

VIRTUAL MEETING (ZOOM)

Call in: 1-253-215-8782 or 1-312-626-6799 or 1-669-900-6833 or 1-346-248-7799
Meeting ID: 837 1958 5376
Passcode: 940463

REGULAR MEETING OF THE BOARD OF TRUSTEES

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PUBLIC COMMENT (*3 Minute Time Limit per Person*)
- IV. REPORTS
 - A. Board Reports
 - 1. Governance Committee *Five minutes*
 - 2. Internal Affairs Committee *Five minutes*
 - 3. Public Affairs Committee *Five minutes*
 - 4. Liaison comments
 - 5. Trustee comments
 - B. Friends of the Pikes Peak Library District Report (Rita Jordan) *Five minutes* (p. 2)
 - C. Pikes Peak Library District Foundation Report (Courtney Deuser) *Five minutes* (p. 3)
 - D. Financial Report (Randy Green) *Five minutes* (p. 4)
 - E. Public Services Report (Tammy Sayles) *Five minutes* (p. 12)
 - F. Support Services Reports: Communications Report, Facilities Report, Human Resources Report, Information Technology Report; Strategy & Innovation Report, Safety, Social Services, & Security Report (p.18)
 - G. Chief Librarian and CEO Report (Teona Shainidze-Krebs) *Five minutes*
- V. PRESENTATIONS
 - A. Introduction of new staff and staff promotions
 - 1. Strategy & Innovation Training Coordinator Jen Hernandez (Becca Cruz)
 - B. Summer Adventure presentation (Christa Funke) *Fifteen minutes* (p.32)
- VI. BUSINESS ITEMS
 - A. Consent Items
 - Consent items shall be acted upon as a whole unless a specific item is called for discussion.*
 - Any item called for discussion shall be acted upon separately as "New Business".*
 - 1. Minutes of the August 21, 2024, Board of Trustees meeting (p. 41)
 - B. New Business
 - 1. DISCUSSION: URA Bristow-Lowell *Thirty minutes* (p.44)
- VII. ADJOURNMENT

A reception for Board applicants will follow the meeting.
Per requirements of the Colorado Open Meetings Law (C.R.S. § 24-6-402(2)(b)), there will be no discussion of public business or formal action taken at the reception that follows the meeting.

The full packet of materials for this meeting of the Pikes Peak Library District Board of Trustees is available at
<https://pppld.org/board-trustees>

Friends of the Pikes Peak Library District SEPTEMBER 2024 Report

The Friends BOD is currently focused on the Fall BIG Book Sale, scheduled for October 11 thru 13. We have initiated talks with PPLD and the Foundation on the Friends yearly donation/sponsorship process. We have also started preparation of the 2025 budget.

Sales for August	(Gross)	
	Amazon	\$1,316
	eBay	\$5,162
	Web storefront	\$113
	East Bookstore	\$4,890
	Library 21C	\$2,316
	Penrose	\$470
	Broken Books & Upcycle-ables Sale	\$507
TOTAL SALES		\$14,774

We didn't know what to expect with our 2-hour "Beyond Books! Upcycle-ables & More" flash sale, but the team all agreed to being pleasantly surprised! Folks were most interested in (and purchased) the broken books and "Items found in donations." Our Braille pages and cancelled postage stamp collections sold out. All told, 372 pounds of materials were sold at \$1/pound, with donations bringing in the balance.

Advertising for the Fall Book Sale is underway with posters and bookmarks distributed to all branches. Advertisements will also be placed on radio, social media, and event websites.

Rita Jordan, President
Friends of the Pikes Peak Library District



REPORT

Attended and provided support at the August 25th Shivers concert

Completed the move of the Foundation office from Penrose to 21c

Collaborated with Lauren Hug from HugSpeak on preparing for and executing the first of two strategic planning sessions the Foundation Board is participating in

Continued to provide support to Lauren Hug and members of the Foundation Board in preparation for the second strategic planning session that will be held on October 10, 2024

Completed and was awarded a grant through the El Paso County Workforce Center for staff training

Met with members of the Communications team and the Indian Community of Colorado Springs to discuss funding needs of the library and the potential of an endowment of funds they are planning to donate later in 2024

Finalized the mailing documents that Carl Bloom is producing for the 2024 year end mail campaign

Discussed updated donation options with a representative from a long-time donating organization

Provided support to Finance by working find documentation regarding older endowments

Met with Tammy Sayles and the Friends of PPLD to discuss 2025 support

Met with Randy Green and the Friends of PPLD to discuss some questions they had regarding designated funds

Met with members of the IT team and representatives from T-Mobile and one of their affiliates to discuss a digital equity grant opportunity

Attended the Friends of PPLD Board meeting on August 14, 2024

Attended the State of the City address on September 10, 2024



August 31, 2024
Monthly Financial Report

Board of Trustees Meeting
September 18, 2024



Monthly Financial Report - PPLD (as a whole)

As of August 31, 2024

	<u>Revised Annual Budget</u>	<u>Year to Date Activity as of August 31, 2024</u>		
		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<u>REVENUES</u>				
Property Taxes (1)	35,557,471	35,161,656	37,513,802	2,352,146
Specific ownership taxes	3,500,000	2,333,333	2,235,613	(97,721)
Total Taxes	39,057,471	37,494,990	39,749,415	2,254,426
Intergovernmental - E-Rate	544,000	0	0	0
Intergovernmental - State Grant	169,766	0	0	0
Intergovernmental - AEFLA	84,002	0	0	0
Intergovernmental - IECLE	95,005	0	0	0
Intergovernmental - Other	120,000	0	0	0
Fines and fees	90,000	60,000	52,835	(7,165)
Interest income	500,000	333,333	1,051,528	718,195
Donations/fundraising	359,438	119,813	35,271	(84,542)
Miscellaneous- Copy sales	25,000	16,667	22,630	5,963
Miscellaneous- Parking lot collections	11,000	7,333	5,370	(1,964)
Miscellaneous- Other	32,962	21,975	21,512	(463)
Total Operating Revenue	2,031,173	559,121	1,189,145	630,024
Employee contributions	394,323	262,882	301,121	38,239
Total Other Revenue	394,323	262,882	301,121	38,239
Total Revenue	41,482,967	38,316,992	41,239,681	2,922,689
<u>EXPENDITURES</u>				
Personnel Expense	23,755,580	17,294,804	14,643,243	2,651,561
Operating Expense	15,802,885	9,215,296	8,693,903	521,393
Capital Outlay	5,569,716	2,635,673	810,855	1,824,817
Total Expenditures	45,128,181	29,145,772	24,148,000	4,997,772
Net Impact to Fund Balance	(3,645,214)	9,171,220	17,091,680	7,920,460
Unrestricted Beginning Fund Balance (2)	17,848,333	17,848,333	17,848,333	0
Ending Fund Balance (Projected)	14,203,119	27,019,553	34,940,013	7,920,460

(1) Includes Interest on Taxes and Payment in Lieu of Taxes

(2) 2023 Final Audited Unassigned Fund Balance



Monthly Financial Report - GENERAL FUND

As of August 31, 2024

		Year to Date Activity as of August 31, 2024		
	<u>Revised Annual Budget</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Property Taxes	30,189,870	29,630,895	31,888,923	2,258,028
Specific ownership taxes	3,500,000	2,041,667	2,235,613	193,946
Total Taxes	33,689,870	31,672,562	34,124,536	2,451,974
Intergovernmental	1,012,773	0	0	0
Donations/fundraising	359,438	119,813	35,271	(84,542)
Fines and fees	90,000	52,500	52,835	335
Other Operating	568,962	331,895	1,100,630	768,735
Total Operating Revenue	2,031,173	504,207	1,188,736	684,528
Total Revenue	35,721,043	32,176,769	35,313,271	3,136,502
EXPENDITURES				
Public Services Administrative	8,952,674	5,968,449	5,284,887	683,562
Programming Administration	1,781,405	1,187,603	899,356	288,247
Branch Administration	10,484,677	6,989,785	5,821,113	1,168,672
Total Public Services Expenditures	21,218,755	14,145,837	12,005,356	2,140,481
Chief Librarian and CEO Office	385,166	256,777	246,528	10,249
Support Services	7,987,469	5,324,979	4,738,932	586,047
Security	1,767,807	1,178,538	1,002,365	176,173
Finance Office	1,499,764	1,051,176	1,215,318	(164,142)
Communications Office	1,449,889	974,926	799,060	175,866
Development Office	366,194	244,130	156,865	87,264
Interdepartmental	913,060	608,707	678,108	(69,402)
Total Administration Expenditures	14,369,348	9,639,232	8,837,176	802,056
Designated Funds	698,565	465,710	424,935	40,775
Total Expenditures	36,286,668	24,250,779	21,267,467	2,983,312
Net Impact to Fund Balance	(565,625)	7,925,990	14,045,805	6,119,814
Unrestricted Beginning Fund Balance *	14,127,260	14,127,260	14,127,260	0
Ending Fund Balance (Projected)	13,561,635	22,053,250	28,173,065	6,119,814



Monthly Financial Report - GENERAL FUND EXPENDITURE DETAIL

As of August 31, 2024

		Year to Date Activity as of August 31, 2024			
		<u>Revised Annual Budget</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<u>General Fund</u>					
Public Services		21,218,755	14,145,837	12,005,356	2,140,481
Public Services Administrative		8,952,674	5,968,449	5,284,887	683,562
Public Services Administration		206,478	137,652	112,470	25,182
Collection Management		2,555,261	1,703,507	1,537,104	166,404
Collection Management - Library Materials		4,587,626	3,058,417	2,776,939	281,478
Regional History and Genealogy		732,530	488,353	465,317	23,037
Adult Education		870,779	580,519	393,058	187,462
Programming Administration		1,781,405	1,187,603	899,356	288,247
Branch Administration		10,484,677	6,989,785	5,821,113	1,168,672
Branch Administration		688,101	458,734	359,049	99,685
Penrose Library		1,394,894	929,929	750,231	179,699
East Library		1,759,926	1,173,284	939,694	233,589
Library 21c		1,567,829	1,045,220	879,975	165,245
Cheyenne Mountain Library		535,150	356,767	324,890	31,877
Fountain Library		414,916	276,611	231,321	45,290
High Prairie Library		425,736	283,824	241,015	42,810
Manitou Springs Library		376,370	250,913	225,703	25,210
Monument Library		602,505	401,670	370,066	31,604
Old Colorado City Library		453,902	302,601	240,528	62,073
Palmer Lake Library		-	-	-	-
Rockrimmon Library		597,615	398,410	300,567	97,843
Ruth Holley Library		461,131	307,420	271,520	35,900
Sand Creek Library		560,866	373,911	346,991	26,919
Ute Pass Library		-	-	15	(15)
Calhan Library		74,766	49,844	48,850	995
Mobile Library Services		492,438	328,292	280,277	48,015
The Hall @ PPLD		78,531	52,354	10,421	41,933
Administration		14,369,348	9,639,232	8,837,176	802,056
Chief Librarian and CEO Office		385,166	256,777	246,528	10,249



Monthly Financial Report - GENERAL FUND EXPENDITURE DETAIL

As of August 31, 2024

		Year to Date Activity as of August 31, 2024		
<u>General Fund</u>	<u>Revised Annual Budget</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Support Services	7,987,469	5,324,979	4,738,932	586,047
Support Services Administration	180,525	120,350	99,123	21,227
Human Relations Office	782,552	521,701	425,795	95,906
Facilities	4,144,898	2,763,266	2,546,900	216,365
Facilities - District-wide	1,133,100	755,400	743,550	11,850
Facilities - Penrose Library	392,526	261,684	220,811	40,874
Facilities - East Library	245,305	163,537	149,570	13,967
Facilities - Library 21c	574,533	383,022	344,309	38,713
Facilities - Utilities / Rents	1,799,434	1,199,623	1,088,660	110,963
Information Technology	2,439,167	1,626,111	1,413,227	212,884
Strategy and Innovation	440,327	293,551	253,886	39,665
Security	1,767,807	1,178,538	1,002,365	176,173
Finance Office	1,499,764	1,051,176	1,215,318	(164,142)
Communications Office	1,449,889	974,926	799,060	175,866
Development Office	366,194	244,130	156,865	87,264
Interdepartmental	913,060	608,707	678,108	(69,402)
Interdepartmental - Other	1,513,060	1,008,707	417,933	590,773
ATTRITION SAVINGS	(600,000)	(400,000)	260,175	(660,175)
UNDESIGNATED	35,588,103	23,785,069	20,842,532	2,942,537
Designated Funds	698,565	465,710	424,935	40,775
DESIGNATED	698,565	465,710	424,935	40,775
TOTAL GENERAL FUND	36,286,668	24,250,779	21,267,467	2,983,312



Monthly Financial Report - CAPITAL PROJECTS FUND (CIP)

As of August 31, 2024

	<u>Revised Annual Budget</u>	<u>Year to Date Activity as of August 31, 2024</u>		
		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<u>REVENUES</u>				
Property Taxes	2,723,332	2,672,909	2,999,936	327,027
Total Revenue	2,723,332	2,672,909	2,999,936	327,027
<u>EXPENDITURES</u>				
Capital Fund- Facilities	2,120,961	1,050,152	386,012	664,140
Capital Fund-Communication	118,429	49,932	13,375	36,557
Capital Fund- Security	1,450,083	681,975	197,630	484,345
Capital Fund- IT	1,773,033	833,742	117,254	716,488
Capital Fund- Video Studio	5,000	1,875	0	1,875
Capital Fund- Creative Services	38,419	14,407	10,593	3,814
Capital Fund- Special Revenue Funds	63,791	3,590	3,590	0
Total Expenditures	5,569,716	2,635,673	728,453	1,907,219
Net Impact to Fund Balance	(2,846,384)	37,236	2,271,482	2,234,246
Beginning Fund Balance*	2,326,293	2,326,293	2,326,293	0
Ending Fund Balance (Projected)	(520,091)	2,363,529	4,597,775	2,234,246



Monthly Financial Report - SELF-INSURANCE FUND (SIF)
 As of August 31, 2024

		Year to Date Activity as of August 31, 2024			
		<u>Revised</u> <u>Annual</u> <u>Budget</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
REVENUES					
Property Taxes		2,644,269	2,614,834	2,624,944	10,110
Employee contributions		394,323	262,882	301,121	38,239
Other Revenue		0	0	410	410
Total Revenue		3,038,592	2,877,716	2,926,474	48,758
EXPENDITURES					
Personnel Expense		2,098,739	1,477,282	1,391,639	85,643
Operating Expense		1,173,058	782,038	760,442	21,597
Total Expenditures		3,271,797	2,259,321	2,152,081	107,240
Net Impact to Fund Balance		(233,205)	618,395	774,393	155,998
Beginning Net Position*		1,394,780	1,394,780	1,394,780	0
Ending Fund Balance (Projected)		1,161,575	2,013,175	2,169,173	155,998



2024 Budget
Budget Reconciliation

		General Fund	Capital Fund	Self-Insurance Fund	TOTAL BUDGET
<u>REVENUE</u>					
January 9, 2024	2024 OAB Budget Ratification	\$35,721,043	\$2,723,332	\$3,038,592	\$41,482,967
	TOTAL REVENUE	\$35,721,043	\$2,723,332	\$3,038,592	\$41,482,967
<u>EXPENDITURES</u>					
January 9, 2024	2024 OAB Budget Ratification	\$36,286,668	\$2,723,332	\$3,271,797	\$42,281,797
March 20, 2024	2024 OAB Budget Adjustment #1		\$2,782,593		\$2,782,593
March 20, 2024	2024 OAB Budget Adjustment #2-SRF (DPF)		\$63,791		\$63,791
	TOTAL EXPENDITURES	\$36,286,668	\$5,569,716	\$3,271,797	\$45,128,181
<u>OTHER FINANCING SOURCES</u>					
	TOTAL OTHER FINANCING SOURCES	\$0	\$0	\$0	\$0
<u>TRANSFERS IN / OUT</u>					
	TOTAL TRANSFERS IN / OUT	\$0	\$0	\$0	\$0
	Net Change in Fund Balance	(\$565,625)	(\$2,846,384)	(\$233,205)	(\$3,645,214)
	<i>Final Audited</i> Beginning Fund Balance	\$14,127,260	\$2,326,293	\$1,394,780	\$17,848,333
	<i>Projected</i> Ending Fund Balance	\$13,561,635	(\$520,091)	\$1,161,575	\$14,203,119

Public Services Report August 2024

Compliments

From the Palmer Lake Town Administrator about the Palmer Lake Lawn Concerts: *The concerts have been such a wonderful treat and I am grateful to PPLD.*

Adult Education

Access

Classes have started for High School Equivalency (HSE) and English as a Second Language (ESL). There are currently 60 students enrolled in classes.

