



ADMINISTRATION MEMORANDUM

14-14

DATE: June 9, 2014

TO: Honorable Mayor Downing & City Council

FROM: John Pick, City Manager 
Debbie Tuttle, Economic Development Manager & NURA Executive Director 

SUBJECT: CR-57 - Substantial Modification to the NURA Plan No. 2 and to Create the First Tax Increment Financing Area in the Garland Center Redevelopment Area

PURPOSE

Under Resolution CR-57 and pursuant to C.R.S. § 31-25-107, the Northglenn Urban Renewal Authority (NURA) Board of Commissioners recommends that City Council approve a substantial modification to NURA Plan No. 2, including an amendment to language in Section 6.13 of said Plan, and establishment of NURA Plan No. 2's first Tax Increment Financing (TIF) Area in the vicinity of the Garland Center Redevelopment Area.

BACKGROUND

On December 17, 2012, the City Council adopted Resolution No. 12-138 (**Attachment A**) which removed the Garland Center (Redevelopment) Area (and other parcels) from the existing Northglenn Urban Renewal Plan Area (NURA Plan No. 1) and added it to the newly created NURA Plan No. 2 boundaries. NURA Plan No. 2, as adopted, did not commence the collection of TIF, whereas it contemplated the establishment of one or more TIF Areas within its boundaries, but only as urban renewal projects were proposed. Regarding the process for creation of a TIF Area, Section 6.13 of the Plan generally states that the establishment of TIF Areas within three (3) years of its adoption will not constitute a substantial modification and, therefore, will not require the statutory notifications associated with a substantial modification. The actual language that appears in Section 6.13 of NURA Plan No. 2 reads: "*Provided that such a Tax Increment Area is created within three (3) years of the final adoption of this Urban Renewal Plan No. 2, the creation of a new Tax Increment Area shall not be deemed a substantial modification of this Urban Renewal Plan No. 2 pursuant to C.R.S. § 31-25-107(7).*" Although this language was designed to streamline the establishment of a TIF Area, delay collection of incremental revenues until needed to assist meritorious projects within its boundaries, and be consistent with the requirements of the urban renewal law at the time it was drafted, its applicability has been reconsidered by both the City and NURA attorneys. Shortly after adoption of NURA Plan No. 2, the Colorado Division of Property Taxation issued an opinion regarding the establishment of multiple TIF Areas within a single plan boundary that potentially conflicted with the language in this section of the Plan. While the Division later retracted their opinion, Northglenn's legal counsel determined that not only should the process defined in the law related to a substantial plan modification be followed, but that the reference presented above be deleted from the Plan. If Council approves CR-57, NURA Plan No. 2 will be revised and restated to reflect this deletion as an amendment.

In addition to the change to Section 6.13, this proposed substantial modification will also establish NURA Plan No. 2's first (1st) TIF Area, referred to herein and going forward as Garland Center TIF Area. **Attachment B** provides an illustration of those properties that would be included in the proposed Garland Center TIF Area. **Attachment C** provides the amount of the assessed property base for each parcel in the proposed Garland Center TIF Area as of April 9, 2014.

On April 9, 2014, the NURA Board approved Resolution 14-7 (**Attachment D**) which formally recommends to City Council approval of the substantial modification to NURA Plan No. 2 including the proposed language change to Section 6.13 and establishment of the Plan's first (1st) TIF Area in the Garland Center Redevelopment Area.

Pursuant to C.R.S. § 31-25-107(2) and (7), the Northglenn Planning Commission must review and make any recommendations as to the conformity of substantial modification to any urban renewal plan with regard to its compliance with the general plan for the City of Northglenn (known as the City of Northglenn Comprehensive Plan, adopted in 2010). The substantial modification in this case is the starting of the "25 year clock" to allow incremental tax revenues derived from improvements to properties within the TIF boundaries to be returned to NURA for reinvestment in the area. Planning Commission Resolution 14-01 (**Attachment E**) was approved by the Commission on April 15, 2014, which found the NURA Plan No. 2 as amended to be compliant with the City's Comprehensive Plan.

Pursuant to C.R.S. § 31-25-107 (3.5), prior to approval of a new urban renewal plan or substantial modification to an existing urban renewal plan, the Northglenn City Council must submit the Plan or substantial modification to the Board of County Commissioners. In addition, if the Plan or substantial modification includes the utilization of County property taxes, an urban renewal impact report must also be provided to the Board of County Commissioners. The impact report was prepared and delivered to the Board of County Commissioners (**Attachment F**).

RECOMMENDATION

The NURA Board recommends approval of Resolution CR-57, which if approved, would authorize a substantial modification to NURA Plan No. 2 and creation of the second (2nd) Tax Increment Financing (TIF) Area referred to as the Garland Center TIF Area.

STAFF REFERENCE

Please contact Debbie Tuttle, NURA Executive Director at dtuttle@northglenn.org or 303-450-8743 with any questions or comments.

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-57
Series of 2014

Series of 2014

A RESOLUTION OF THE NORTHGLENN CITY COUNCIL APPROVING A SUBSTANTIAL MODIFICATION TO NORTHGLENN URBAN RENEWAL PLAN NO. 2 ("NURA PLAN NO. 2") TO AMEND CERTAIN PROVISIONS REGARDING TAX INCREMENT FINANCING IN NURA PLAN NO. 2 AND TO CREATE THE FIRST TAX INCREMENT FINANCING AREA FOR NURA PLAN NO. 2 IN THE GARLAND CENTER REDEVELOPMENT AREA TO BE KNOWN AS "THE GARLAND CENTER TIF AREA"

WHEREAS, on December 17, 2012, via Resolution No. 12-138, the Northglenn City Council approved what is known as "Northglenn Urban Renewal Plan No. 2" ("NURA Plan No. 2");

WHEREAS, Section 6.13 of Urban Renewal Plan No. 2 ("NURA Plan No. 2") provides that the creation of a Tax Increment Financing ("TIF") Area within three (3) years of final adoption of NURA Plan No. 2 shall not be a substantial modification;

WHEREAS, in response to recent opinions of the Colorado Division of Property Taxation, the City Council desires to eliminate the exception in Section 6.13 that allows for the creation of a TIF Area without a substantial modification;

