

Section 5. City Council has reviewed and considered the substantial modification to the Plan and formally adopts the “Plan Amendment #2 to Southwest Downtown Urban Renewal Plan” as attached at “Exhibit B”.

Section 6. City Council accepts and puts into action the amended Southwest Downtown Urban Renewal Plan. The CSURA is hereby authorized to take any and all action pursuant to the Act to carry out the Southwest Downtown Urban Renewal Plan as amended hereby.

Dated at Colorado Springs, Colorado, this ____ day of _____, 2024.

Council President

ATTEST:

Sarah B. Johnson, City Clerk

EXHIBIT A

RESOLUTION NO. 160-18 (including and incorporating Resolution No. 133-01)

EXHIBIT B

PLAN AMENDMENT #2 TO SOUTHWEST DOWNTOWN URBAN RENEWAL PLAN