Accountability

The Adult Education (AE) director and AE manager have met with staff from the Colorado Department of Education (CDE) to ensure state and federal requirements are met for the Adult Education and Family Literacy Act grant. Additionally, AE and Finance meet regularly to ensure that the grant being administered in a fiscally responsible manner

Community Connections

The Strategic Services Librarians have been presenting at several events held in our community this past month. In addition to their outreach responsibilities, the Law Librarian is on the Board for Court Care and Access to Justice to further promote our resources and find resources for patrons.

Staff

The ESL instructor resigned their position, and the AE manager is covering classes until a new instructor is hired.

Three staff attended the Colorado Association of Libraries Conference (CALCON) to enhance skills, promote PPLD, and network with peers across the state.

Branches

Access

Ruth Holley Library hosted the Young Adult Services program Pop-Up Art: Button-Making and was attended by fourteen highly engaged patrons! Participants included a teen library explorer group who have become regulars at these pop-up art events!

Accountability

Calhan Library held their first separate branch meeting on Tuesday, August 20. In the past, meetings were combined with High Prairie staff. They used the opportunity to brainstorm about ways to improve workflow and focus on needs that are specific to this library.

Library 21c would not be able to maintain daily operations without volunteers. Library 21c volunteers assist with Pull Lists, processing incoming holds/ bins, and shelving. Library 21c currently has 43 volunteers that gave 358.71 hours to the library. Averaging 8.34 hours per volunteer this month (2.2 FTE).

Communications

Several staff from Branches supported our ComicCon outreach. Branches staff covered 33 shifts that were 3-4.5 hours long. These staff provided 126.5 hours total to make this three-day outreach possible.

Fountain Library had a Dog Library display, inviting dog Owners to celebrate National Dog Month with Take a Stick-Leave a Stick Program.

Monument Library staff attended the Grand Opening of Trinity Community Park, the first ADA accessible park in Monument. They talked to 273 people.

Community Connections

Old Colorado City Library joined with Westside partners to celebrate Founder's Day in Old Colorado City, Saturday, August 10. The library held its annual Ice Cream Social and served over 70 patrons and visitors to the yearly event.

Community Resources work and staff have shifted departments and are now the responsibility of Penrose Library. Penrose Library hosted the Community Exchange event on August 30. This month a total of five organizations, including the DMV 2 Go and Colorado Legal Services.

Physical and Virtual Spaces

In mid-August, a sinkhole was discovered behind the Rockrimmon Library building near the staff parking area. The facilities team contacted the building manager to notify them of the issue. Work began on the sink hole to fix the rotted drainage pipe and should be completed in early September.

Staff

Library branches are continuing to experience numerous staffing changes through the month of August and are tracking vacancies using a Recruiting Dashboard. Throughout this month they have seen at least 50 vacancies totaling over 30 FTE, which is about 20% of the overall Branches workforce. Many vacancies have created promotional opportunities, and when someone is promoted, their old position now becomes a new vacancy. The hiring managers are working with HR to work through this, and Branches hopes to see these vacancy totals reduced over the next couple of months.

Collection Management

Access

[Teen large print titles](#) were added to the collection through a grant to provide resources for visually impaired patrons. The copies are identified by a special TEEN LARGE PRINT sticker.

The Materials Workgroup unpacked 450 boxes of collection material and added 6,534 items to the catalog.

The Interlibrary Loan (ILL) staff received 2,842 borrowing and lending requests. They also answered 238 patron and staff questions, including 60 reference questions.

Serials staff added 855 magazines to the collection.

A Hoopla budget cap was implemented on August 1st to control the cost of this increasingly popular platform. When the daily budget cap is reached, users see the message "The collective

daily borrow limit has been reached.” Checkouts resume when the library’s budget resets at midnight.

Accountability

Collection Management staff reviewed and scored vendor responses to the ILS RFP for the Acquisitions, Administration, Cataloging, Circulation, Interlibrary Loan, and online catalog sections. With other staff, they developed scenarios and tasks for the vendors to demonstrate during onsite demos in October.

Several Collection Management staff met with PPLD’s rep for Ebsco, the library’s primary periodicals vendor. While print magazines and newspapers continue to struggle, there has been an increase in interest in niche titles.

Updated purchasing agreements for vendors Ingram and Baker & Taylor were approved.

Community Connections

Six boxes of donated/withdrawn adult books (about 150 items) were sent to the Fountain Library for two upcoming events: Community Night in the Park and Trunk or Treat.

Staff

ILL staff attended the webinar *IFLA Licenses and Copyright: Protection and Management of Digital Content*. With the help of AI, they were able to view a presentation in Portuguese. AI transcribed the presentation to English in real-time which allowed them to follow along. The presentation was hosted by the Document Delivery and Resource Sharing section of the International Federation of Library Associations and Institutions (IFLA).

Selection librarians attended the virtual meeting of the Area Collection Development Crew (ACDC), a group of acquisitions and collection management staff from libraries along the Front Range. These regular meetings encourage sharing of collection development information, Q&A, and best practices, and are a great way to network with colleagues in Colorado.

Programming

Access

Programming staff hosted graduation for 12 LENA Start families on August 7th.

Thanks to generous donations from PPLD’s community partners, 80 grand prizes were issued to Summer Adventure participants.

Programming staff worked with Pikes Peak Area Agency on Aging (PPAAA) to present a Veteran Community Resource Panel on Friday, August 23rd. The panel was moderated by Piper Vaughn, a journalist with KOAA5. Panelists included representatives from Defense Health Agency- Office of the Inspector General Health Care Fraud Division, Mt. Carmel Veterans Service Center, El Paso County Division of Veterans Services, VA Eastern Colorado Health Care System, Rocky Mountain Regional VA Medical Center, and Home Front Military Network. KOAA5 supported the event by livestreaming the panel and providing media advertising. The video is available for viewing on [PPLD’s YouTube channel](#).

Communications

Programming staff attended a back-to-school event at Everest Point Homeschool Academy on August 12, shared an activity, and spoke to 75 homeschooling family members about PPLD and Homeschool Services.

Community Connections

PPLD had a fantastic 2024 Summer Adventure! 18,304 people registered and 7451 completed the challenge (41% of all participants, up from 38% last year). Summer Adventure finished at 127% of last year's total registration numbers. Programs were offered all over the district and out in the community. PPLD provided 461 programs for families and children attended by 18,046 people, 79 programs for young adults attended by 812 teens, and 200 programs for adults attended by 4195 people.

Programming staff met with staff from Chattahoochee Valley Libraries to discuss their transition from a 10-week LENA Start program to an 8-week model. The LENA Foundation frequently asks PPLD to consult with other LENA partners about PPLD's program implementation model.

Programming staff worked with the Homeschool Committee and High Prairie Library staff to host Homeschool Game Day at High Prairie Library on August 30, 2024. 156 attendees gathered to enjoy outdoor games, explore science and art activities, chat, and build connections. Activities included cyanotype prints and watercolor squirt gun painting. PPLD staff also provided information about homeschool programs and resources.

With the help of Palmer Lake Library staff, Programming staff hosted two Palmer Lake Library Lawn Concerts on August 23rd and August 30th. Both concerts were a resounding success, drawing in 320 and 225 concertgoers (respectively).

Physical and Virtual Spaces

Programming staff evaluated replacement and new item acquisition for the Educational Resource Center (ERC) at East Library, providing patrons with access to and awareness of an array of educational materials that are often expensive for families to purchase.

Staff

Programming staff developed many resources to help Branch staff navigate the District's updated centralized programming model, including standards, definitions, guidelines, timelines, and instructions, which were shared with staff at District meetings and made available on the new Programming Department Intranet page.

Regional History & Genealogy

Access

Regional History & Genealogy Archivists accepted a donation of materials related to the lives and careers of Jo Ann Osborn Rowe (a local broadcaster who took her career (1950s-1970s) to the White House) and Zoe Ella Smith Osborne (an early owner of the local business Patsy's).

RH&G has begun routing Pikes Peak NewsFinder patrons to the new PPNF platform, Digital Collections. The upload of legacy data is nearly completed (just under 1 million records). You will see new links represented on the RH&G webpages of ppld.org.

Accountability

Inspired by a session at the Society of American Archivists conference, a Collection Survey form has been created to begin a comprehensive survey of all RH&G's archival collections (manuscripts, photographs, oral histories, and film) and including both processed and unprocessed collections. The survey will allow staff to prioritize collections that require more immediate processing or digitization due to condition or research value and will provide data to inform future decisions and budget needs.

Work toward the Institute of Museum and Library Sciences grant for the digitization of the Stewart Brothers Commercial Photography aerials has concluded. The grant was awarded for the completion of this digitization work in 2022. RH&G staff processed and created enhanced metadata for 7,422 total impressions: 6,913 negatives and 509 photographic prints. All material is available from PPLD Digital Collections. Select images will be incorporated into the upcoming exhibit at the East Library, When East was East.

Community Connections

The Director of RH&G met with Rocky Scott, whose organization, Colorado Springs History Enterprises, had a Partnership Agreement with PPLD from 2018-2020 to conduct oral histories. Rocky will be continuing the effort of garnering oral histories from his wide range of business contacts through the years and will donate those that have been accomplished.

Physical and Virtual Spaces

RH&G's new digital platform was soft-launched this month, at DigitalCollections.ppld.org, with a formal public launch planned for January 2025. A dedicated team within the RH&G ranks was instrumental in migrating a large amount of data from various platforms into Digital Collections and creating new pathways for patrons to find digitized material. Digital Collections takes the place of the previous PPNF database and the Digital Photo Archives. Books, records, manuscripts, photos, oral histories, videos, newspaper articles, maps, and digital exhibits will routinely be added to the platform. It serves as a new focus of the department and helps move RH&G into a better position in meeting patron expectations in the digital realm.

Staff

RH&G Archivists attended ARCHIVES * RECORDS 2024, the Society of American Archivists annual conference in Chicago, IL this month. It was a fantastic conference that inspired high level goals, provided tangible ideas we've already begun to implement, and posed questions to consider related to current workflows, institutional records keeping, and how to potentially use AI effectively at different levels of archival work.

PPLD KPIs (Key Performance Indicators)

Month: August

	2024	2023	% Change	YTD 2024	YTD 2023	% Change
Door Count	175,139	174,682	0.26%	1,344,504	1,264,244	6.35%
Circulation (physical materials)	188,875	206,406	-8.49%	1,518,295	1,595,866	-4.86%
Reference Questions	7,963	9,264	-14.04%	70,178	67,413	4.10%
Meeting Room/Study Room	3,027	2,492	21.47%	21,864	17,960	21.74%
Computer Usage	22,013	22,701	-3.03%	151,424	147,811	2.44%
Number of Programs	307	451	-31.93%	3,020	4,619	-34.62%
Programs Attendance	8,836	8,767	0.79%	102,084	109,366	-6.66%
eResources (OverDrive/Libby, Hoopla, Kanopy)	294,059	257,059	14.39%	2,354,299	2,008,797	17.20%
Culture Passes	340	328	3.66%	2,554	2,221	14.99%
Unique Users *	63,033	57,968	8.74%			

* Total number of patrons who used their library card during the month.

September Communications Board Report August stats

Access

Website Statistics for August

- Total pageviews: 334,109
- New Users: 98,804
- Most visited page: ppld.org/kids

Website Redesign

- The website administrators are reviewing the website page-by-page to redesign sections of it to better support PPLD's goals. As the web administrators complete a section, key staff members are proofing and reviewing those sections to ensure they are ready to go live. Once all webpages are complete and content is finalized, the website administrator will focus on user testing before launching the site later this year.

Website Accessibility

- The website administrators are maintaining website accessibility standards for all our online properties (ppld.org, LibGuide, Library Market, etc.) By October 2024, the accessibility standards of 2.1 WCAG will be updated to 2.2 WCAG. The team will continue to research and evaluate their accessibility practices to ensure compliance with federal and state regulations regarding accessibility.

Multicultural Outreach & Accessibility

- Attended the 302nd Family Day event for Peterson AFB, on Sat., Aug. 3; interacted with 323 military members, registered four individuals for library cards, and provided information for four card renewals. A total of 628 military members and their families attended the event.
- Accessible gaming controls at Library 21c have been labeled and directions for use of equipment are being completed. Devising a plan to roll out a pilot program at Library 21c in the Teen area and Gaming area on the second floor.
- Communications and Human Resources worked together to provide Accessibility training for staff on Fri., Sept. 27. Accessibility Etiquette training will be delivered during PPLDCon on Mon., Oct. 7 to all staff.
- Attended the Ft. Carson Mountain Post Military Spouses event at Fort Carson 8/22; there were 125 attendees; engaged with 78 patrons, issued four library cards.

Accountability

Accessibility Training

- Two required accessibility/ADA training courses have been scheduled for all staff.
 - **Title II of the ADA, Effective Communication, and Digital Accessibility** is scheduled for Fri., Sept. 27. All locations will open at 11 a.m. to accommodate this training.
 - **Disability Etiquette and Awareness** is scheduled during PPLDCon on Mon., Oct. 7.
- All staff will be required to complete both courses by the end of the year. Asynchronous training will be available for staff unable to attend in person, and the courses will be added to QuickStart as a requirement for new staff.

Communications

Media

- Number of stories – 46

- YTD stories – 770
 - Concerns about a possible closure of Rockrimmon and Ruth Holley libraries appeared in two opinion pieces ([piece 1](#) and [piece 2](#)) in The Gazette.
 - Library Card Sign-up Month was discussed on a two-part segment on Loving Living Local ([Segment 1](#), [Segment 2](#))
 - [KOAA published an article](#) about the incident at East Library involving a mom and her daughter who is on the autism spectrum.
 - This month's [Library Limelight Column](#) talked about back-to-school resources at the Library.
 - KOAA talked about our online tutoring resources in [two news segments](#).
 - The Veteran Resource Panel appeared in two KOAA articles ([article 1](#) and [article 2](#)).
 - Fox21 talked about the EA parking lot repair in [an article](#).
 - [Springs Magazine](#) also mentioned PPLD appearing at the USOPM Paralympic Games kickoff event.