WHEREAS, NURA Plan No. 2 excluded any provision for the collection of Tax Increment Financing (TIF), but did contemplate the creation of one or more within its boundaries over the life of the Plan;

WHEREAS, the City Council desires to create the first TIF Area for NURA Plan No. 2 within the boundaries of the Garland Center Redevelopment Area;

WHEREAS, the City Council has complied with the requirements of the Urban Renewal Law and particularly C.R.S. § 31-25-107 regarding the adoption of a substantial modification to NURA Plan No. 2;

WHEREAS, pursuant to C.R.S. § 31-25-107(2) and (7), on April 15, 2014, the proposed substantial modification was submitted to the Northglenn Planning Commission for their review and consideration of the conformity of the modification to the general plan for the city as a whole;

WHEREAS, notice of the public hearing before the City Council was published on May 5, 2014 in compliance with the notice provisions of C.R.S. § 31-25-107(3), and City staff used reasonable efforts to provide written notice of the public hearing to all property owners, residents, and owners of businesses concerned within the boundaries of NURA Plan No. 2 at

their last known address at least thirty (30) days prior to the hearing, all in compliance with C.R.S. § 31-25-107(4)(c);

WHEREAS, the proposed substantial modification to NURA Plan No. 2 and statutorily required impact report was submitted to the Adams County Board of Commissioners in compliance with C.R.S. § 31-25-107(3.5);

WHEREAS, a public hearing for creation of the Garland Center TIF Area was held before the Northglenn City Council at Northglenn City Hall, 11701 Community Center Drive, Northglenn, Colorado 80233, at 7:00 p.m. on June 9, 2014; and

WHEREAS, at the public hearing, the City Council heard and received evidence supporting the findings set forth in this Resolution and wishes to approve a substantial modification to NURA Plan No. 2 and to create the first TIF Area within NURA Plan No. 2 to be known as the Garland Center TIF Area.

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

Section 1. Based on the findings set forth in this Resolution, Section 6.13 of NURA Plan No. 2 is hereby substantially modified to delete the last sentence, which currently reads as follows: "Provided that such a Tax Increment Area is created within three (3) years of the final adoption of this Urban Renewal Plan No. 2, the creation of a new Tax Increment Area shall not be deemed a substantial modification of this Urban Renewal Plan No. 2 pursuant to C.R.S. § 31-25-107(7)." NURA Plan No. 2 shall be revised and restated to reflect this amendment.

Section 2. The amendment of Section 6.13 of NURA Plan No. 2 set forth in Section 1 of this Resolution and creation of the TIF area known as the Garland Center TIF Area constitute a substantial modification to NURA Plan No. 2.

Section 3. Based on the evidence presented at the public hearing, the City Council of the City of Northglenn hereby finds and determines that:

(a) There exist feasible methods for the relocation of individuals, families, and business concerns in accommodations or areas suitable for their relocation.

(b) City Council has taken reasonable efforts to provide written notice of the public hearing to all property owners, residents and owners of businesses concerned in the NURA Plan No. 2 boundaries at their last known address of record at least thirty days prior to the hearing and in accordance with such notice contained the information required by C.R.S. § 31-25-107(3).

(c) No more than 120 days have passed since the commencement of the first public hearing on the substantial modification to NURA Plan No. 2.

(d) NURA Plan No. 2, as substantially modified, does not contain property that was included in a previously submitted urban renewal plan that the City Council failed to approve.

(e) NURA Plan No. 2, as substantially modified by this Resolution, conforms to the general plan of the City of Northglenn.

(f) NURA Plan No. 2, by the implementation of the TIF provisions contemplated herein, will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the properties in the TIF Area by private enterprise.

(g) The Northglenn Urban Renewal Authority or the City of Northglenn will adequately finance any additional infrastructure and services required to serve development in the TIF Area during the applicable tax increment financing periods as set forth in C.R.S. § 31-25-107(9)(a)(II).

(h) The principal purpose for the substantial modification to the NURA Plan No. 2 is to facilitate redevelopment in order to eliminate or prevent the spread of blight.

(i) The substantial modification does not impact the boundaries of NURA Plan No. 2; and, the boundaries of the proposed Garland Center TIF Area were drawn as narrowly as feasible to accomplish the planning and development objectives defined in the Plan.

(j) NURA Plan No. 2, as substantially modified, does not consist in its entirety of open land.

(k) The acquisition, clearance, rehabilitation, conservation, development or redevelopment or a combination thereof in the Garland Center TIF Area, as substantially modified, is necessary and in the best interests of the public health, safety, morals, and welfare of the citizens of the City of Northglenn.

Section 4. Effective immediately, based on findings set forth in this Resolution, and in accordance with C.R.S. § 31-25-107(9) and Sections 6.13 (as modified by this Resolution) and 7.3 of NURA Plan No. 2, NURA Plan No. 2 is substantially modified to create a separate property tax TIF Area known as the Garland Center TIF Area, the legal description of which is set forth in the attached **Exhibit A**. The property tax TIF for the area shall commence immediately, with 2013 being the base year. The duration of the TIF for the area shall be 25 years. No sales tax increment financing is implemented.

Section 5. City staff is directed to notify the Adams County Assessor of this substantial modification, pursuant to C.R.S. § 31-25-107(10).

DATED, at Northglenn, Colorado, this ____ day of _____, 2014.

