



Union Avenue Urban Renewal Plan PUEBLO COUNTY IMPACT REPORT AND REVENUE PROJECTIONS

This report outlines the anticipated impact of the proposed *Union Avenue Renewal Plan* (the Plan) on Pueblo 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:
- (a) The estimated duration of time to complete the urban renewal project;
 - (b) 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 time period to fund the urban renewal project;
 - (c) 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;
 - (d) 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
 - (e) Any other estimated impacts of the urban renewal project on county services or revenues.

Summary of Urban Renewal Plan

Development Program

The proposed development program for the area included in the Plan (the Urban Renewal Area) is based on potential (re)developments within the Union Avenue Corridor. A summary of probable (re)developments is summarized in the below table.



Table 1
Union Avenue Urban Renewal Plan - Development Program

<u>Land Use</u>	<u>Developed SF/Units</u>
Old Branch Inn	30,000 square feet
McGloughlin Building	15,000 square feet
Holmes Hardware	50,000 square feet

All future property tax revenue assumptions as outlined in this report utilize the data as presented in Table 1.

Development Timing

The current development plan anticipates construction of the old Branch Inn Site to begin as soon as practically possible; furthermore, rehabilitation of the Holmes Hardware Building and the McGloughlin Building are anticipated, provided City Council approves the Plan and all necessary agreements are approved by the parties.

Summary Impacts to Pueblo County

Exhibit A provides a summary of property tax revenues that could be generated from **new** (incremental) taxable redevelopment within the Urban Renewal Area. These estimates are based on the development program outlined above and reflect the entire 25-year tax increment period. The entire property tax increment will be dedicated to the Urban Renewal Project until payment of all financial obligations incurred by the Authority for financing the Urban Renewal Project are satisfied.

Property Tax Revenue

As shown in Exhibit A, based on the proposed development program, the Urban Renewal Area would generate approximately \$5,111,517 in **incremental** property tax revenues over the 25-year analysis period.

During the 25-year tax increment period, the County's share of property tax revenue is limited to its share of the property tax base. During this same tax increment period, the total amount allocated by Statute to the Authority in property tax increment revenues each year is estimated to average approximately \$196,596 per annum. After the 25-year tax increment period is completed, the County's share of property tax revenues would rise to approximately \$97,000 on an annual basis.

County Services/Infrastructure



Because the entire Urban Renewal Area is located within the City of Pueblo’s municipal boundaries, the City, the Authority, and other public entities, such as special districts, will be responsible for all public improvements including street, water, sewer, and all public utilities. No additional County infrastructure will be required to serve development within the proposed urban renewal area. All police, fire, and other services will be provided by entities other than the County. Additionally, an increase in County sales tax collections based on activities stimulated by the Urban Renewal Authority are expected.

Infrastructure impacts associated with the proposed development program are assumed to be primarily financed by the Authority with property tax increment revenue, which has been allocated to the authority by the provisions of section 31-25-107(9), C.R.S.

If, in the future, the County identifies any additional County infrastructure and services required to serve development in the urban renewal area while the property tax allocation provisions are in effect and the cost of such additional infrastructure and services are not offset by increased County revenues, the Authority will consider entering into agreements to finance such services and infrastructure in the urban renewal area. The entire property tax increment will be dedicated to the Urban Renewal Project until payment of all financial obligations incurred by the Authority for financing the Urban Renewal Project are satisfied.

The attached Exhibit A is a detailed illustration of property tax projections, as well as the development program for the proposed project area.