Social Media

Facebook (Districtwide account):

- Number of posts: 36
- Total page likes: 15,182 (58 new likes)
- Total page followers: 16,999 (193 new followers)
- Engagement: 4,454
- Post reach: 117,936 – 83% higher than prior months (Number of times our content was seen)
- Clicks: 914
- Video minutes viewed: 611

Instagram:

- Content: 36 posts/videos/reels, 39 stories
- Total followers: 4,260 (29 new followers)
- Engagement: 877
- Reach: 28,243 – 308% increase over July (number of times our content was seen)
- Link clicks: 36

X (formerly Twitter):

- Number of posts: 35
- Total followers: 5,197
- Engagement: 102
- Impressions: 2,720 (number of times our content was seen)

LinkedIn:

- Number of posts: 11
- Total followers: 1,707 (14 new followers)
- Impressions: 1,674 (number of times our content was seen)
- Engagement: 128
- Page visits: 147

Newsletter:

- Number sent (subscribers): 133,037
- Successful delivery: 121,087 (91% success rate)
- Opened: 56,220 (46% open rate)
- Clicks: 1,698 (1.4% click rate) (This is a lower click rate than usual)

NextDoor:

- Number of posts: 8
- Impressions: 114,796 – 43% higher than July (number of times our content was seen)
- Engagement: 108

YouTube:

- Total Subscribers: 8,301 (increase of 80 viewers)
- Total Views for August: 35,522
- Total Lifetime Views: 6,336,756

Community Connections

Outreach

- Number of August Outreaches: 16
 - Total Attendance: 30,764
 - Impressions: 4,012
 - Highlights:
 - 302nd Air Lift Wing Family Day at Peterson Space Force Base that connected with more than 600 military members and their families (Aug. 3).
 - InterQuest Ridge Family Resource Day shared PPLD offerings with 100 residents of a new affordable housing complex in northern Colorado Springs (Aug. 7)
 - Mountain Spouses Night connecting with 125 newly arrived military spouses at Ft. Carson (Aug. 22)
 - Ponte la Mochila – Back-to-School Backpack Bash hosted by Viva Foundation at Atlas Preparatory School reaching 155 students (Aug. 24)
 - Several Back-to-School Night outreaches across the community
- **Comic Con:**
 - PPLD staff returned to The Broadmoor world Arena as the official host for Kids Con at Colorado Springs Comic Con. During the three-day event, Aug. 23 – 25, PPLD reached more than 5,000 attendees. Staff issued 11 new library cards and warmly greeted families to capture their cosplay in more than 500 green screen photos. Staff also highlighted PPLD offerings and connected kids with free children's books, helped kids make custom buttons and superhero masks, and promoted special giveaways, making Comic Con once again a fun event for the whole family and PPLD's largest outreach each year.

Culture Pass

- 340 passes were issued to patrons in August
- A total of 2,554 passes have been issued to date this year

Facilities Department Report September 18, 2024

Physical and Virtual Spaces

District Wide: The Facilities Department bid farewell to the Library 21c Facilities Supervisor (Rich Egan).

Library 21c: With the retirement of the Library 21c Facilities Supervisor, the Penrose Facilities Supervisor (Dean Whitman) has transferred to Library 21c. PPLD will be seeking a new Penrose Facilities Supervisor.

PPLD released the RFP for the Library 21c water main break reroute on August 19th and held the walk-through for potential contractors on August 26th.

East Library: The DACS Corporation prepared for the East Parking Lot repairs and repaving project (scheduled to begin September 3rd).

Penrose Library: The programming team continues its transition from the Penrose Library into the Hall.

The RFP for the Penrose Library interior renovations (in the children’s area) was released on August 9th with a walk-through on August 14th.

Rockrimmon Library: The Property Management Company had a contractor begin the repair of the Sinkhole and the Storm Water Drainage in the parking lot behind the library.



Monthly Facilities Statistics:

Monthly Routine Maintenance Visits	Completed
August-24	122

Demand Work Orders	Completed	Hours
August-24	146	186.18
Preventive Maintenance Work Orders		
August-24	200	218.75
Emergency On-Call		

August-24	0	0
Total Work Orders	346	404.93

- Monthly routine maintenance visits are completed weekly to all locations and allow Facilities personnel to complete work orders, inspect locations for safety issues, address minor projects, restock building supplies and meet with managers/supervisors regarding any facilities concerns.
 Demand work orders are submitted by library staff. Preventive Maintenance work orders are regularly scheduled tasks usually for equipment.
 Emergency On-call are after hours emergencies.

Human Resources Report September 2024

Accountability

The Foundation and Human Resources received a training grant for a handful of trainings from Pikes Peak Workforce Center. The trainings include Project Management Professional Certification, Certificate in D&I in HR Management, and Legal Issues for Human Resources Professionals. This grant will also be available to apply for in the new year.

The Chief Human Resources and Organizational Development Officer (Timothy Allen), Director of Benefits, Compensation, HRIS and Compliance (Cristina Jaramillo), the COO (Heather Laslie), and the CFO (Randy Green) met with Moody Insurance Brokers to finalize the 2025 benefits renewal costs for medical, vision and dental.

Community Connections

Board of Trustee applications were updated by volunteer services and made live through the volunteer management software, Better Impact.

Staff

To foster improved communication and retention, Leadership Team is requiring supervisors to have regular one-on-ones with employees. Sarah Marshall (Training Supervisor) and Joanna Nelson Rendon (Director of Organizational Development) gathered resources and built tools to support managers' efforts to connect with their employees.

Feedback was collected from employees during the annual staff survey between March 4 - April 15, 2024. Twenty-two employees volunteered to participate in stay interviews between September 2023 and June 2024. The results from the surveys and stay interviews were presented to staff in August by Jeremiah Walter (Internal Communications & Special Projects Manager) and Joanna Nelson Rendon.

In collaboration with Communications, Sarah Marshall coordinated two ADA trainings with Rocky Mountain ADA Center to ensure all staff are prepared to meet patrons' needs in accessing physical and digital resources: Title II of the ADA, Effective Communication, and Digital Accessibility and Disability Etiquette and Awareness.

Plans for the all-staff development day, PPLDCon, on October 7 have begun. Agenda highlights include keynote speaker, Kara Winger (Olympic javelin thrower); Disability Awareness and Etiquette training; State of the Library; and a presentation on DISC styles (behavior model).

Statistics:

Volunteer

August 2024	Total # of Volunteers	Total # of Hours
Adult Volunteers	96	731
Teen Volunteers	29	119
Friends of the Library	**	873

**Data not available

Recruitment

Recruitment / Selection Activity	August 2024
----------------------------------	-------------

Jobs Posted	24
Newly Hired Employees	12
Promoted Employees	7
Transferred Employees	3
Separated Employees	9

Staffing

Staffing Stats	August 2024
Total Permanent Employees	368
Total Active Positions	441

Information Technology August 2024 Monthly Report

Access

Worked with the Regional History & Genealogy department to help put together their new digital archive system – RECOLLECT – located here: [Welcome to RECOLLECT | PPLD Digital Collections](#)

Accountability

New anti-virus and MDR (Managed Detection and Response) was deployed across all platforms across the district including server, staff, and patron systems.

Physical and Virtual Spaces

Wiring and switch work was done at The Hall in preparation for the Programming department's move to their new space.

Several probe machines were developed and installed across the district to assist with the new Network Monitoring System. The Network Monitoring System, once installed, will create an environment of complete systems monitoring and as a result, a proactive response customer service experience for patrons and staff.

Staff

The Network Systems Analyst job was posted internally with Kelby Morris as the recommended candidate for the position.

Strategy & Innovation August 2024 Monthly Report

Accountability

The director and data analysts completed their last department data audit meeting.

Communications

Cameryn Broin represented Strategy & Innovation on the Comic Con Planning committee. She helped to plan training for staff, collect craft materials, and helped set up and tear down for the event.

Community Connections

In her role with Library Makers, Becca Cruz helped to onboard newly elected members to the committees and leadership team.

Staff

Jen Hernandez started as the new Creative Training Coordinator and has already been instrumental in creating new training for staff.

A fall round of the Makerspace Training Program started for new makerspace staff across the District. The training program was recently updated based on feedback from staff who went through the program before.

The director and data analysts continue to attend webinars through the Research Institute for Public Libraries. August's webinar was on finding comparable peer libraries.

August Board Report Safety/Security

Security

Access

Charger Station Usage Totals: East 52, Fountain 75, Penrose 719, Library 21c 60, High Prairie 44, Ruth Holley 219

Accountability

For August, 15 suspended patrons scheduled appeal meetings in August. Five attended, and one additional case was reviewed. As a result, six suspensions were lifted, while nine patrons remain suspended.

To ensure financial accountability for the Safety and Security Department, Tess met with Finance to discuss Accounts Payable and the department's role in supporting wellness incentives for the District.

Communications

Security Staff enhanced the patron experience at the Penrose Library by providing education and assistance in using the newly installed charging stations.

Community Connections

Dustin Myers and Sofia Soriano assisted the Adult Education Manager, Britt Bloom, with ESS and GED classes. They helped students with parking issues and stayed late to escort students to the parking lot after the classes.

Dustin Myers, Sofia Soriano, and Luke Corsten administered one dose of Narcan to an unresponsive male patron. On a separate occasion, they contacted EMS services for a female patron experiencing a medical emergency. Both individuals were transported to the hospital by EMS.

Physical and Virtual Spaces

Joe Vickous collaborated with Michael Brantner to enhance Security Operation Center (SOC) capabilities, including transitioning Verkada camera systems from computers to larger monitors.

Several meetings were held at Penrose Library to discuss and address the upcoming construction, including safety improvements to the children's area, computer lab, east and west entrances, and the lower lot.

Staff

The Security Operations Center (SOC) is spearheading an initiative to enhance staff recognition and identification across the District with a new badge system. This project was rolled out in four phases. 1. Photo verification: confirming current staff photos. 2. Photo Retaking/Update: Capturing new or updated staff photos. 3. Staff Intranet Database Update: Refreshing the staff intranet with the latest photos. 4. Badge Sticker Issuance: Distributing new badge stickers to all staff.

Applications have been received and reviewed for the open Security Officer Position at the East Library with interviews targeted for September.

New Security Officer Tom Turner has joined the security department and completed his officer training. He will be stationed at the Ruth Holley Library

The security department interviewed and selected external candidate Mellissa Watkins for the new Security Administrator role.

Safety

Accountability

Travis Thiele conducted five comprehensive safety audits to assess the safety protocols and conditions within our facilities to identify any potential safety hazards, ensure compliance with safety regulations, and implement corrective measures where needed. The audits revealed minimal issues, all of which were promptly addressed and corrected.

Communications

Travis Thiele finalized a two-part “No Smoking” Project to implement clear and effective signage to inform patrons of the Districts smoking policy within our facility. This was achieved by installing “No Smoking” signs both outside the restroom doors and inside each stall.

Community Connections

Travis Thiele hosted three Narcan Trainings throughout the District to educate Security Officers, staff, and patrons on the identification and response to opioid overdoses.

Physical and Virtual Spaces

Travis Thiele completed a Narcan audit throughout the District, all locations and Security Officers comply with Narcan expiration dates.

Staff

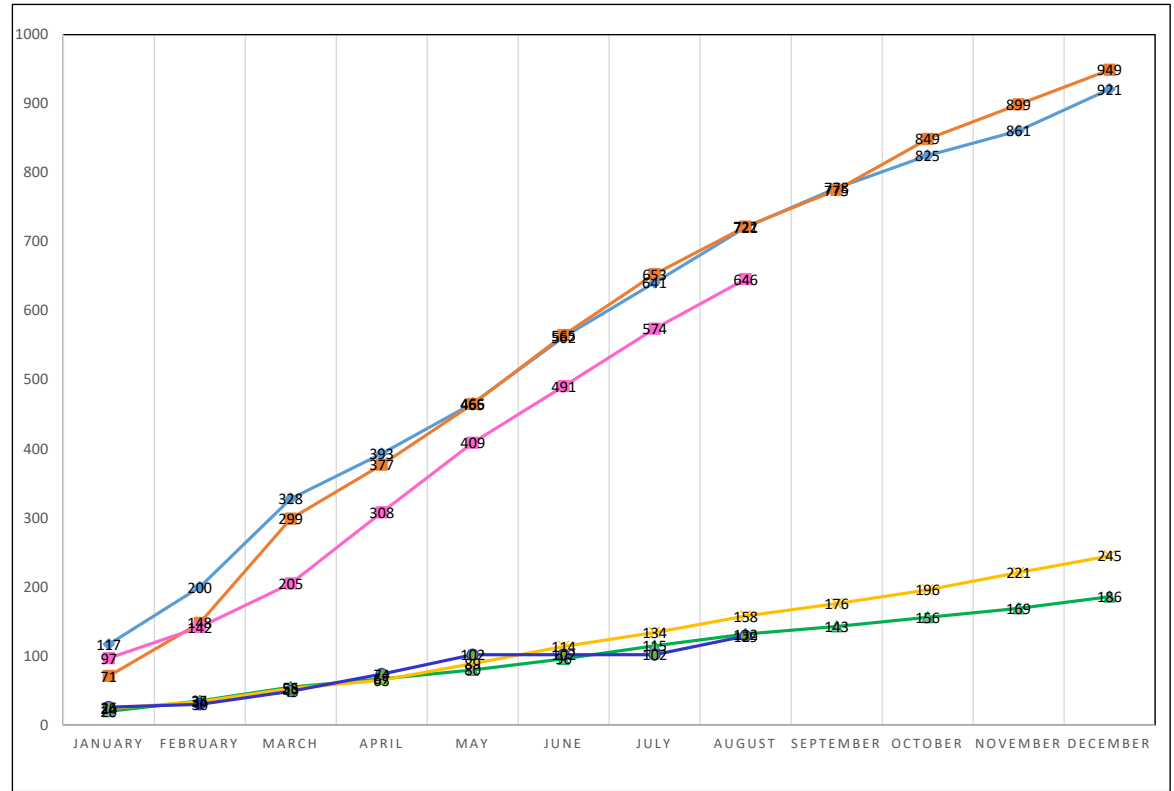
Travis Thiele conducted two training classes focusing on PITS report writing skills of officers and staff members to improve efficiency and professionalism with clear, complete, and accurate information.

Travis Thiele conducted eight fire drills across the District. These drills are part of our commitment to ensuring the safety and preparedness of staff and patrons in a fire emergency.

Report & Suspension Increasing Totals

2022 - Reports		2023 - Reports		2024 - Reports	
JANUARY	117	JANUARY	71	JANUARY	97
FEBRUARY	83	FEBRUARY	77	FEBRUARY	45
MARCH	128	MARCH	151	MARCH	63
APRIL	65	APRIL	78	APRIL	103
MAY	73	MAY	88	MAY	101
JUNE	96	JUNE	100	JUNE	82
JULY	79	JULY	88	JULY	83
AUGUST	80	AUGUST	69	AUGUST	72
SEPTEMBER	57	SEPTEMBER	53	SEPTEMBER	
OCTOBER	47	OCTOBER	74	OCTOBER	
NOVEMBER	36	NOVEMBER	50	NOVEMBER	
DECEMBER	60	DECEMBER	50	DECEMBER	

2022 - Suspensions		2023 - Suspensions		2024 - Suspensions	
JANUARY	20	JANUARY	24	JANUARY	26
FEBRUARY	19	FEBRUARY	10	FEBRUARY	4
MARCH	21	MARCH	19	MARCH	19
APRIL	13	APRIL	12	APRIL	25
MAY	15	MAY	24	MAY	28
JUNE	18	JUNE	25	JUNE	*
JULY	26	JULY	20	JULY	*
AUGUST	18	AUGUST	24	AUGUST	27
SEPTEMBER	10	SEPTEMBER	18	SEPTEMBER	
OCTOBER	13	OCTOBER	20	OCTOBER	
NOVEMBER	16	NOVEMBER	25	NOVEMBER	
DECEMBER	17	DECEMBER	24	DECEMBER	