JOYCE DOWNING
Mayor

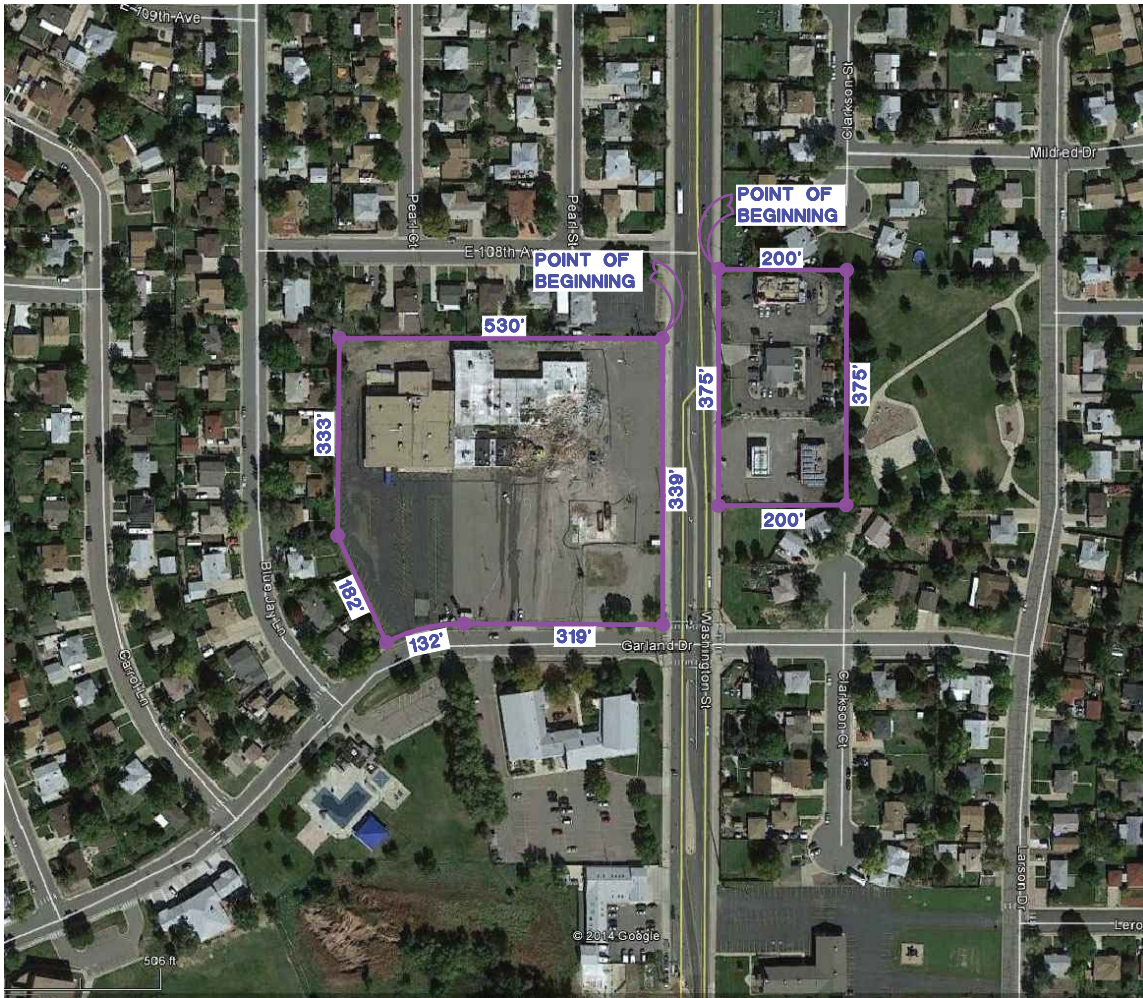
ATTEST:

JOHANNA SMALL, CMC
City Clerk


APPROVED AS TO FORM:

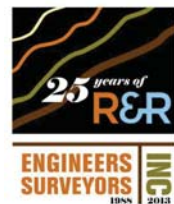
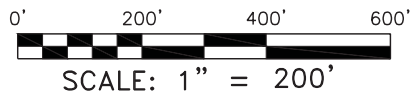
COREY Y. HOFFMANN
City Attorney

GARLAND CENTER URBAN RENEWAL AREA BOUNDARY



LEGEND

-  PROJECT AREA BOUNDARY
- 1108'** DISTANCE ALONG BOUNDARY
- PROJECT AREA = 8 ACRES



LEGAL DESCRIPTION – GARLAND CENTER URBAN RENEWAL AREA BOUNDARY

A TRACT OF LAND LOCATED IN SECTION 10 , TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF NORTH GLENN FILING #2 AMENDMENT #1, LOT 1, BLOCK 37, RECORDED AT RECEPTION NO. 2013000056033;

THENCE SOUTHWESTERLY ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT AND ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET, 339 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GARLAND DRIVE AND THE SOUTHEAST CORNER OF LOT 15 BLOCK 37 NORTH GLENN FILING #2 AMENDMENT #1;

THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF GARLAND DRIVE 319 FEET TO A POINT OF CURVEATURE;

THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GARLAND DRIVE 132 FEET TO THE SOUTHWEST CORNER OF SAID NORTH GLENN FILING #2 AMENDMENT #1, LOT 1, BLOCK 37;

THENCE NORTHWESTERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT #1 BLOCK #37 182 FEET;

THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY LINE 333 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID LOT #1 BLOCK #37;

THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT #1 BLOCK #37, 530 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #0171910401023, AND #0171910401012

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 11 , TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF NORTH GLENN FILING #9, LOT 53, BLOCK 18, RECORDED IN BOOK 7 PAGE 5 OF ADAMS COUNTY RECORDS, COLORADO, SAID POINT BEING THE NORTHWEST CORNER OF ASSESSOR PARCEL NO. 0171911300005;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 53, BLOCK 18, OF NORTH GLENN FILING #9, 200 FEET TO THE NORTHEAST CORNER OF ASSESSOR PARCEL NO. 0171911300006;

THENCE SOUTHERLY 375 FEET TO THE SOUTHEAST CORNER OF ASSESSOR PARCEL NO.0171911300003;

THENCE WESTERLY ALONG THE SOUTH BOUNDARY LINE OF ASSESSOR PARCEL NO.0171911300003, 200 FEET TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET 375 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.7 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #0171911300005, #0171911300006, #0171911300002 AND #0171911300003.