* Data is being processed and will be added when complete

Reports - Location Monthly Comparison

Penrose	
JUNE	34
JULY	23
AUGUST	34

Library 21c	
JUNE	7
JULY	13
AUGUST	13

East	
JUNE	11
JULY	17
AUGUST	6

Rockrimmon	
JUNE	5
JULY	1
AUGUST	0

High Prairie	
JUNE	1
JULY	1
AUGUST	2

Calhan	
JUNE	1
JULY	0
AUGUST	1

Monument	
JUNE	1
JULY	0
AUGUST	1

Palmer Lake	
JUNE	0
JULY	0
AUGUST	0

Ruth Holley	
JUNE	6
JULY	14
AUGUST	5

Sand Creek	
JUNE	5
JULY	5
AUGUST	1

Fountain	
JUNE	0
JULY	2
AUGUST	0

Cheyenne Mountain	
JUNE	3
JULY	1
AUGUST	1

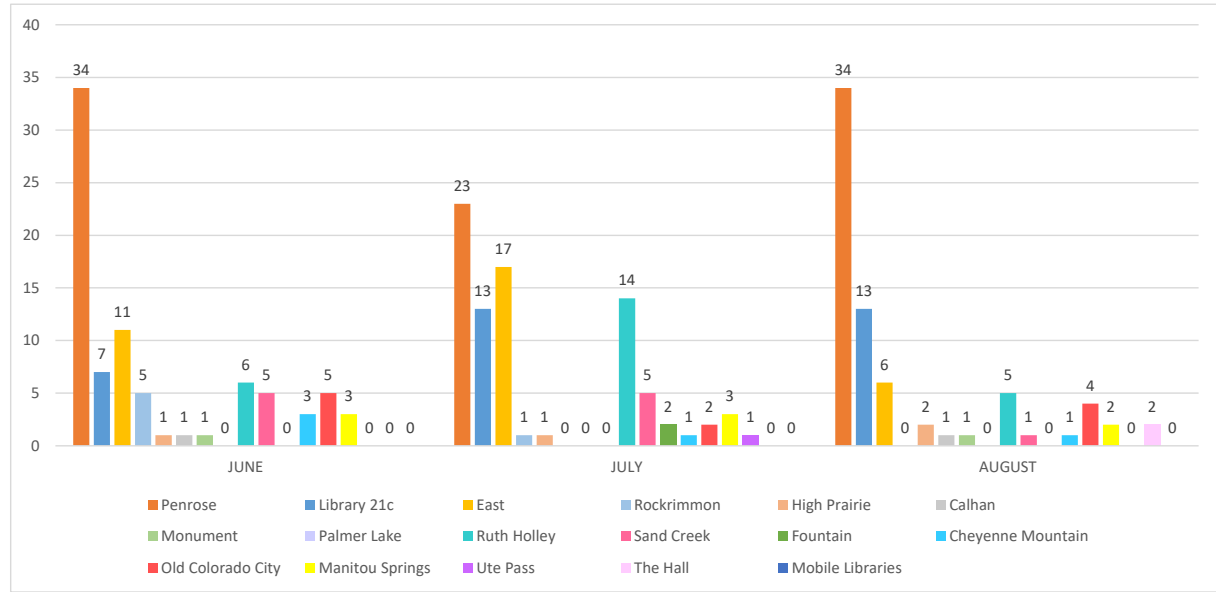
Old Colorado City	
JUNE	5
JULY	2
AUGUST	4

Manitou Springs	
JUNE	3
JULY	3
AUGUST	2

Ute Pass	
JUNE	0
JULY	1
AUGUST	0

The Hall	
JUNE	0
JULY	0
AUGUST	2

Mobile Libraries	
JUNE	0
JULY	0
AUGUST	0



Suspensions - Location Monthly Comparison

Penrose	
JUNE	*
JULY	*
AUGUST	20

Library 21c	
JUNE	*
JULY	*
AUGUST	2

East	
JUNE	*
JULY	*
AUGUST	1

Rockrimmon	
JUNE	*
JULY	*
AUGUST	0

High Prairie	
JUNE	*
JULY	*
AUGUST	0

Calhan	
JUNE	*
JULY	*
AUGUST	0

Monument	
JUNE	*
JULY	*
AUGUST	0

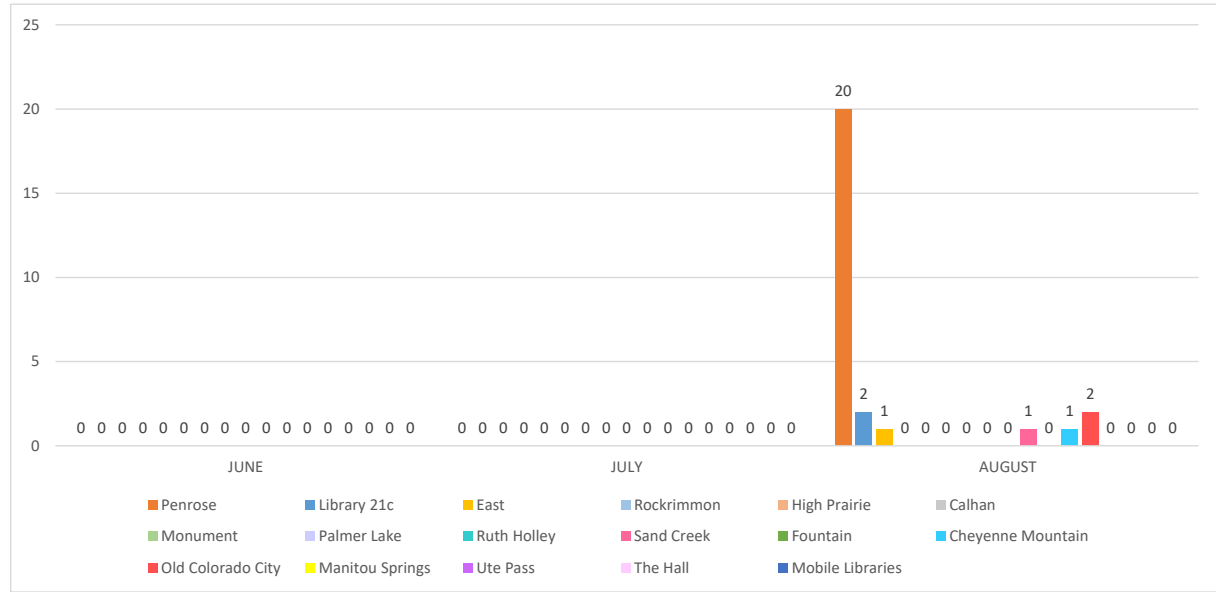
Palmer Lake	
JUNE	*
JULY	*
AUGUST	0

Ruth Holley	
JUNE	*
JULY	*
AUGUST	0

Sand Creek	
JUNE	*
JULY	*
AUGUST	1

Manitou Springs	
JUNE	*
JULY	*
AUGUST	0

Ute Pass	
JUNE	*
JULY	*
AUGUST	0



* Data is being processed and will be added when complete

Fountain	
JUNE	*
JULY	*
AUGUST	0

Cheyenne Mountain	
JUNE	*
JULY	*
AUGUST	1

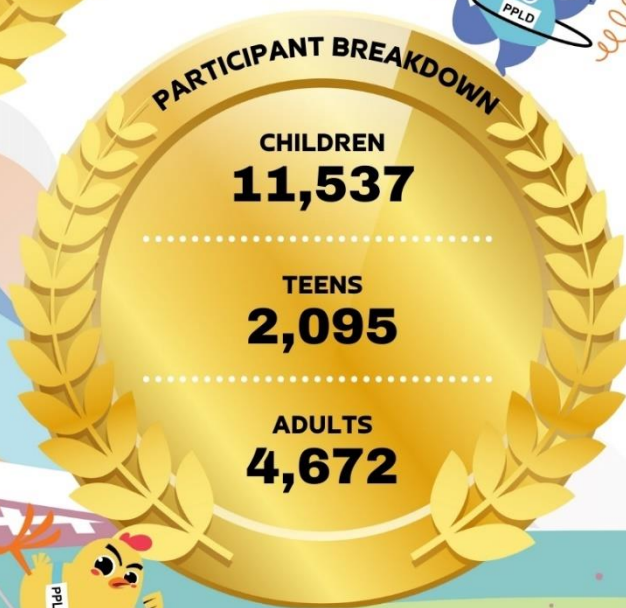
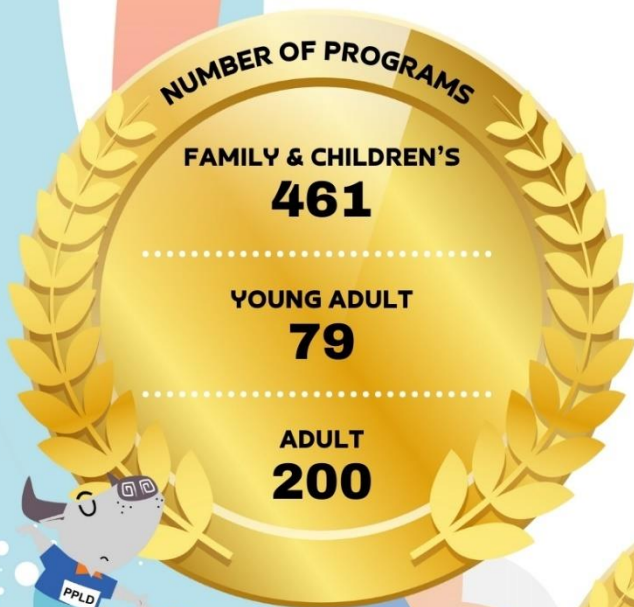
Old Colorado City	
JUNE	*
JULY	*
AUGUST	2

The Hall	
JUNE	*
JULY	*
AUGUST	0

Mobile Libraries	
JUNE	*
JULY	*
AUGUST	0



2024 OFFICIAL RESULTS





2024 Summer Adventure Presented by Children's Hospital Colorado

Overview:

"We are very excited to participate together as a family. We've been counting down for this." Patron quote relayed by Branch Staff

Summer Adventure is Pikes Peak Library District's summer reading and learning program designed to help all ages build a healthy habit of reading, being creative, and exploring new ideas and places. This year marked our 50th anniversary of the summer reading program at PPLD and coincided with the Summer Olympics in Paris. We combined both celebrations with a special edition logo and the theme *Go for Gold*, with our marketing featuring animals of all abilities participating in sports and reading. To complete the challenge, participants must read, be creative, or explore for 30 days between May 31 and July 31.

Registration and completion prizes were awarded to ages 0-18 and ages 19+ received entries into the grand prize drawing. Ages 0-11 were able to pick out a book as a registration prize, and ages 12-18 could pick a book or a journal. For completing the program, ages 0-3 earned a bath toy, ages 4-11 earned a reading medal with an Olympic torch as the design, and ages 12-18 earned an additional book or journal. Since this is the first year adding adults to the program, there was no budget for prizes. Adults instead earned entries into the grand prize drawings. Book prize options were available at all levels from board books to young adult titles and include Braille, Large Print and Spanish language titles.

Participants could earn up to four additional entries into the grand prize drawing for every five extra days they read, created, or explored. Community partners and organizations sponsored the grand prizes, donating gift certificates or experiences for 80 prize packs to be enjoyed by the winners.

"The idea of maintaining a streak throughout a month helped engage both my younger sister and I to schedule dedicated time to reading daily. Great habits built!" - Child/Teen survey respondent.

Though we were not able to provide physical prizes for adults outside the donated grand prizes, limited edition sticker sheets, and donated coupons, providing an all-ages summer learning program has many benefits for everyone, including the following:

- Children need adult reading role models to prove to them that reading is important and doesn't have to be a chore.
- Adult reading role models do not have to be their parents – any adult participating in a reading program can be a reading role model.
- Parents and adults model the behaviors and values they want their children to adopt. Reading is no different.
- Offering a reading program for all ages demonstrates to children and teens that adults (and the library) views reading as a lifelong pursuit.

Staff and Volunteer Support

Thanks to the work of Kim Melchor, we were able to provide 80 grand prizes ranging from a private movie screening for 30 people to 10 passes for roller skating. We had several reports from library locations that patrons were excited about the grand prize options because of the variety and that they were experiences, rather than physical items. Communications also provided limited edition specially branded stickers to boost registrations at the beginning of June and again at the beginning of July to help with mid-summer sign-ups and encourage completions. One of our goals for 2024 was to increase our completions, which we achieved; 41% of all participants completed the program, up from 38% last year.

We continued to address accessibility by working with Communications to translate many of the marketing materials into Spanish, including the entirety of all Summer Adventure webpages (the main page and each of the kids, teen, and adult activity pages). The school outreach flyers, informational posters, and gamecards were all either bilingual or available in Spanish.

We have shifted the focus of teen volunteers from program registration help to emphasizing workforce readiness and job training skills. With this, we have reduced the number of teens we are accepting to provide them with more meaningful tasks and more individual attention from staff.

With this increased focus on workforce development, teens were expected to take our workforce readiness training, which provides foundational information about the basics of being professional on the job. We have some very dedicated teen volunteers, and although the number of active volunteers decreased from June to July as is normally the case, the smaller number of volunteers logged more hours of service in July than in June.

Teen Volunteer Numbers:

June: 80 volunteers completed 434 hours of service

July: 69 volunteers completed 490 hours of service

“Braille books for the prize was such a wonderful accessible surprise.” Survey respondent.

Patron Feedback

Caretaker/Parents:

91% reported their child maintained or increased their reading skills

Teen/Child Participants:

93% learned something new from what they read or experienced

Adult Participants:

93% learned something new from what they read or experienced

The Public Library Association Project Outcome survey is a standardized survey tool created specifically for public libraries and is the tool PPLD uses to collect feedback for Summer Adventure. Results continued to show that patrons value and appreciate Summer Adventure and all the programs and events the library offers through the summer.

Child/teen survey respondents showed a positive increase for each of the Likert scale questions, with the majority reporting they learned something new, enjoy reading more, read more often, and want to use the library more often. The majority of adults responding as participants, surveyed for the first time this year, reported the same. While the majority of caretakers/guardians reported their child maintained or increased reading skills, reads more often, and uses the library more often, and 68% reported their child is a more confident reader, these percentages were a decrease from 2023.

“[I]t was a nostalgic delight to do the summer reading program again” - Adult survey respondent.

Summer Adventure by the Numbers

- **Children (ages 0-11)**
 - 11537 registered for Summer Adventure
 - 5302 completed Summer Adventure (a 46% completion rate)
- **Teens (ages 12-18)**
 - 2095 registered for Summer Adventure
 - 670 completed Summer Adventure (a 32% completion rate)
- **Adults (ages 19 and up)**
 - 4672 registered for Summer Adventure
 - 1479 completed Summer Adventure (a 32% completion rate)
- **All ages**
 - 18304 registered for Summer Adventure
 - 7451 completed Summer Adventure (a 41% completion rate)

In 2024, we increased enrollments by 3941 (27% increase in enrollments) and completions by 2654 (55% increase in completions). Adding adults had a positive impact on both our enrollment and completion numbers.

Enrollment by Library

Library Name	Number of registrations	Number of completions	Percent completed
Bookmobile (Mobile Library Services)	231	58	25%
Calhan Library	269	133	49%
Cheyenne Mountain Library	913	387	42%
East Library	4422	1816	41%
Fountain Library	1273	437	34%
High Prairie Library	1551	623	40%
Library 21c	4792	1914	40%
Manitou Springs Library	100	27	27%
Monument Library	1045	430	41%
Old Colorado City Library	295	121	41%
Palmer Lake Library	47	14	30%
Penrose Library	598	207	35%
Rockrimmon Library	1355	708	52%
Ruth Holley Library	677	348	51%
Sand Creek Library	664	202	30%
Ute Pass Library	72	26	36%
Library Branch Total	18304	7451	41%

Outreach and Programs

Our outreach efforts brought Summer Adventure into the community again this year, both at large events and through school visits. PPLD’s School Engagement Librarians provided art or robotics lessons to elementary students at summer schools or camps, resulting in 1296 Summer Adventure registrations.

We also brought a collection of books to PPLD Night at Switchbacks and registered 104 attendees in Summer Adventure. We also represented PPLD at Inside Out’s Queer Prom, Summer of Discovery at the Space Foundation Discovery Center, and Rock Ledge Ranch, to name a few.

Throughout the summer we provided plenty of program options to keep patrons of all ages busy and engaged. For all ages, we designed programs to encourage community building, socialization, lifelong learning, reading, creating, and exploring. With plenty to do at the library, fun decorations, and play spaces, locations were busy all summer long.

For children and families, locations continued to offer Baby Time, Toddler Time, and Storytime, along three special programs just for summer – Music and Movement Family Dance Parties, Parachute Play, and Block Parties. The Summer Fun series returned, offering kids the chance to sing, laugh, learn, meet animal friends, and be amazed. For school-aged children (ages 5-12), we offered several Idea Lab programs that explored science and art. Kids could

build during LEGO Build, create structures out of cardboard, complete an art project, and experience some of the summer games. Programs just for tweens (ages 9-12), included the *I Survived* in the Library event based on the popular Lauren Tarshis series and the chance to use recycled materials to participate in sporting events. We continued our tween and teen Dungeons and Dragons clubs over the summer and many sessions were at full capacity.

We also offered programs for parents and expecting parents. LENA Start, a program that teaches parents the importance of talking with their child to promote learning and literacy, allowed parents to record how much they are talking to their children. For expecting parents, a six-week virtual prenatal series was offered in conjunction with several community partners.

We capped off Summer Adventure with several parties held across the county. Fountain Library held their party at Aga Park and was attended by 257 people. The party at George Fellows Park behind East Library was attended by 2400 people and included a soccer goal provided by Switchbacks and a foam dance party. A smaller scale concert was outside Palmer Lake Library where Katherine Dines performed for 37 attendees.

Teens have always loved getting to experiment with spray paint, and the Galaxy Spray Paint programs were well attended. The teens made some fantastic artwork, and this program allowed them to express their creativity in a medium to which they have limited access. Two different coding series were held over multiple days for teens to attend. The first was an introductory course that taught basic computational thinking concepts through block coding and gave teens the basic skills to build their own computer games. The second offering was an introduction to AI and used project-based lessons to teach highschoolers about this important emerging technology. Camp Half-Blood Trivia, based on the popular Percy Jackson books and the new TV show that just came out was popular with tweens and teens. The Olympic- focused escape room, Teen Advisory Boards, Murder Mystery parties, and Laser Tag rounded out our programs geared toward teens.

With the inclusion of adults in Summer Adventure, we highlighted several engaging programs for adults to attend, while also offering several programs for all ages. Almost every location hosted an Ice Cream Social that helped celebrate the summer season and encourage community building. We also work with Theatreworks at the University of Colorado at Colorado Springs to offer several Shakespeare in the Park programs across the county. This program makes theater accessible to everyone, including those who are unable to afford to attend a show or unable to travel far from their home. We hosted plays at parks throughout the county. New York Times Bestselling Author Craig Johnson, author of the very popular Longmire Series, addressed a crowd of over 100 patrons at Library 21c and was available for a meet and greet and book signing after his presentation. Various craft programs were held for adults, as well, making sure they had the space and opportunity to be creative.

We also offered several programs for Seniors over the summer, including the very popular Senior Lunch and a Movie, the Senior Chats, and a special series of art programs called Colorful Creations. This program was a partnership with the non-profit Think 360 Arts, who specialize in providing creative opportunities for Older Adults. For 6 weeks (about 1 and a half months), the patrons in the Calhan community experienced a variety of art teaching techniques and left Calhan with its first ever Art Wall! In total, we offered 12 programs specifically for seniors attended by 143 patrons.

Our Makerspaces and Studios were busy over the summer, offering 39 programs attended by 704 patrons. The largest event was the Mobile Earth and Space Observatory

(MESO), visited by 417 patrons at 2 library locations. MESO is a “science center on wheels” with hands-on educational and research activities focused on earth and space sciences, renewable energy, and scientific instrumentation. Other draws for the summer were the Clay Exploration classes at Sand Creek Library where attendees made coil baskets, 3D printer badging classes to be able to use the machines in the Makerspaces, Intro to Soldering where participants made light up necklaces, and 3D design with Fusion 360, a 2D and 3D design tool to design and create simple products.

Summer Adventure in Photos



Cool Science wows the audience at East Library (left) and the much-loved Foam Party at the East Summer Adventure Party



The hardworking staff who put on the Summer Adventure Party.



Teens at High Prairie Library (left) and Rockrimmon Library (right) hard at work creating their spray paint galaxies.



Teens at the Murder Mystery program at Cheyenne Mountain Library



Families at Cordera (Mobile Library Services; left) and teens at Sand Creek (right) figure out the clues to solve the escape room puzzle.



Mondrian Art lesson for kindergarten and 1st grade students at Grant Elementary



A performance of the Two Gentleman of Verona, with actors in the middle of the audience.



Author Craig Johnson speaks to a crowd at Library 21c (left) and the Art Wall at Calhan Library created by participants in the program for seniors Colorful Creations (right).



Patrons enjoy the Mobile Earth and Space Observatory at Ruth Holley Library (left) and learning 3D design with Fusion 360 at Library 21c (right).

VIRTUAL MEETING (ZOOM)

Call in: 1-253-215-8782 or 1-312-626-6799 or 1-669-900-6833 or 1-346-248-7799
Meeting ID: 837 1958 5376
Passcode: 940463

REGULAR MEETING OF THE BOARD OF TRUSTEES

President Dora Gonzales, Secretary/Treasurer Erin Bents, Angela Dougan, Debbie English, Aaron Salt, Julie Smyth

Chief Librarian and CEO Teona Shainidze-Krebs, Chief Communications Officer Denise Abbott, Senior HR Director Timothy Allen, Chief Safety, Social Services & Security Officer Michael Brantner, Interim Mobile Library Services Manager Pam Contreras, Interim Senior Director of Development and Interim Foundation Executive Director Courtney Deuser, Interim Facilities Project Manager Scott Dunkley, Executive Assistant Laura Foster, Director of Branches Janina Goodwin, Chief Information Technology Officer Justin Goodwin, Chief Financial Officer Randy Green, Controller Kim Hoggatt, Assistant Director of Branches Gigi Holman, Security Officer Brett Johnston, Friends of the Pikes Peak Library District Board of Directors President Rita Jordan, Chief Operating Officer Heather Laslie, Library 21c Manager Jennifer Luebbert, Director of Collection Management Jenny Pierce, Chief Public Services Officer and Deputy Chief Librarian Tammy Sayles, Ruth Holley and Sand Creek Libraries Manager Sara Sharples, Director of IT Infrastructure Dan Stone, Internal Communications and Special Projects Manager Jeremiah Walter, Library Assistant Jacob Ward, County Commissioner Carrie Geitner, Maureen Bridges, Jan Hall, Judy Lilly Morrill, Audra Talamantes, Erik Talamantes, Kathleen Troka, Ben Yakura, Ally, Bert, Joe, Randi B, PH Willman

CALL TO ORDER

President Dora Gonzales called the August 21, 2024 regular meeting of the Pikes Peak Library District (PPLD) Board of Trustees to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Maureen Bridges commented on the importance of Rockrimmon Library's to the community.

Audra Talamantes commented on the importance of Ruth Holley Library to the community.

Jacob Ward, Pikes Peak Library Workers United (PPLWU) commented on the importance of keeping both Rockrimmon and Ruth Holley Libraries open.

Joe Pelka, commented on the need to keep the Rockrimmon Library open.

Judy Lilly Morill commented on the importance of keeping Rockrimmon Library open.

REPORTS

Board Reports

Governance Committee

Committee Chairperson Julie Smyth shared that the committee met on August 6, 2024. The Board retreat agenda, timeline for the Board vacancy, and a review of the Conflict of Interest (COI) Statement were discussed.

Internal Affairs Committee

Committee Chairperson Aaron Salt shared that the committee met on August 6, 2024. The discussions included opportunities for Ute Pass Library, the retroactive (to January 2024) increase in maintenance costs for the Ruth Holley Library that was not included in the 2024 budget, and the turning over of many PPLD policies to Administration that requires removing the Board policy statement on each.

Liaison Comments

County Commissioner Carrie Geitner thanked Board members for their service to the community and for making difficult decisions in being good stewards of taxpayer money.

Trustee Comments

Debbie English shared that she, Teona Shainidze-Krebs, and Scott Taylor met with City Councilmember Dave Donelson regarding Rockrimmon Library, the preliminary Facilities Master Plan, and the process that PPLD is undergoing. Debbie – Teona, Scott and Debbie met with Dave Donelson regarding Rockrimmon and discussed the Facilities Master Plan and the process. Glad to hear there is no decision and it will take some time.

Dora Gonzales shared a reminder from the Board of Trustees bylaws regarding meeting attendance, and that exceptions may be made by majority vote of the Trustees. Exceptions are time-limited and will require a vote for extension.

Friends of the Pikes Peak Library District Report

The Friends of the Pikes Peak Library District report was included in the Board packet. Friends of the Pikes Peak Library District President Rita Jordan shared that they have more than enough books for the upcoming sale, and that donated items that are unable to be sold have been offered to local crafter groups. The Friends are unable to accept all donations at this time.

Pikes Peak Library District Foundation Report

The Pikes Peak Library District Foundation report was included in the Board packet.

Financial Report

The Financial report included in the Board packet will be updated and reposted on the Board webpage after the meeting. Chief Financial Officer Randy Green shared that the final Annual Comprehensive Financial Report (ACFR) has been received.

Public Services Report

The Public Services report was included in the Board packet. Chief Public Services Officer and Deputy Chief Librarian Tammy Sayles highlighted that PPLD is in the midst of review process of proposals for a new Integrated Library System (ILS), and thanked Director of Collection Management Jenny Pierce, ILS Administrator Colleen Medling and the dozens of staff members who have participated in the effort.

Support Services Reports: Communications Report; Facilities Report; Human Resources Report; Information Technology Report

The Support Services reports were included in the Board packet.

Chief Librarian's Report

Chief Librarian and CEO Teona Shainidze-Krebs thanked staff for managing responses regarding any misinformation being shared about the preliminary Facilities Master Plan recommendations, especially Internal Communications and Special Projects Manager Jeremiah Walter and Communications Specialist Cindy Skaggs for compiling data on patron feedback. Information on Parental Control for apps available through PPLD have been added to the [eLibrary webpage](#) and handouts are available in the libraries. Thanks to Public Services staff who researched and made the information available to patrons. Ms. Shainidze-Krebs recognized the Human Resources department for planning a PPLD Job Fair for the end of September. The 2025 budget process is well underway, with the needs of PPLD reaching \$41 million without any capital projects included. A balanced budget will be presented to the Board along with a budget of the actual needs of the district. The Strategic Plan quarterly report was included in the packet. The East Library parking lot repairs will occur in September. The sinkhole behind the Rockrimmon Library is being repaired by the property manager.

PRESENTATIONS

Staff Promotions and New Hires

Internal Communications and Special Projects Manager Jeremiah Walter introduced Communications Specialist Cindy Skaggs. Cindy's responsibilities include streamlining the Contact Us and feedback forms process, and a quarterly report of patron feedback will be provided to the Board.

Mobile Library Services Changes

Interim Mobile Library Services Manager Pam Contreras shared the restructuring of Mobile Library Services. The schedule of stops will transition from the summer schedule to the school schedule for the start of the academic year.

BUSINESS ITEMS

Consent Items

Minutes of the July 17, 2024, Board of Trustees meeting

The minutes were accepted as presented.

New Business

DISCUSSION: Ute Pass Library Opportunities

A conversation has begun between PPLD and The Cascade Fire District, owners of the Ute Pass Library building, regarding continuing to lease or possibly purchase the property. The Board of Trustees agreed that PPLD should continue investigating options with the assistance of a realtor.

DECISION 24-8-1: Resolution Approving Contracts and Vendors with Projected 2024 Activity Greater Than \$100,000 Attachment C

Erin Bents read the **Resolution Approving Contracts and Vendors with Projected 2024 Activity Greater Than \$100,000 Attachment C**

Whereas, the Financial Guidelines, dictate that the Board of Trustees must approve all contracts and purchases (singularly and in aggregate) in excess of \$100,000 annually; and

Whereas, Attachment C to this resolution includes the estimated purchases with a single vendor that is in excess of \$100,000 during 2024; and

Whereas, the Board of Trustees legally approved the expenditures when they approved the 2024 budget.

Now, therefore, be it resolved by the Board of Trustees of the Pikes Peak Library District that:

The obligation included under Attachment C to this resolution is approved for 2024 for the purposes stated and at the specified amounts.

Adopted, this 21st day of August 2024.

Motion: Debbie English made a motion that the Pikes Peak Library District Board of Trustees approve the Resolution Approving Contracts and Vendors with Projected 2024 Activity Greater Than \$100,000 Attachment C as presented.

Second: Julie Smyth seconded the motion.

Vote: The motion was approved unanimously.

ADJOURNMENT

There being no further business to discuss, President Dora Gonzales adjourned the regular meeting of the Pikes Peak Library District Board of Trustees at 6:24 p.m.

The full packet of materials for this meeting of the Pikes Peak Library District Board of Trustees is available at <https://ppld.org/board-trustees>



June 30, 2024

Via Email and Certified Mail, Return Receipt Requested

Pikes Peak Library District (Library 21 C)
1175 Chapel Hills Dr.
Colorado Springs, CO 80920
Attention: Randall Green, Chief Financial Officer
Teona Shainidze-Krebs, Chief Librarian and Chief Executive Officer

Re: Notice of Proposed Bristow-Lowell Urban Renewal Plan and Proposed Tax Sharing Agreement

Dear Mr. Green and Ms. Shainidze-Krebs:

The Board of Commissioners of the Colorado Springs Urban Renewal Authority (“CSURA”) is considering a proposed urban renewal project in the Lowell Neighborhood running East of Nevada Avenue and South of E. Fountain Blvd., as more particularly described in the enclosures to this letter, for the redevelopment of the site into a workforce housing residential development. As of 2016, changes to the Colorado Urban Renewal Law require the CSURA to notify the taxing entities whose incremental property taxes would be allocated pursuant to any urban renewal plan before any such plan may be approved by the City Council. The area within the proposed Bristow-Lowell Urban Renewal Plan (the “Plan”) is located within the jurisdiction of the Pikes Peak Library District (“PPLD”) and would allocate property tax increment generated by the project of taxing entities including PPLD. This letter constitutes notice of the proposed Plan pursuant to CSURA’s obligations under C.R.S. § 31-25-107(9.5)(a).

Enclosed herewith please find (i) a copy of the Tax Forecast and County Impact Report for the Bristow-Lowell Urban Renewal Area in Colorado Springs, Colorado prepared by EPS Consulting, (ii) the proposed Property Tax Increment Revenue Agreement between the CSURA and PPLD and (iii) a copy of the proposed Plan. I would like to arrange another meeting with you to discuss the proposed agreement and allocation of incremental property tax generated within the Plan area between the CSURA and PPLD. CSURA believes the implementation of the Plan would eliminate blight within the Plan area and be a significant benefit to the community by added much needed workforce housing units. Please let me know your availability to meet in the near future to discuss the Plan and the proposed agreement.

Sincerely,

Jariah Walker
Executive Director, Colorado Springs Urban Renewal Authority

Enclosures

Office: 30 South Nevada Avenue • Suite 603 • Colorado Springs, CO 80903
Mailing Address: P.O. Box 1575 • Mail Code 628 • Colorado Springs, CO 80901-1575
Phone: 719-385-5714 • Fax: 719-633-6138

PROPERTY TAX INCREMENT REVENUE AGREEMENT
(Pikes Peak Library District)
(Bristow-Lowell Urban Renewal Plan)

This Property Tax Increment Revenue Agreement (the “Agreement”) is entered into as of _____, 2024 (the “Effective Date”) by and between the COLORADO SPRINGS URBAN RENEWAL AUTHORITY, a body corporate and politic of the State of Colorado (the “Authority”), whose address is 30 South Nevada Avenue, Colorado Springs, Colorado 80903, and the PIKES PEAK LIBRARY DISTRICT, a political subdivision of the State of Colorado (the “Library District”), whose address is 12 North Cascade Avenue, Colorado Springs, Colorado 80903. The Authority and the Library District are referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS.

The following recitals are incorporated in and made a part of this Agreement. Capitalized terms used herein and not otherwise defined are defined in Section 1 below.