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-143
Series of 2012

12-138
Series of 2012

A RESOLUTION OF THE NORTHGLENN CITY COUNCIL APPROVING A NEW URBAN RENEWAL PLAN KNOWN AS THE "NORTHGLENN URBAN RENEWAL PLAN 2"

WHEREAS, by the adoption of Resolution No. 92-29, Series of 1992, the Northglenn City Council adopted Northglenn Urban Renewal Plan ("Plan 1");

WHEREAS, Plan 1 was subsequently amended by the addition of property to its boundaries;

WHEREAS, on December 17, 2012, the City Council removed certain undeveloped property from the area subject to Plan 1 via Resolution No. 12-137 (CR-142), and the City Council desires to add this undeveloped property along with other property never before in an urban renewal area to the boundaries of a new urban renewal plan known as Northglenn Urban Renewal Plan 2 ("Plan 2"), a copy of which is attached hereto as **Exhibit A**;

WHEREAS, the property that shall be subject to Plan 2 is described within Plan 2;

WHEREAS, Plan 1 will continue to govern the area subject to Plan 1, as that area has been most recently modified by Resolution No. 12-137 (CR-142), and will continue to be administered by the Northglenn Urban Renewal Authority;

WHEREAS, Plan 2 will govern the area subject to Plan 2, and will also be administered by the Northglenn Urban Renewal Authority;

WHEREAS, by Resolution No. 12-136 (CR-141), the City Council determined that the property subject to Plan 2 is a "blighted area" as that term is defined by C.R.S. § 31-25-103(2) due to the presence of five (5) or more factors of blight in the area, and is therefore eligible for inclusion in the urban renewal area subject to Plan 2;

WHEREAS, the City Council has complied with the requirements of the Urban Renewal Law and particularly C.R.S. § 31-25-107, regarding the adoption of a new urban renewal plan;

WHEREAS, a public hearing on the adoption of Plan 2 was held before the Northglenn City Council at Northglenn City Hall, 11701 Community Center Drive, Northglenn, Colorado 80233, at or around 7:00 p.m. on December 17, 2012; and

WHEREAS, at the public hearing, the City Council heard and received evidence supporting the findings set forth in this Resolution and wishes to approve Plan 2.

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

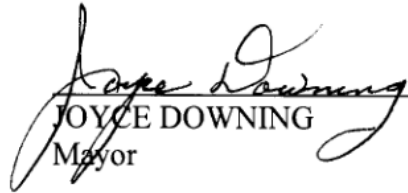
Section 1. Based on the evidence presented at the public hearing, the City Council of the City of Northglenn hereby finds and determines that:

- (a) There exist feasible methods for the relocation of individuals, families, and business concerns in accommodations or areas suitable for their relocation.
- (b) The City Council has taken reasonable efforts to provide written notice of the public hearing to all property owners, residents and owners of business concerns in the proposed urban renewal area at their last known address of record at least thirty days prior to the hearing. Such notice contained the information required by C.R.S. § 31-25-107(3).
- (c) No more than 120 days have passed since the commencement of the first public hearing of the Northglenn Urban Renewal Plan 2.
- (d) The Northglenn Urban Renewal Plan 2 does not contain property that was included in a previously submitted urban renewal plan that the City Council failed to approve.
- (e) The Northglenn Urban Renewal Plan 2 conforms to the general plan of the City of Northglenn as a whole.
- (f) The Northglenn Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City of Northglenn as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.
- (g) The Northglenn Urban Renewal Authority or the City of Northglenn will adequately finance any additional county infrastructure and services required to serve development in the urban renewal area during the applicable tax increment financing period as set forth in C.R.S. § 31-25-107(9)(a)(II).
- (h) The principal purpose for the adoption of the Northglenn Urban Renewal Plan 2 is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted areas.
- (i) The boundaries of the Northglenn Urban Renewal Plan 2 have been drawn as narrowly as feasible to accomplish the planning and development objectives for the Northglenn Urban Renewal Plan 2.
- (j) The Northglenn Urban Renewal Plan 2 does not consist in its entirety of open land.
- (k) The acquisition, clearance, rehabilitation, conservation, development or redevelopment or a combination thereof of the Northglenn Urban Renewal Plan Area 2,

pursuant to the Northglenn Urban Renewal Plan 2, is necessary and in the best interests of the public health, safety, morals, and welfare of the citizens of the City of Northglenn.

Section 2. Based on the above findings, the City Council approves the Northglenn Urban Renewal Plan 2. From and after the date of adoption of this Resolution, the real property described within the Northglenn Urban Renewal Plan 2 shall, for all purposes, be subject to the provisions of the Northglenn Urban Renewal Plan 2.

DATED, at Northglenn, Colorado, this 17th day of December 2012.

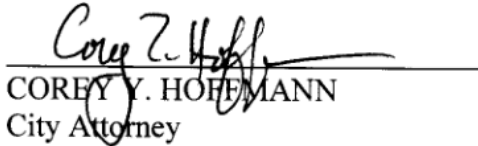

JOYCE DOWNING
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:


COREY Y. HOFFMANN
City Attorney



Washington St



0171910401023



0171910401012

Garland Dr



0171911300005

0171911300006

0171911300002

0171911300003

THE CITY OF NORTHGLENN MAKES NO WARRANTIES, EXPRESSED OR IMPLIED CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY OR SUITABILITY OF THIS DATA. THE CITY OF NORTHGLENN DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION, AND THE USER FURTHER AGREES TO HOLD THE CITY OF NORTHGLENN HARMLESS FOR ANY LOSS, DAMAGE, OR INJURY ARISING OUT OF THE USE OF THE GIS MAP AND ANY OTHER RELATED DOCUMENTS.