A. Proposed Redevelopment. The Parties have been advised that the real property described in Exhibit A (the “Property”) lying within the corporate limits of the City of Colorado Springs, Colorado (the “City”) is being studied for designation as an urban renewal area to be redeveloped by one or more developers and/or property owner(s) as a workforce housing development that will eliminate existing blighted conditions which constitute threats to the health, safety and welfare of the community and barriers to development.

B. Urban Renewal and Tax Increment Financing. To accomplish the proposed redevelopment and to provide certain required public improvements, the Authority has recommended inclusion of the Property in a proposed urban renewal plan, entitled as the “Bristow-Lowell Urban Renewal Plan” (the “Plan” or “Urban Renewal Plan”) authorizing and utilizing tax increment financing in accordance with the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”), to pay Eligible Costs of the Improvements. The proposed Plan that includes the Property has been provided to the Library District under separate cover. The final Plan approved by the City Council of the City shall be the “Plan” for purposes of this Agreement.

C. Nature of Urban Renewal Project and Purpose of Agreement. The proposed Urban Renewal Project consists of designing, developing and constructing the Improvements (which includes paying the Eligible Costs of public improvements) necessary to serve the proposed Urban Renewal Area and to comply with §31-25-107(4)(g) of the Act that requires the Plan to afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise. Approval of the Urban Renewal Plan is subject to recent legislation, including requirements imposed by HB 15-1348 for new urban renewal plans adopted after January 1, 2016.

D. Impact Report. The Authority has submitted to the Library District a copy of the Impact Report required to be submitted to El Paso County by §31-25-107(3.5) of the Act, which includes a tax forecast for the Library District.

E. Colorado Urban Renewal Law. In accordance with the Act as amended to the date of this Agreement (including the requirements of HB 15-1348 and SB 18-248), the Parties desire to enter into this Agreement to facilitate adoption of the Plan and redevelopment of the proposed Urban Renewal Area described therein. The Agreement addresses, among other things, the estimated impacts of the Urban Renewal Plan on Library District services associated solely with the Urban Renewal Plan.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants, promises and agreements of each of the Parties hereto, to be kept and performed by each of them, it is agreed by and between the Parties hereto as set forth herein.

1. DEFINITIONS. As used in this Agreement:

1.1. “Act” means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S.

1.2. “Agreement” means this Agreement, as it may be amended or supplemented in writing. References to sections or exhibits are to this Agreement unless otherwise qualified.

1.3. “Authority” means the Party described in the Preamble to this Agreement, the Colorado Springs Urban Renewal Authority, a body corporate and politic of the State of Colorado.

1.4. “Bonds” shall have the same meaning as defined in §31-25-103 of the Act.

1.5. “City” means the Party described in Recital A to this Agreement, the City of Colorado Springs, Colorado.

1.6. “District Increment” means the portion of Property Tax Increment Revenues generated by the District’s mill levy received by the Authority from the El Paso County Treasurer and paid into the Special Fund as specified in Section 3.1.

1.7. “Duration” means the twenty-five (25) year period that the tax increment or tax allocation provisions will be in effect as specified in §31-25-107(9)(a) of the Act, the Plan, and the Impact Report.

1.8. “Eligible Costs” means those costs eligible to be paid or reimbursed from the Property Tax Increment Revenues pursuant to the Act.

1.9. “Future Mill Levy” has the meaning set forth in Section 3.2.

1.10. “Impact Report” means the impact report setting forth the burdens and benefits of the Urban Renewal Project previously submitted to the Library District.

1.11. “Improvements” means the public improvements and private improvements to be constructed on the Property pursuant to the Plan.

1.12. “Library District” means the Party described in the Preamble to this Agreement, Pikes Peak Library District, a public body corporate and political subdivision of the State of Colorado.

1.13. “Party” or “Parties” means the Authority or the Library District or both and their lawful successors and assigns.

1.14. “Plan” means the urban renewal plan defined in Recital B above.

1.15. “Project” shall have the same meaning as Urban Renewal Project.

1.16. “Property Tax Increment Revenues” means all the TIF revenues derived from ad valorem property tax levies described in §31-25-107(9)(a)(II) of the Act allocated to the Special Fund for the Duration of the Urban Renewal Project.

1.17. “Special Fund” means the fund described in the Plan and §31-25-107(9)(a)(II) of the Act into which the Property Tax Increment Revenues will be deposited.

1.18. “TIF” means the property tax increment portion of the property tax assessment roll described in §31-25-107(9)(a)(II) of the Act.

1.19. “Urban Renewal Area” means the area included in the boundaries of the Plan.

1.20. “Urban Renewal Plan” means the urban renewal plan defined in Recital B above.

1.21. “Urban Renewal Project” means all undertakings and activities, or any combination thereof, required to carry out the Urban Renewal Plan pursuant to the Act.

2. Impact Report. The Parties acknowledge and agree that the Impact Report addresses the following information and hereby make and adopt the following findings relating to the Impact Report:

(a) The Urban Renewal Project is projected to create significant new employment opportunities and other benefits as specified in the Impact Report that will benefit the Parties, the region, and the State of Colorado.

(b) The Duration of time estimated to complete the Urban Renewal Project is the twenty-five (25) year period of time specified in §31-25-107(9)(a) of the Act.

(c) The estimated annual Property Tax Increment Revenue to be generated by the Urban Renewal Project for the Duration of the Urban Renewal Project and the portion of such Property Tax Increment Revenue to be allocated to fund the Urban Renewal Project are set forth in this Agreement and the Impact Report.

(d) The nature and relative size of the revenue and other benefits expected to accrue to the City, the Library District, and other taxing entities that levy property taxes in the Urban Renewal Area are set forth in the Impact Report and include, without limitation:

- (i) The increase in base value resulting from biennial general reassessments for the Duration in accordance with §31-25-107(9)(e) of the Act;
- (ii) The benefit of improvements in the Urban Renewal Area to existing taxing entity infrastructure in accordance with §31-25-107(3.5) of the Act;
- (iii) The estimate of the impact of the Urban Renewal Project on Library District and taxing entity revenues in accordance with §31-25-107(3.5) of the Act;
- (iv) The cost of additional Library District and taxing body infrastructure and services required to serve development in the Urban Renewal Area in accordance with §31-25-107(3.5) of the Act;
- (v) The capital or operating costs of the Parties, the City, and other taxing bodies that are expected to result from the Urban Renewal Project in accordance with HB 15-1348;
- (vi) The legal limitations on the use of revenues belonging to the Parties, the City, and any taxing entity in accordance with HB 15-1348 and SB 18-248; and
- (vii) The other estimated impacts of the Urban Renewal Project on Library District and other taxing body services or revenues in accordance with §31-25-107(3.5) of the Act.

3. RETENTION OF PROPERTY TAX INCREMENT REVENUES. In compliance with the requirements of HB 15-1348 and SB 18-248, the Parties have negotiated and agreed to the sharing of Property Tax Increment Revenues as set forth herein.

3.1. District Increment Revenues. The Library District and the Authority agree that the Authority may retain and expend in furtherance of the Urban Renewal Project one hundred percent (100%) of the District Increment, commencing on the date of approval by the City of the Plan, and lasting for the Duration.

3.2. Mill Levy Allocation. If the Library District’s eligible electors approve a new or increased mill levy for any lawful purpose (“Future Mill Levy”), any revenue derived from the Future Mill Levy shall not be considered part of the District Increment. Rather, upon approval by the eligible electors of the Library District of a Future Mill Levy, the Library District shall provide notification of the same to the Authority. From the date of such notice until the Duration has expired, the Authority shall annually deduct from the Property Tax Increment Revenue it receives any revenues attributable to the Future Mill Levy, as applicable, and shall remit such revenues to the Library District.

4. PLEDGE OF PROPERTY TAX INCREMENT REVENUES. The Library District recognizes and agrees that in reliance on this Agreement and in accordance with the provisions of §31-25-109(12) of the Act, the adoption and approval of the Plan includes an irrevocable pledge of all of the Property Tax Increment Revenues, including the District Increment, to pay the Authority’s Bonds and other financial obligations in connection with the Urban Renewal Project.

The Authority has elected to apply the provisions of §11-57-208, C.R.S., to this Agreement. The Property Tax Increment Revenues, when and as received by the Authority are and shall be subject to the lien of such pledge without any physical delivery, filing, or further act and are and shall be an obligation of the Parties pursuant to §31-25-107(9) of the Act. The Parties agree that the creation, perfection, enforcement and priority of the pledge of the Property Tax Increment Revenues as provided herein shall be governed by §11-57-208, C.R.S. The lien of such pledge on the Property Tax Increment Revenues shall have priority over any of all other obligations and liabilities of the Parties with respect to the Property Tax Increment Revenues.

5. NOTIFICATION OF PROPOSED MODIFICATIONS OF THE PLAN; AGREEMENT NOT PART OF PLAN. The Authority agrees to notify the Library District of any intended modification of the Plan as required by §31-25-107(7) of the Act. This Agreement is not part of the Plan.

6. WAIVER. Except for the notices required by this Agreement, the Library District, as authorized by §31-25-107(9.5)(b) and §31-25-107(11) of the Act, hereby waives any provision of the Act that provides for notice to the Library District, requires any filing with or by the Library District, requires or permits consent from the Library District, and provides any enforcement right to the Library District for the Duration, provided, however, that the Library District shall have the right to enforce this Agreement.

7. LIMITATION OF AGREEMENT. This Agreement applies only to the District Increment, as calculated, produced, collected and paid to the Authority from the Urban Renewal Area by the El Paso County Treasurer in accordance with §31-25-107(9)(a)(II) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of the City or the Authority.

8. MISCELLANEOUS.

8.1. Delays. Any delays in or failure of performance by any Party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God; fires; floods; earthquake; abnormal weather; strikes; labor disputes; accidents; regulation or order of civil or military authorities; shortages of labor or materials; or other causes, similar or dissimilar, including economic downturns, which are beyond the control of such Party.

8.2. Termination and Subsequent Legislation or Litigation. In the event of termination of the Plan, including its TIF financing component, the Authority may terminate this Agreement by delivering written notice to the Library District. The Parties further agree that in the event legislation is adopted or a decision by a court of competent jurisdiction after the Effective Date of this Agreement that invalidates or materially effects any provisions hereof, the Parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement, but does not impair any otherwise valid contracts in effect at such time.

8.3. Entire Agreement. This instrument embodies the entire agreement of the Parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous

communications, representations, or agreements, either verbal or written, between the Parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the Parties.

8.4. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their successors in interest.

8.5. No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned Parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that any person or entity other than the undersigned Parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

8.6. No Waiver of Immunities. Nothing in this Agreement shall be construed as a waiver of the rights and privileges of the Parties pursuant to the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as the same may be amended from time to time. No portion of this Agreement shall be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

8.7. Amendment. This Agreement may be amended only by an instrument in writing signed by the Parties.

8.8. Parties not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties shall not be deemed to be partners or joint venturers, and no Party shall be responsible for any debt or liability of any other Party.

8.9. Interpretation. All references herein to Bonds shall be interpreted to include the incurrence of debt by the Authority in any form consistent with the definition of “Bonds” in the Act, including payment of Eligible Costs or any other lawful financing obligation.

8.10. Incorporation of Recitals and Exhibits. The provisions of the Recitals and the Exhibits attached to this Agreement are incorporated in and made a part of this Agreement.

8.11. No Assignment. No Party may assign any of its rights or obligations under this Agreement.

8.12. Section Captions. The captions of the sections are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

8.13. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

8.14. Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.

8.15. No Presumption. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the Party causing the Agreement to be drafted.

8.16. Notices. Any notice required by this Agreement shall be in writing. All notices, demands, requests and other communications required or permitted hereunder shall be in writing, and shall be (a) personally delivered with a written receipt of delivery; (b) sent by a nationally-recognized overnight delivery service requiring a written acknowledgement of receipt or providing a certification of delivery or attempted delivery; (c) sent by certified or registered mail, return receipt requested; or (d) sent by confirmed facsimile transmission or electronic delivery with an original copy thereof transmitted to the recipient by one of the means described in subsections (a) through (c) no later than 5 business days thereafter. All notices shall be deemed effective when actually delivered as documented in a delivery receipt; provided, however, that if the notice was sent by overnight courier or mail as aforesaid and is affirmatively refused or cannot be delivered during customary business hours by reason of the absence of a signatory to acknowledge receipt, or by reason of a change of address with respect to which the addressor did not have either knowledge or written notice delivered in accordance with this paragraph, then the first attempted delivery shall be deemed to constitute delivery. Each Party shall be entitled to change its address for notices from time to time by delivering to the other Party notice thereof in the manner herein provided for the delivery of notices. All notices shall be sent to the addressee at its address set forth in the Preamble to this Agreement.

8.17. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to C.R.S. § 24-11-101(1), such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.

8.18. Authority. The persons executing this Agreement on behalf of the Parties covenant and warrant that each is fully authorized to execute this Agreement on behalf of such Party.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Authority and the Library District have caused their duly authorized officials to execute this Agreement effective as of the Effective Date.

PIKES PEAK LIBRARY DISTRICT, a political
subdivision of the State of Colorado

By: _____
Title: _____

ATTEST:

By: _____

COLORADO SPRINGS URBAN RENEWAL
AUTHORITY, a body corporate and politic of the
State of Colorado

By: _____
Title: _____

ATTEST:

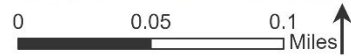
By: _____

Exhibit A

The Property



-  Bristow Lowell URA Boundary
-  Bristow Lowell URA Parcels
-  Parcel



Final Report

Bristow-Lowell Urban Renewal Plan

The Economics of Land Use



Prepared for:
Colorado Springs Urban Renewal Authority

Prepared by:
Economic & Planning Systems, Inc.

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EPS #223121

June 17, 2024

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1. Introduction

Preface

This Bristow-Lowell Urban Renewal Plan (“Plan” or the “Urban Renewal Plan”) has been prepared for the City of Colorado Springs, Colorado, a home rule municipal corporation of the State of Colorado (the “City”). The Plan will be carried out by the Colorado Springs Urban Renewal Authority (the “Authority” or “CSURA”), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended to date (the “Act”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

Blight Findings

Under the Act, an urban renewal area is a blighted area, as defined by the Act, and has been designated as appropriate for an urban renewal project by the City Council of the City (the “City Council”). In each urban renewal area, conditions of blight must be present, and the City Council must find that the presence of those conditions of blight substantially impair or arrest the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in order for the Authority to exercise its powers.

The Bristow-Lowell Conditions Survey prepared by Economic & Planning Systems (EPS) in July 2021 (“Conditions Survey”) was provided to the Authority under separate cover and demonstrates that the Bristow-Lowell Study Area (“Study Area”), as defined in the Conditions Study, is eligible to be declared a blighted area by the City Council under the Act. The Conditions Survey identified and documented 5 of the 11 blight factors present in the Study Area. A description of the blight factors and observations is presented below in Chapter 4 of this report.

Urban Renewal Area Boundaries

The Bristow-Lowell Urban Renewal Area (“URA” or “Plan Area”) is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of six parcels on approximately 5.75 acres of land and the adjacent right of way (ROW). The boundaries of the Plan Area to which this Plan applies includes parcels 1 to 3 located along East Las Animas Street with South Weber Street to the east and South Nevada Avenue to the west; South Weber Street to East Fountain Boulevard; and parcels 4 to 6 located south of East Fountain Boulevard with South Corona Street to the east and South Weber Street to the west, as illustrated in red below in **Figure 1** and more particularly described on Exhibit A attached hereto and made a part of hereof.

Figure 1. Bristow-Lowell Urban Renewal Plan Area



- Bristow Lowell URA Boundary
- Bristow Lowell URA Parcels
- Parcel



Ownership

Parcels 1-3 are owned by "QOF Lowell Commons LLC" and parcels 4-6 are owned by "Draper Commons Land Holdings LLC." Both groups are owned by the same individual and this owner anticipates being the developer for both sites, if approved.