PARCELNB	ACCOUNTNO	COMPANY	SITE_ADDR	BUILDINGS	TOTAL LAND VALUE	TOTAL IMPRV VALUE	TOTAL ACTUAL VALUE	NET ACRES	NET SF	LAND TOTAL	TOTAL ASSESSED VALUE	LEGALDESC
0171911300003	R0038381	Ymart	10770 WASHINGTON ST	1	167,268	0	167,268	0.64	27,878	167,268	\$48,510.00	SECT,TWN,RNG:11-2-68 DESC: BEG 250 FT E AND 125 FT S OF NW COR SW4 SEC 11 TH S 255 FT TH W 250 FT TH N 255 FT TH
0171911300006	R0038384		0	0	35,067	0	35,067	0.23	10,019	60,114	\$10,170.00	SECT,TWN,RNG:11-2-68 DESC: BEG 170 FT E OF NW COR SW4 SEC 11 TH CONT E 80 FT TH S 125 FT TH W 80 FT TH N 125 FT
0171911300002	R0038380	Comfort Dental	10780 WASHINGTON ST	1	138,000	250,000	388,000	0.53	23,000	138,000	\$112,520.00	SECT,TWN,RNG:11-2-68 DESC: N 115 FT OF FOL BEG 250 FT E AND 125 FT S OF NW COR SW4 SEC 11 TH S 255 FT TH W 250 FT
0171910401012	R0037213	Vacant Land	10701 WASHINGTON ST	0	93,750	0	93,750	0.36	15,625	93,750	\$27,190.00	DESC: THE E 125 FT OF THE S 125 FT OF LOT 15
0171910401023	R0181749	Walmart	10755 WASHINGTON	0	1,364,040	0	1,364,040	5.22	227,340	1,364,040	\$395,570.00	15 BLK 37 LOT 1
0171911300005	R0038383	Kentucky Fried	10790 WASHINGTON ST	1	88,860	332,446	421,306	0.34	14,810	88,860	\$122,180.00	SECT,TWN,RNG:11-2-68 DESC: BEG AT NW COR SW4 SEC 11 TH E 170 FT TH S 125 FT TH W 170 FT TO PT ON W LN SEC 11 TH N
				3	1,886,985	582,446	2,469,431	7.32	318,672	1,912,032	\$716,140.00	

NORTHGLENN URBAN RENEWAL AUTHORITY

RESOLUTION NO.

N/14-7
Series of 2014

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL IMPLEMENT TAX INCREMENT FINANCING AT THE GARLAND CENTER IN NORTHGLENN URBAN RENEWAL AREA NO. 2

WHEREAS, the Garland Center is located in Northglenn Urban Renewal Area No. 2 ("URA 2");

WHEREAS, the Garland Center is currently being redeveloped into a neighborhood Walmart;

WHEREAS, the implementation of TIF at the Garland Center is necessary to fund redevelopment in URA 2;


WHEREAS, the NURA Board of Commissioners has reviewed the criteria set forth in the Colorado Urban Renewal Law, including those criteria set forth in C.R.S. § 31-25-107, for a substantial modification to an urban renewal plan; and

WHEREAS, the Board of Commissioners finds that the proposed implementation of TIF at the Garland Center will satisfy those criteria, and will further the mission of NURA to eliminate slum and blight and to prevent the spread of slum and blight in URA 2.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NORTHGLENN URBAN RENEWAL AUTHORITY, THAT:

Section 1. The Board of Commissioners recommends to the Northglenn City Council that the Northglenn Urban Renewal Plan No. 2 be amended to create a TIF Area at the Garland Center and to implement the TIF immediately.

DATED this 9th day of April, 2014.




Rosie Garner
Chair

ATTEST:



Debbie Tuttle
Executive Director

APPROVED AS TO FORM:



Jeff Parker
Board Attorney

**RESOLUTION 2014-1
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING A RECOMMENDATION OF APPROVAL FOR A
RESOLUTION OF THE NORTHGLENN CITY COUNCIL APPROVING A SUBSTANTIAL
MODIFICATION TO NORTHGLENN URBAN RENEWAL PLAN 2 ("PLAN 2") TO AMEND
CERTAIN PROVISIONS REGARDING TAX INCREMENT FINANCING IN PLAN 2 AND TO
CREATE THE FIRST TAX INCREMENT FINANCING AREA FOR PLAN 2 AT THE
GARLAND REDEVELOPMENT AREA TO BE KNOWN AS "THE GARLAND TIF AREA"**

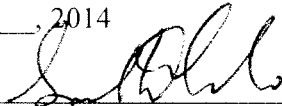
WHEREAS, C.R.S. § 31-25-107(2) and (7) requires that the Northglenn Planning Commission review substantial changes to an urban renewal plan prior to consideration by the City Council, and make a recommendation regarding conformity with the general plan for development of the City as a whole; and

WHEREAS, the Northglenn Planning Commission therefore desires to make its recommendations to the City Council as required by law.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO, THAT:

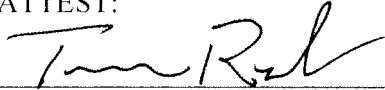
Section 1. The City of Northglenn Planning Commission hereby finds and determines that the substantial change to the Northglenn Urban Renewal Plan 2 is in conformity with the Comprehensive Plan of the City of Northglenn. Accordingly, the Planning Commission recommends approval of the substantial change based on its conformity with the general plan for the development of the City as a whole in accordance with C.R.S. § 31-25-107(2) and (7).

DATED this 15TH day of APRIL, 2014



Sonia Di Carlo
Planning Commission Chair

ATTEST:



Travis Reynolds
Secretary

Amended Northglenn Urban Renewal Plan 2 Garland Center Tax Increment Financing (TIF) District

Adams County Impact Report

Northglenn, Colorado

April 2014

Prepared For:

Northglenn Urban Renewal Authority (NURA)
Northglenn City Council

Prepared By:

Ricker|Cunningham
8200 South Quebec Street, Suite A3-104
Centennial, CO 80112
303.458.5800 phone
303.458.5420 fax

www.rickercunningham.com

Amended Northglenn Urban Renewal Plan 2 Garland Center Tax Increment Financing (TIF) District

Adams County Impact Report

Northglenn, Colorado

April 2014

This report outlines the anticipated impact of the proposed Garland Center TIF District on Adams County (the County). It responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (3.5) “Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:
- I. The estimated duration of time to complete the urban renewal project;
 - II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
 - III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
 - IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
 - V. Any other estimated impacts of the urban renewal project on county services or revenues.”

Summary of Urban Renewal Area

The Garland Center TIF District represents a separate and distinct Tax Increment Financing District that resulted from the **Amended Northglenn Urban Renewal Plan 2 (see Exhibit A)**.

Exhibit A
Garland Center TIF District



Development Program

Existing properties in the Garland Center TIF District have been partially redeveloped in adherence to current policy documents and plans for the City of Northglenn. The proposed redevelopment program for the remainder of the Garland Center TIF District is summarized in **Table 1**. The tax increment period for these properties begins in 2014 and expires in 2038.

Table 1
Garland Center TIF District
Proposed Development Program

	Units/ Sq Ft
New Redevelopment:	
Retail Anchor	41,000
Retail/Restaurant/Service	5,000

Source: Ricker/Cunningham.