Zoning and Land Use

All properties within the Plan Area are currently vacant with no building improvements. The Plan Area is zoned as a Planned Development Zone (PDZ). PDZs allow for a variety of land uses and encourage high quality developments that could not otherwise be achieved through the City's standard zone districts. The PDZ land use plan determines the specifically allowed residential and nonresidential land uses, and intensity and density of development. This is further described in the *Lowell Neighborhood Concept Plan* and is referenced on page 12.

In addition, parcel 4 is within Streamside Overlay Zone (SS). This overlay zone district is defined by the Colorado Springs Zoning Code as a district that "is characterized by intermittent and perennial streams which provide significant wildlife habitat, riparian vegetation, water quality protection, flood protection, open space and multiuse trail opportunities which add to the character, attractiveness and quality of life of the community." This parcel is located on the southeastern edge of the Plan Area and is planned to be kept natural with minimal improvements related to park use.

2. Definitions

Terms used in this Plan are defined below and are representative of Urban Renewal Law C.R.S. 31-25-103.

- **Act or Urban Renewal Law** – Urban Renewal Law of the State of Colorado, Colo. Rev. Stat. § 31-25-101 et seq.
- **Available Property Tax Increment Revenues** – all Property Tax Increment Revenues available pursuant to the Tax Increment Financing provisions of the Act not payable to taxing bodies pursuant to agreements, if any, with the Authority or otherwise as provided in §31-25-107(9.5) of the Act. In the event that an agreement is reached with a taxing body pursuant to § 31-25-107(9.5) of the Act after the effective date of Plan approval by the City Council, the Property Tax Increment Revenues generated by said taxing body’s mill levy shall become Available Property Tax Increment Revenues, and the addition of such revenue shall not be a substantial modification to this Plan.
- **Available Revenues** – any and all revenues available to the Authority, including, without limitation, Available Property Tax Increment Revenues, any revenues available to the Authority from Districts, or any other source that are available under this Plan or otherwise under the Act.
- **Bonds** – any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations.
- **District (or Districts)** – means a metropolitan district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et seq., C.R.S., as from time to time amended, or a business improvement district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Business Improvement District Act, 31-25-1201, et seq., C.R.S., as from time to time amended, or any successor District or Districts thereto as may be approved by the City.
- **Property Taxes** – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in the Plan Area.
- **Property Tax Increment Revenues** – the property tax revenues allocated to the Authority pursuant to §31-25-107(9) of the Act and Chapter 7 of this Plan.

- **Real property** – lands, lands under water, structures, and any and all easements, franchises, incorporeal hereditaments, and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage, or otherwise.
- **Redevelopment/Development Agreement** – one or more agreements between the Authority and developer(s) and/or property owners or such other individuals or entities as determined by the Authority to be essential to carry out the objectives of this Plan.
- **Slum area** – an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.
- **Tax increment financing (TIF)** – the tax allocation financing as described in C.R.S. 31-25-107(9) of the Act as in effect on the date this Plan is approved by City Council.
- **Urban Renewal Authority or Authority** – a corporate body organized pursuant to the provisions of the Act for the purposes, with the powers, and subject to the restrictions set forth in the Act.
- **Urban Renewal Plan or Plan** – a plan, as it exists from time to time, for an urban renewal project, which plan conforms to a general or master plan for the physical development of the municipality as a whole and which is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
- **Urban Renewal Project** – undertakings and activities for the elimination and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation, or any combination or part thereof, in accordance with an urban renewal plan.

3. Purpose

The purpose of this Plan is to reduce, eliminate, and prevent the spread of blight within the Plan Area through private development. The Plan sets goals to achieve this through implementing established objectives for the Plan Area and assisting with the eligible costs of redevelopment, promoting economic growth and private investment through the tools available within the context of urban renewal tools, laws, and guidelines, including, without limitation, tax increment financing (TIF).

Establishment of the Urban Renewal Area will take advantage of improving conditions and the upcoming development cycle by focusing urban renewal efforts in a small area for the duration in accordance with the mandates of the Act.

Vision

The vision of the Plan Area, as expressed by the developer, is to construct two middle-income workforce housing developments along with associated site improvements likely to include sidewalks, streetscape, landscaping, and a public park. The projects address the need for housing at the working household level that is often not addressed by new multifamily development. Both developments will include units restricted to households earning between 70% and 110% of area median income (AMI). The exact AMI levels will be determined based on market financing conditions and the average AMI for each project will be as low as reasonably possible.

Bristow Commons is proposed to be built on southern parcels 4, 5, and 6. The proposed site plan, illustrated in **Figure 2**, and concept rendering, illustrated in **Figure 3**, includes approximately 185 units ranging from studio, one-, and two-bedroom units. Lowell Commons is proposed to be built on northern parcels 1, 2, and 3. The proposed site plan, illustrated in **Figure 4**, and concept rendering, illustrated in **Figure 5**, includes between 185 to 205 units with a mix of studio, one-, and two-bedroom units. Lowell Commons may include a small amount of ground floor retail. The exact number of units and unit mix for each development are subject to change.

Figure 2. Bristow Commons Site Plan



Figure 3. Bristow Commons Concept Rendering



Figure 4. Lowell Commons Site Plan

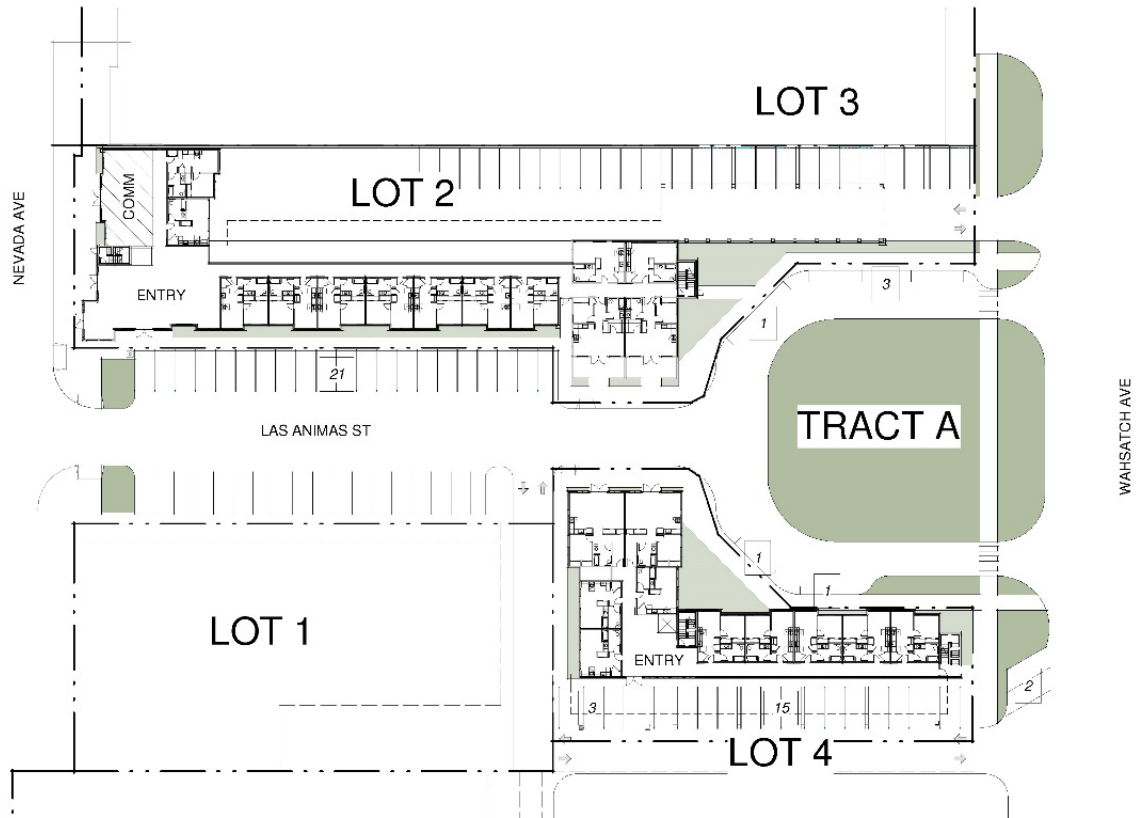


Figure 5. Lowell Commons Concept Rendering



4. Blight Conditions

Before an urban renewal plan can be adopted by the City Council, there must be a determination that an area constitutes a blighted area. This determination depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a range of conditions that, in combination, tend to accelerate the phenomenon of deterioration of an area. The definition of a blighted area is based upon the definition articulated in the Urban Renewal Law (C.R.S. § 31-25-103) as follows:

"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- a. Slum, deteriorated, or deteriorating structures;*
- b. Predominance of defective or inadequate street layout;*
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- d. Unsanitary or unsafe conditions;*
- e. Deterioration of site or other improvements;*
- f. Unusual topography or inadequate public improvements or utilities;*
- g. Defective or unusual conditions of title rendering the title nonmarketable;*
- h. The existence of conditions that endanger life or property by fire and other causes;*
- i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- j. Environmental contamination of buildings or property;*
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, building, or other improvements; or*
- l. If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5)*

of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

To use the powers of eminent domain, the definition of “blighted” is broadened to require that five of the eleven blight factors must be present (C.R.S. § 31-25-105.5(5)(a)):

(a) “Blighted area” shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, “blighted area” means an area that, in its present condition and use and, by reason of the presence of at least five of the factors specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The methodology used to prepare the Conditions Survey for the Plan Area involved the following steps: (i) identify parcels to be included in the Plan Area; (ii) gather information about the properties and infrastructure within the Plan Area boundaries; (iii) evaluate evidence of blight through field reconnaissance; and (iv) record observed and documented conditions listed as blight factors in State Statute. The entire Conditions Survey is provided under separate cover.

5. Plan Goals and Conformance

Plan Goals and Objectives

The overall objective of this Plan is to remediate unfavorable existing conditions and prevent further deterioration by implementation of the relevant provisions contained in the following documents:

- Lowell Neighborhood Concept Plan, 1999
- PlanCOS (City of Colorado Springs Comprehensive Plan), 2019
- HomeCOS (City of Colorado Springs Affordable and Attainable Housing Plan), 2020
- City of Colorado Springs Strategic Plan, 2020-2024

The Plan is intended to stimulate private sector development in the Plan Area with a combination of private investment and Authority financing. The Plan has the following objectives:

- Implement PlanCOS and HomeCOS
- Prevent and eliminate conditions of blight within the City of Colorado Springs
- Encourage and provide incentives for the private development of affordable housing
- Encourage the development of projects that would not otherwise be considered financially feasible without the participation of CSURA
- Enhance the current property tax revenue within the City and County with development that will increase the assessed valuation and provide additional sales tax collections throughout the city

Plan Conformance

Urban Renewal Law

This Plan is in conformity with and subject to the applicable statutory requirements of the Urban Renewal Law.

Lowell Neighborhood Concept Plan

The *Lowell Neighborhood Concept Plan* was approved in 1999 to define the PUD zoning of the Lowell Subdivision with a site plan, infrastructure phasing plan, and street cross sections. The *Lowell Neighborhood Concept Plan* allows residential, office, and commercial uses with development beginning in 2000. Residential density is identified for single family attached and detached, apartments, townhouse, and condominium. It sets the maximum building height at 60 feet and identifies parking requirements. This Plan is intended to implement and adhere to the *Lowell Neighborhood Concept Plan* for all properties within the Lowell Subdivision, which includes Bristow Commons on parcels 4, 5, and 6 (**Figure 1**).

PlanCOS

The City of Colorado Springs' adopted Comprehensive Plan, known as *PlanCOS*, describes the City's vision of creating a vibrant community organized around six themes of vibrant neighborhoods, unique places, thriving economy, strong connections, renowned culture, and majestic landscapes. This Plan is intended to implement *PlanCOS* and is in direct conformance with *PlanCOS*. The URA Plan supports two themes in *PlanCOS* of vibrant neighborhoods and unique places. The following excerpts from *PlanCOS* highlight the linkage between *PlanCOS* and this Plan under these two themes. These are representative excerpts, and not an all-inclusive list of relevant statements:

- **Vision Map** – The Plan Area in the PlanCOS Vision Map is within Downtown.
- **Vibrant Neighborhoods Framework** – The Plan Area is located in Downtown Colorado Springs.
- **Goal VN-2** – Strive for a diversity of housing types, styles, and price points distributed throughout the city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.
- **Goal VN-3** – Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.
- **Unique Places Framework** – The unique places framework shows the vision of unique places in the city and focuses on designing these places to be compatible with surrounding neighborhoods and business areas. The Plan Area is located within Downtown. The goal of Downtown is to continue to grow and adapt Downtown Colorado Springs as the singular economic and cultural heart of the city and region, consistent with the Experience Downtown Colorado Springs Plan.
- **Goal UP-2** – Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

- **Policy UP-2.A:** Support infill and land use investment throughout the mature and developed areas of the city.
- **Goal UP-3** – Continue to grow and support Downtown as an inclusive, mixed use, cultural, and economic heart of the region.

HomeCOS

The City of Colorado Springs adopted *HomeCOS*, a comprehensive affordable and attainable housing plan, in 2020. *HomeCOS* addresses the region’s housing affordability challenges by analyzing the current housing needs and identifying strategies and tools to increase housing supply. This Plan will create new housing units at affordable rental rates, which directly supports and implements objective 2 in *HomeCOS*, which is to increase the supply of affordable rentals. Specific strategies this Plan supports include:

- **2A** – Create and implement an incentive package that facilitates affordable and attainable housing as infill development
- **2C** – Create public-private partnerships with the business community to increase affordable rental housing

City of Colorado Springs Strategic Plan

The City of Colorado Springs Strategic Plan for 2020-2024 ensures programs, services, and initiatives are aligned and serve a strategic vision. The Strategic Plan’s core values include promoting job creation, investing in infrastructure, excelling in City services, and building community and collaborative relationships. The Bristow-Lowell URA Plan directly implements the Strategic Plan and the following excerpts are representative of the alignment between the two:

- **3.0 – Building Community and Collaborative Relationships** – Provide strategic City services and community partnerships to improve citizen quality of life by reducing crime, reducing the number of persons experiencing chronic homelessness, increasing affordable housing opportunities, and facilitating community investment.
- **3.15 – Building Community and Collaborative Relationships** – Improve access to a broad range of homeless, affordable, and workforce housing.

Development Standards and Procedures

All development within the Plan Area shall conform to the City's Land Use Code and any site-specific City zoning regulations and policies that might impact properties in the Plan Area, all as in effect and as may be amended. However, as authorized by the Urban Renewal Law, the Authority may arrange with the City for the planning, replanning, zoning or rezoning of any part of the Plan Area as needed in connection with the urban renewal project described in this Plan.

6. Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. The Authority is authorized to provide both financial assistance and improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public private partnerships and other forms of cooperative development, including Cooperation Agreements, will be essential to the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions. Without limitation, undertakings and activities of the Authority in the furtherance of this Plan as described as follows.

Undertakings and Activities to Remedy Blight

As described in **Chapter 4** of this Plan, five qualifying conditions of blight were identified in the Study Area of which this Urban Renewal Area is a part. Each of the five qualifying conditions was observed within the Urban Renewal Area. Implementation of this Plan by providing urban renewal resources for public and private improvements will remedy the conditions identified:

- (b) *Predominance of defective or inadequate street layout - Observed***
Roadway improvements including curbs, sidewalks, and filling potholes will improve the existing street layout and function ability.
- (d) *Unsanitary or unsafe conditions – Observed and data supported***
The private investments and onsite development will eliminate the excessive litter and dumping as well as provide a safe and welcoming environment with enhanced lighting.
- (e) *Deterioration of site or other improvements - Observed***
The development of the Plan Area will remove deteriorated site improvements including curbs, and replace with adequate improvements associated with the site plan and development standards. The Plan Area will be landscaped and maintained appropriately.
- (f) *Unusual topography or inadequate public improvements or utilities - Observed***
The Plan Area will be graded and filled as needed to improve drainage, roadway, and pedestrian infrastructure.