Development Timing

The development timetable for the proposed program presented above will ultimately be determined by prevailing market conditions. A critical component of the analysis presented here is the assumption that key parcels within the planning area will be developed and/or redeveloped into a mix of retail, employment and residential uses. For the purposes of this analysis, it was assumed that redevelopment and new development in the Garland Center TIF Area (the Area) will be substantially completed during the 25-year development and stabilization period.

Summary Impacts to Adams County

For the purposes of this analysis, it is assumed that 100% of the total property tax increment over the remainder of the 25-year tax increment period will be allocated to project costs, but that County sales tax revenue will be increased. **Table 2** at the end of this report provides a summary of these tax revenues, as well as annual impacts.

Property Tax Revenue

Currently, the property tax base in the Area is estimated at approximately \$87,794. During the 25-year statutory period, the County's share of property tax revenue will be derived from its levy against the property tax base assessed value -- approximately \$511,200 over the 25-year statutory period, or \$20,400 annually (on average), adjusted for general reassessments. After the 25-year analysis period is completed, the County's share of property tax revenues will increase to approximately \$60,200 on an annual basis. These figures reflect the impacts of inflation, conservatively estimated at approximately 1% on an annual basis.

Sales Tax Revenue

Currently, the sales tax base in the Area is estimated at approximately \$78,147. Based on the current redevelopment program, the Area is projected to generate approximately \$3.4 million in sales tax revenue for the County over the 25-year statutory period. Approximately \$413,800 will be generated from the existing base and approximately \$3.0 million will be generated from new redevelopment. Thereafter, the County's share of sales tax revenues is projected to be approximately \$158,800 on an annual basis. These sales tax revenue figures also reflect the impacts of inflation, conservatively estimated at approximately 1% on an annual basis.

County Services / Infrastructure

Because the entire Area is located within the City of Northglenn's municipal boundaries, there is anticipated to be a minimal impact on County services. Infrastructure impacts associated with the proposed development program are anticipated to be financed by the Northglenn Urban Renewal Authority, the City of Northglenn, private enterprise or other sources, but not the County. Impacts to the County's general government services could increase due to an increase in non-residential development, but such impacts should be more than offset by the increase in revenue described above and value increases in properties outside of the Area.

Net Impact to County

Table 2 also illustrates the net impact to the County over the 25-year statutory period. As shown, the County's net impact, in terms of tax revenue, is estimated to be a surplus of approximately \$3.1 million.

Conclusion

In summary, and regarding "the impact of the reinvestment project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed reinvestment area", there do not appear to be any significant additional County infrastructure requirements required to serve development in the proposed reinvestment Area. Further, the County will not need to provide any public improvements, police, fire, utility or other specific services to serve such development as properties in the Area are entirely located within the municipal boundaries of the City and will therefore be served by the City. Finally, any additional demands (direct or indirect) on County services due to a general increase in population within the Area should be more than offset (as are all other such costs) by increases in County revenue as described herein and by adjustments in the base property tax assessment roll, as well as increases in property value located in proximity to the Area.

TABLE 2
NORTHGLENN URBAN RENEWAL AUTHORITY
AMENDED NORTHGLENN URBAN RENEWAL AREA 2: GARLAND CENTER TIF DISTRICT
ADAMS COUNTY IMPACT
APRIL 2014

Development Program	Sq Ft
Net New Redevelopment:	
Retail Anchor	41,000
Retail/Restaurant/Service	5,000

Adams County	Cumulative Total (Years):				
	2018	2023	2028	2033	2038
Property Tax Revenues from Existing Base	\$97,173	\$196,892	\$299,021	\$403,827	\$511,166
Property Tax Revenues Deferred From New Redevelopment	(\$88,025)	(\$249,215)	(\$418,628)	(\$596,682)	(\$783,818)
Sales Tax Revenues from Existing Base	\$74,743	\$153,298	\$235,861	\$322,635	\$413,835
Sales Tax Revenues from New Redevelopment	\$440,631	\$1,032,508	\$1,654,577	\$2,308,378	\$2,995,529
Net Tax Revenues -- 25 Years	\$524,521	\$1,133,483	\$1,770,831	\$2,438,158	\$3,136,712

Source: Ricker | Cunningham.

TABLE 2 (CONT'D)
NORTHGLENN URBAN RENEWAL AUTHORITY
AMENDED NORTHGLENN URBAN RENEWAL AREA 2: GARLAND CENTER TIF DISTRICT
ADAMS COUNTY IMPACT
APRIL 2014

Development Program

New Redevelopment:	Sq Ft
Retail Anchor	41,000
Retail/Restaurant/Service	5,000

Annual Property Tax Revenue Estimates	Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	
<i>Estimated Cumulative Development:</i>										
Retail Anchor	0	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000
Retail/Restaurant/Service	0	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
<i>Estimated Development Market Value:</i>										
Retail Anchor	\$80	\$0	\$3,312,800	\$3,345,928	\$3,379,387	\$3,413,181	\$3,447,313	\$3,481,786	\$3,516,604	\$3,551,770
Retail/Restaurant/Service	\$125	\$0	\$0	\$637,563	\$643,938	\$650,378	\$656,881	\$663,450	\$670,085	\$676,785
<i>Estimated Development Assessed Value:</i>										
Retail Anchor	29%	\$0	\$960,712	\$970,319	\$980,022	\$989,823	\$999,721	\$1,009,718	\$1,019,815	\$1,030,013
Retail/Restaurant/Service	29%	\$0	\$0	\$184,893	\$186,742	\$188,609	\$190,496	\$192,401	\$194,325	\$196,268
<i>Estimated Development Property Tax Revenues (122.594 mills):</i>										
Retail Anchor	0.122594	\$0	\$0	\$117,778	\$118,955	\$120,145	\$121,346	\$122,560	\$123,785	\$125,023
Retail/Restaurant/Service	0.122594	\$0	\$0	\$0	\$22,667	\$22,893	\$23,122	\$23,354	\$23,587	\$23,823
Total Property Tax Revenues from New Redevelopment:		\$0	\$0	\$117,778	\$141,622	\$143,038	\$144,469	\$145,913	\$147,373	\$148,846
Total Property Tax Revenues from Existing Development:		\$87,794	\$88,672	\$88,672	\$89,559	\$89,559	\$90,455	\$90,455	\$91,359	\$91,359
Total Property Tax Revenues:		\$87,794	\$88,672	\$206,450	\$231,181	\$232,597	\$234,923	\$236,368	\$238,732	\$240,206
Existing Property Tax Base:		\$87,794	\$88,672	\$88,672	\$89,559	\$89,559	\$90,455	\$90,455	\$91,359	\$91,359
Total Property Tax Increment:		\$0	\$0	\$117,778	\$141,622	\$143,038	\$144,469	\$145,913	\$147,373	\$148,846
<i>County Impact:</i>										
County Share of Property Tax Base:	0.026815	\$19,203	\$19,395	\$19,395	\$19,589	\$19,589	\$19,785	\$19,785	\$19,983	\$19,983
County Share of Property Tax Increment:	0.026815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:		\$19,203	\$19,395	\$19,395	\$19,589	\$19,589	\$19,785	\$19,785	\$19,983	\$19,983

Annual Sales Tax Revenue Estimates	Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	
<i>Estimated Cumulative Retail Development:</i>										
Estimated Taxable Retail Sales from New Development:	\$320	\$0	\$13,251,200	\$15,015,872	\$15,166,031	\$15,317,691	\$15,470,868	\$15,625,577	\$15,781,832	\$15,939,651
Total Sales Tax Revenues from New Redevelopment:	4.00%	\$0	\$530,048	\$600,635	\$606,641	\$612,708	\$618,835	\$625,023	\$631,273	\$637,586
Total Sales Tax Revenue from Existing Development:		\$78,147	\$78,928	\$79,718	\$80,515	\$81,320	\$82,133	\$82,955	\$83,784	\$84,622
Total Sales Tax Revenues:		\$78,147	\$608,976	\$680,353	\$687,156	\$694,028	\$700,968	\$707,978	\$715,057	\$722,208
Existing Sales Tax Base:		\$78,147	\$78,147	\$78,147	\$78,147	\$78,147	\$78,147	\$78,147	\$78,147	\$78,147
Total Sales Tax Increment:		\$0	\$530,829	\$602,206	\$609,009	\$615,881	\$622,821	\$629,831	\$636,910	\$644,061
<i>County Impact:</i>										
County Share of Sales Tax Base:	0.75%	\$14,653	\$14,799	\$14,947	\$15,097	\$15,248	\$15,400	\$15,554	\$15,710	\$15,867
County Share of New Sales Tax Revenue:	0.75%	\$0	\$99,384	\$112,619	\$113,745	\$114,883	\$116,032	\$117,192	\$118,364	\$119,547
Total County Share of Sales Tax Revenue:	0.75%	\$14,653	\$114,183	\$127,566	\$128,842	\$130,130	\$131,431	\$132,746	\$134,073	\$135,414

Source: Ricker | Cunningham.

TABLE 2 (CONT'D)
NORTHGLENN URBAN RENEWAL AUTHORITY
AMENDED NORTHGLENN URBAN RENEWAL AREA 2: GARLAND CENTER TIF D
ADAMS COUNTY IMPACT
APRIL 2014

Development Program

New Redevelopment:	Sq Ft
Retail Anchor	41,000
Retail/Restaurant/Service	5,000

Annual Property Tax Revenue Estimates	Year								
	2023	2024	2025	2026	2027	2028	2029	2030	
<i>Estimated Cumulative Development:</i>									
Retail Anchor	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	
Retail/Restaurant/Service	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
<i>Estimated Development Market Value:</i>									
Retail Anchor	\$80	\$3,587,288	\$3,623,161	\$3,659,392	\$3,695,986	\$3,732,946	\$3,770,275	\$3,807,978	\$3,846,058
Retail/Restaurant/Service	\$125	\$683,553	\$690,389	\$697,293	\$704,266	\$711,308	\$718,421	\$725,606	\$732,862
<i>Estimated Development Assessed Value:</i>									
Retail Anchor	29%	\$1,040,313	\$1,050,717	\$1,061,224	\$1,071,836	\$1,082,554	\$1,093,380	\$1,104,314	\$1,115,357
Retail/Restaurant/Service	29%	\$198,230	\$200,213	\$202,215	\$204,237	\$206,279	\$208,342	\$210,426	\$212,530
<i>Estimated Development Property Tax Revenues (122.594 mills):</i>									
Retail Anchor	0.122594	\$126,273	\$127,536	\$128,812	\$130,100	\$131,401	\$132,715	\$134,042	\$135,382
Retail/Restaurant/Service	0.122594	\$24,061	\$24,302	\$24,545	\$24,790	\$25,038	\$25,289	\$25,542	\$25,797
Total Property Tax Revenues from New Redevelopment:		\$150,335	\$151,838	\$153,356	\$154,890	\$156,439	\$158,003	\$159,583	\$161,179
Total Property Tax Revenues from Existing Development:		\$92,273	\$92,273	\$93,196	\$93,196	\$94,128	\$94,128	\$95,069	\$95,069
Total Property Tax Revenues:		\$242,608	\$244,111	\$246,552	\$248,086	\$250,566	\$252,131	\$254,652	\$256,248
Existing Property Tax Base:		\$92,273	\$92,273	\$93,196	\$93,196	\$94,128	\$94,128	\$95,069	\$95,069
Total Property Tax Increment:		\$150,335	\$151,838	\$153,356	\$154,890	\$156,439	\$158,003	\$159,583	\$161,179
<i>County Impact:</i>									
County Share of Property Tax Base:	0.026815	\$20,183	\$20,183	\$20,385	\$20,385	\$20,589	\$20,589	\$20,794	\$20,794
County Share of Property Tax Increment:	0.026815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:		\$20,183	\$20,183	\$20,385	\$20,385	\$20,589	\$20,589	\$20,794	\$20,794

Annual Sales Tax Revenue Estimates	Year								
	2023	2024	2025	2026	2027	2028	2029	2030	
Estimated Cumulative Retail Development:	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	
Estimated Taxable Retail Sales from New Development:	\$320	\$16,099,047	\$16,260,038	\$16,422,638	\$16,586,864	\$16,752,733	\$16,920,260	\$17,089,463	\$17,260,358
Total Sales Tax Revenues from New Redevelopment:	4.00%	\$643,962	\$650,402	\$656,906	\$663,475	\$670,109	\$676,810	\$683,579	\$690,414
Total Sales Tax Revenue from Existing Development:		\$85,468	\$86,323	\$87,186	\$88,058	\$88,939	\$89,828	\$90,726	\$91,634
Total Sales Tax Revenues:		\$729,430	\$736,724	\$744,092	\$751,533	\$759,048	\$766,638	\$774,305	\$782,048
Existing Sales Tax Base:		\$78,147	\$78,147	\$78,147	\$78,147	\$78,147	\$78,147	\$78,147	\$78,147
Total Sales Tax Increment:		\$651,283	\$658,577	\$665,945	\$673,386	\$680,901	\$688,491	\$696,158	\$703,901
<i>County Impact:</i>									
County Share of Sales Tax Base:	0.75%	\$16,025	\$16,186	\$16,347	\$16,511	\$16,676	\$16,843	\$17,011	\$17,181
County Share of New Sales Tax Revenue:	0.75%	\$120,743	\$121,950	\$123,170	\$124,401	\$125,645	\$126,902	\$128,171	\$129,453
Total County Share of Sales Tax Revenue:	0.75%	\$136,768	\$138,136	\$139,517	\$140,912	\$142,321	\$143,745	\$145,182	\$146,634

Source: Ricker | Cunningham.

TABLE 2 (CONT'D)
NORTHGLENN URBAN RENEWAL AUTHORITY
AMENDED NORTHGLENN URBAN RENEWAL AREA 2: GARLAND CENTER TIF D
ADAMS COUNTY IMPACT
APRIL 2014

Development Program

New Redevelopment:	Sq Ft
Retail Anchor	41,000
Retail/Restaurant/Service	5,000

Annual Property Tax Revenue Estimates	Year							
	2031	2032	2033	2034	2035	2036	2037	2038
<i>Estimated Cumulative Development:</i>								
Retail Anchor	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000
Retail/Restaurant/Service	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
<i>Estimated Development Market Value:</i>								
Retail Anchor \$80	\$3,884,519	\$3,923,364	\$3,962,597	\$4,002,223	\$4,042,246	\$4,082,668	\$4,123,495	\$4,164,730
Retail/Restaurant/Service \$125	\$740,190	\$747,592	\$755,068	\$762,619	\$770,245	\$777,947	\$785,727	\$793,584
<i>Estimated Development Assessed Value:</i>								
Retail Anchor 29%	\$1,126,510	\$1,137,775	\$1,149,153	\$1,160,645	\$1,172,251	\$1,183,974	\$1,195,813	\$1,207,772
Retail/Restaurant/Service 29%	\$214,655	\$216,802	\$218,970	\$221,159	\$223,371	\$225,605	\$227,861	\$230,139
<i>Estimated Development Property Tax Revenues (122.594 mills):</i>								
Retail Anchor 0.122594	\$136,736	\$138,103	\$139,484	\$140,879	\$142,288	\$143,711	\$145,148	\$145,148
Retail/Restaurant/Service 0.122594	\$26,055	\$26,315	\$26,579	\$26,844	\$27,113	\$27,384	\$27,658	\$27,658
Total Property Tax Revenues from New Redevelopment:	\$162,791	\$164,419	\$166,063	\$167,724	\$169,401	\$171,095	\$172,806	\$172,806
Total Property Tax Revenues from Existing Development:	\$96,020	\$96,020	\$96,980	\$96,980	\$97,950	\$97,950	\$98,929	\$98,929
Total Property Tax Revenues:	\$258,810	\$260,438	\$263,043	\$264,703	\$267,350	\$269,044	\$271,735	\$271,735
Existing Property Tax Base:	\$96,020	\$96,020	\$96,980	\$96,980	\$97,950	\$97,950	\$98,929	\$98,929
Total Property Tax Increment:	\$162,791	\$164,419	\$166,063	\$167,724	\$169,401	\$171,095	\$172,806	\$172,806
<i>County Impact:</i>								
County Share of Property Tax Base: 0.026815	\$21,002	\$21,002	\$21,212	\$21,212	\$21,425	\$21,425	\$21,639	\$21,639
County Share of Property Tax Increment: 0.026815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:	\$21,002	\$21,002	\$21,212	\$21,212	\$21,425	\$21,425	\$21,639	\$21,639

Annual Sales Tax Revenue Estimates	Year							
	2031	2032	2033	2034	2035	2036	2037	2038
Estimated Cumulative Retail Development:	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000
Estimated Taxable Retail Sales from New Development: \$320	\$17,432,961	\$17,607,291	\$17,783,364	\$17,961,197	\$18,140,809	\$18,322,217	\$18,505,440	\$18,690,494
Total Sales Tax Revenues from New Redevelopment: 4.00%	\$697,318	\$704,292	\$711,335	\$718,448	\$725,632	\$732,889	\$740,218	\$747,620
Total Sales Tax Revenue from Existing Development:	\$92,550	\$93,475	\$94,410	\$95,354	\$96,308	\$97,271	\$98,244	\$99,226
Total Sales Tax Revenues:	\$789,868	\$797,767	\$805,745	\$813,802	\$821,940	\$830,160	\$838,461	\$846,846
Existing Sales Tax Base:	\$78,147	\$78,147	\$78,147	\$78,147	\$78,147	\$78,147	\$78,147	\$78,147
Total Sales Tax Increment:	\$711,721	\$719,620	\$727,598	\$735,655	\$743,793	\$752,013	\$760,314	\$768,699
<i>County Impact:</i>								
County Share of Sales Tax Base: 0.75%	\$17,353	\$17,527	\$17,702	\$17,879	\$18,058	\$18,238	\$18,421	\$18,605
County Share of New Sales Tax Revenue: 0.75%	\$130,747	\$132,055	\$133,375	\$134,709	\$136,056	\$137,417	\$138,791	\$140,179
Total County Share of Sales Tax Revenue: 0.75%	\$148,100	\$149,581	\$151,077	\$152,588	\$154,114	\$155,655	\$157,211	\$158,784

Source: Ricker | Cunningham.