(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements - Observed

The Plan Area is currently vacant and does not generate taxable revenue for the City. Through private investment and support from the Authority, the Plan Area will develop into a vibrant property and be fully utilized.

Project Development Plan

The primary goal of this Plan is to eliminate the current conditions of blight in the Urban Renewal Area and prevent those conditions from reoccurring. The contemplated redevelopment of the Plan Area is for use as affordable housing and related facilities; provided however, the Authority is authorized to approve any uses for the Plan Area that eliminate blight and are consistent with the Comprehensive Plan and applicable zoning, including, without limitation, mixed use development, including residential, hotel, commercial, retail, office, industrial, cultural, and public uses.

Complete Public Improvements and Facilities

The Authority may undertake certain actions to make the area more attractive for private investment. The Authority may, or may cause others, including, without limitation, one or more Districts to install, construct, and reconstruct any public improvements, including, without limitation, parking facilities. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

Plan Modification

The Authority may propose, and City Council may make, modifications to this Plan as may be necessary; provided, however, any modification of the Plan shall (a) comply with the provisions of the Act, including §31-25-107(7); (b) not impair Available Revenues then-pledged by the Authority or the ability of the Authority to pay any outstanding Bonds, including any reimbursement obligations of the Authority; or (c) not impair the ability of the Authority or any party to any then-existing agreement to fully perform their respective covenants and duties under any such agreement. The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement or application of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

Provide Relocation Assistance

While it is not anticipated as of the date of this Plan that acquisition of real property will result in the relocation of any individuals, families, or business concerns; if such relocation becomes necessary, the Authority will adopt a relocation plan as necessary to comply with applicable provisions of the Act.

Demolition, Clear and Prepare Improvements

The Authority is authorized to demolish or cooperate with others to clear buildings, structures, and other improvements within the Plan Area in an effort to advance projects deemed consistent with the vision stated herein. Such demolition or site clearance is necessary to eliminate unhealthy, unsanitary, and unsafe conditions; eliminate obsolete uses deemed detrimental to the public welfare; remove and prevent the spread of blight; and facilitate redevelopment of the Plan Area by private enterprise.

Acquire and Dispose of Property

It is not expected that the Authority will be required to acquire property to carry out the project. However, if the Authority determines such acquisition is necessary, it is authorized to acquire any such property by negotiation or any other method, except that the Authority is not authorized to acquire property by eminent domain. Properties acquired by the Authority by negotiation may be temporarily operated, managed and maintained by the Authority if requested to do so by the acquiring entity and deemed in the best interest of the Urban Renewal Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the Act and this Plan.

Enter into Redevelopment/Development Agreements

The Authority may enter into Redevelopment/Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this Plan, including the pledge by the Authority of Available Revenues to pay eligible costs pursuant to the Act or any other applicable law. Further, such Redevelopment/Development Agreements, or other contracts, may contain terms, provisions, activities, and undertakings contemplated by this Plan and the Act. Any existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect unless all parties to such agreements agree otherwise.

Enter into Cooperation Agreements

The Authority is authorized to enter into such Cooperation Agreements as may be required by the Act, including tax sharing agreements. The Authority may also use the mediation and other provisions of the Act when necessary to provide adequate financing to carry out this Plan. This paragraph shall not be construed to require any particular form of cooperation.

Other Project Undertakings and Activities

Other project undertakings and activities deemed necessary by the Authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any applicable law or laws.

7. Project Financing

Financing Powers

Except as hereafter specifically provided, the undertakings and activities of the urban renewal project described in this Plan may be financed, in whole or in part, by the Authority to the full extent authorized under the TIF provisions of CRS § 31-25-107(9)(a) in the Urban Renewal Law, as amended, and with any other available sources of revenues and means of financing authorized to be undertaken by the Authority pursuant to the Urban Renewal Law and under any other applicable law, which shall include, without limitation:

- The collection and use of revenues from property tax increments, sales tax increments, interest income, federal loans or grants, agreements with public, quasi-public, or private parties and entities, loans or advances from any other available source, and any other available sources of revenue.
- The issuance of bonds and other indebtedness, including, without limitation, notes or any other financing instruments or documents in amounts sufficient to finance all or part of the Plan. The borrowing of funds and creation of other indebtedness.
- The use of any and all financing methods legally available to the City, the Authority, any private developer, redeveloper, or owner to finance in whole or in part any and all costs, including without limitation the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development of the Plan Area. Such methods may be combined to finance all or part of activities and undertakings throughout the Plan Area.
- The principal, interest, any premiums and any other amounts legally due on or in connection with any indebtedness or obligation of the Authority may be paid from property tax increments, sales tax increments or any other funds, revenues, assets or property legally available to the Authority.

This Plan contemplates, however, that the primary method of assisting with financing eligible expenses in the Plan Area will be through the use of revenues generated by Property Tax Increment. It is the intent of the City Council in approving this Plan to authorize the use of TIF by the Authority as part of its efforts to advance the vision, objectives, and activities described herein.

Tax Increment Financing District

Pursuant to the provisions of Section 31-25-107(9) of the Urban Renewal Law, in approving this Plan, the City Council hereby approves the Plan Area as a single tax increment financing district with the same boundary as the Plan Area (the "TIF District"). The boundaries of this TIF District shall therefore be as depicted in **Figure 1**.

Property Tax Increment Financing

The Authority is specifically authorized to collect and expend property tax increment revenue to the full extent authorized by the Urban Renewal Law and to use that revenue for all purposes authorized under this Plan.

Property Tax Increment Limitations

The Authority shall establish a fund for the financing authorized under this Plan that shall be funded with the property tax allocation authorized to the Authority under the Urban Renewal Law in C.R.S. Section 31-25-107(9). Under this method, the property taxes of specifically designated public bodies, if any, levied after the effective date of the approval of this Plan upon taxable property in the Plan Area each year by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

Base Amount – That portion of the taxes that are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Plan Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Plan Area, the effective date of the modification of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

Increment Amount – That portion of said property taxes in excess of such base amount must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess property tax collections not allocated in this way must be paid into the funds of the municipality or other taxing entity, as applicable.

Unless and until the total valuation for assessment of the taxable property in the Plan Area exceeds the base valuation for assessment of the taxable property in the Plan Area, all of the taxes levied upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies.

When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies, and all moneys remaining in the special fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body, other than the City, within the boundaries of the Plan Area must be repaid to each taxing body based on the pro rata share of the prior year's property tax increment attributable to each taxing body's current mill levy in which property taxes were divided. Any moneys remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement. Notwithstanding any other provision of law, revenues excluded by §31-25-107(9)(a)(II) of the Act are not intended to be included in Available Property Tax Increment Revenues.

Notwithstanding any other provision of law, any additional revenues the City, county, special district, or school district receives either because the voters have authorized the City, county, special district, or school district to retain and spend said moneys pursuant to section 20(7)(d) of Article X of the Colorado Constitution subsequent to the creation of this special fund or as a result of an increase in the property tax mill levy approved by the voters of the City, county, special district, or school district subsequent to the creation of the special fund, to the extent the total mill levy of the City, county, special district, or school district exceeds the respective mill levy in effect at the time of approval or substantial modification of the Plan, are not included in the amount of the increment that is allocated to and, when collected, paid into the special fund of the authority.

In calculating and making these payments, the County Treasurer may offset the Authority's pro rata portion of any property taxes that are paid to the Authority under these terms and that are subsequently refunded to the taxpayer against any subsequent payments due to the Authority for an urban renewal project. The Authority shall make adequate provision for the return of overpayments in the event that there are not sufficient property taxes due to the Authority to offset the Authority's pro rata portion of the refunds. The Authority may establish a reserve fund for this purpose or enter into an intergovernmental agreement with the municipal governing body in which the municipality assumes responsibility for the return of the overpayments.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the County for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S. The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

At the time of general reassessment of taxable property valuations in El Paso County, including all or part of the Plan Area subject to division of valuation for assessment between base and increment, as provided above, the portions of valuations for assessment to be allocated as provided above shall be proportionately adjusted in accordance with such reassessment or change. Note that at the time of this Plan adoption, such a general reassessment occurs every two years, in the odd-numbered years.

Tax Increment Reimbursements

Tax increment revenues may be used to reimburse the City and/or a developer for costs incurred for improvements related to a project to pay the debt incurred by the Authority with such entities for urban renewal activities and purposes. Tax increment revenues may also be used to pay bonded indebtedness, financial obligations, and debts of the Authority related to urban renewal activities under this Plan.

Within the 12-month period prior to the effective date of the approval or modification of the Plan requiring the allocation of moneys to the Authority as outlined previously, the City, county, special district, or school district is entitled to the reimbursement of any moneys that such City, county, special district, or school district pays to, contributes to, or invests in the Authority for a project. The reimbursement is to be paid from the special fund of the Authority.

8. Severability and Reasonable Variations

The Authority shall have the ability to approve reasonable variations (as determined by the Board) from the strict application of these Plan provisions, so long as such variations reasonably accommodate the intent and purpose of this Plan and the Urban Renewal Law. Plan provisions may be altered by market conditions, redevelopment opportunities and/or the needs of the community affected by the Plan.

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

9. Effective Date of the Plan

This Plan shall be effective upon its final approval by the City Council. Except as otherwise permitted under the Urban Renewal Law, the term of the TIF period is twenty-five (25) years from the effective date of the Plan, unless the Authority deems, to the extent consistent with the terms in the applicable agreements, including, without limitation, Redevelopment/Development Agreements and Cooperation Agreements, that all activities to accomplish the Project have been completed and all debts incurred to finance such activities and all expenses of the Authority have been repaid. In that event, the Authority may declare the Plan fully implemented.

Exhibit A

URA LOWELL LEGAL DESCRIPTIONS:

PARCEL 1:

BRISTOW HOUSE

LOT 1 AND TRACT A, BRISTOW HOUSE AS RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER AND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

SAID LOT 1 AND TRACT A CONTAIN 5.15 ACRES, MORE OR LESS.

PARCEL 2:

EAST FOUNTAIN BOULEVARD FROM THE EASTERLY RIGHT OF WAY OF SOUTH WEBER STREET TO THE EASTERLY BOUNDARY OF BRISTOW HOUSE:

ALL OF THE RIGHT OF WAY OF EAST FOUNTAIN BOULEVARD LYING BETWEEN THE EASTERLY RIGHT OF WAY OF WEBER STREET AND THE NORTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF "BRISTOW HOUSE" AS RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, AND LOCATED IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

SAID TRACT CONTAINS 1.48 ACRES, MORE OR LESS.

PARCEL 3:

WRITER'S WAY RIGHT OF WAY

ALL THAT PORTION OF WRITERS WAY LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF FOUNTAIN BOULEVARD AND NORTHERLY OF THE NORTHEASTERLY BOUNDARY OF LOT 2 IN SAID SUBDIVISION EXTENDED NORTHWESTERLY TO THE RIGHT OF WAY LINE OF WRITERS WAY, "THE LOWELL SUBDIVISION FILING NO. 3" AS RECORDED UNDER RECEPTION NUMBER 208712831 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, IN THE CITY OF COLORADO SPRINGS,

SAID TRACT CONTAINS 0.37 ACRES, MORE OR LESS.

PARCEL 4:

VICTORIA STREET RIGHT OF WAY

ALL THAT PORTION OF VICTORIA STREET LYING SOUTHERLY OF THE SOUTH RIGHT OF WAY OF FOUNTAIN BOULEVARD AND NORTHERLY OF THE SOUTHWESTERLY BOUNDARY OF LOT 3 EXTENDED NORTHWESTERLY ACROSS VICTORIA STREET AS DEPICTED IN "THE LOWELL SUBDIVISION FILING NO. 3" AS RECORDED UNDER RECEPTION NUMBER 208712831 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, IN THE CITY OF COLORADO SPRINGS,

SAID TRACT CONTAINS 0.18 ACRES, MORE OR LESS.

PARCEL 5:

THE POETS LOFT SUBDIVISION TRACTS

LOT 2, 3 AND 4 "THE POETS LOFT SUBDIVISION" AS RECORDED UNDER RECEPTION NUMBER 201098615 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

SAD LOTS CONTAIN 1.20 ACRES, MORE OR LESS.

PARCEL 6:

RIGHT OF WAY OF LAS ANIMAS STREET:

ALL THAT PORTION OF THE LAS ANIMAS STREET PUBLIC RIGHT OF WAY AS DEPICTED ON THE RECORDED PLAT OF "THE POETS LOFT SUBDIVISION" AS RECORDED UNDER RECEPTION NUMBER 201098615 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER,

SAID TRACT CONTAINS 0.65 ACRES, MORE OR LESS.

PARCEL 7:

RIGHT OF WAY OF SOUTH WEBER STREET:

ALL OF THAT PUBLIC RIGHT OF WEBER STREET LYING BETWEEN THE NORTHERLY BOUNDARY OF LOT 3 EXTENDED EASTERLY TO THE EASTERLY RIGHT OF WAY LINE OF SAID WEBER STREET AND THE SOUTHERLY RIGHT OF WAY OF FOUNTAIN BOULEVARD ADJACENT TO THE POETS LOFT SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 201098615 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER AND ADJACENT TO "THE LOWELL SUBDIVISION FILING NO. 7 AS RECORDED UNDER RECEPTION NUMBER 208712765 OF SAID COUNTY RECORDS AND ADJACENT TO THE SOUTH 1/2 OF LOT 10 AND LOT 9, BLOCK 315 IN THE "MAP OF ADDITION NO. 2 TO THE TOWN OF COLORADO SPRINGS AS RECORDED IN PLAT BOOK A AT PAGE 25 EXTENDING SOUTHERLY TO THE SOUTHERLY RIGHT OF WAY OF FOUNTAIN BOULEVARD.

SAID RIGHT OF WAY CONTAINS 1.40 ACRES, MORE OR LESS.

PARCEL 8:

**EASTERLY HALF OF NEVADA AVENUE ADJACENT TO LAS ANIMAS STREET
AND LOT 2, "THE POET LOFTS SUBDIVISION"**

THE EASTERLY ONE-HALF OF THE PUBLIC RIGHT OF NEVADA AVENUE ADJACENT TO LOT 2 AND ADJACENT TO THE PUBLIC RIGHT OF WAY OF LAS ANIMAS STREET AS DEPICTED ON "THE POETS LOFT SUBDIVISION" AS RECORDED UNDER RECEPTION NUMBER 201098615 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER.

SAID TRACT CONTAINS 0.27 ACRES, MORE OR LESS.

PARCEL 9:

REMAINDER PARCEL EAST OF THE BRISTOW HOUSE AND

SOUTH OF FOUNTAIN BOULEVARD

THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 3377 AT PAGE 543 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER , IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

TOGETHER WITH THAT TRACT OF LAND LOCATED WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO ,

SAID TRACT IS BOUNDED ON THE NORTH BY THE NORTHERLY RIGHT OF WAY LINE OF FOUNTAIN BOULEVARD;

BOUNDED ON THE EAST BY THE WESTERLY BOUNDARY LINE OF (AND THE NORTHERLY PROLONGATION THEREOF), OF WASHINGTON HEIGHTS ADDITION TO THE CITY OF COLORADO SPRINGS AS RECORDED IN PLAT BOOK E AT PAGE 10 OF SAID COUNTY RECORDS;

BOUNDED ON THE WEST AND SOUTH BY THE BRISTOW HOUSE, A SUBDIVISION IN THE CITY OF COLORADO SPRINGS AS RECORDED UNDER RECEPTION NUMBER _____ OF THE SAID COUNTY RECORDS.

PARCEL 10:

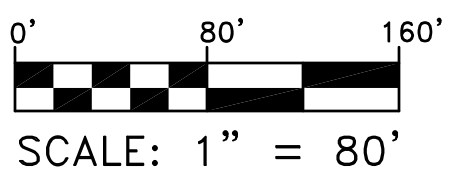
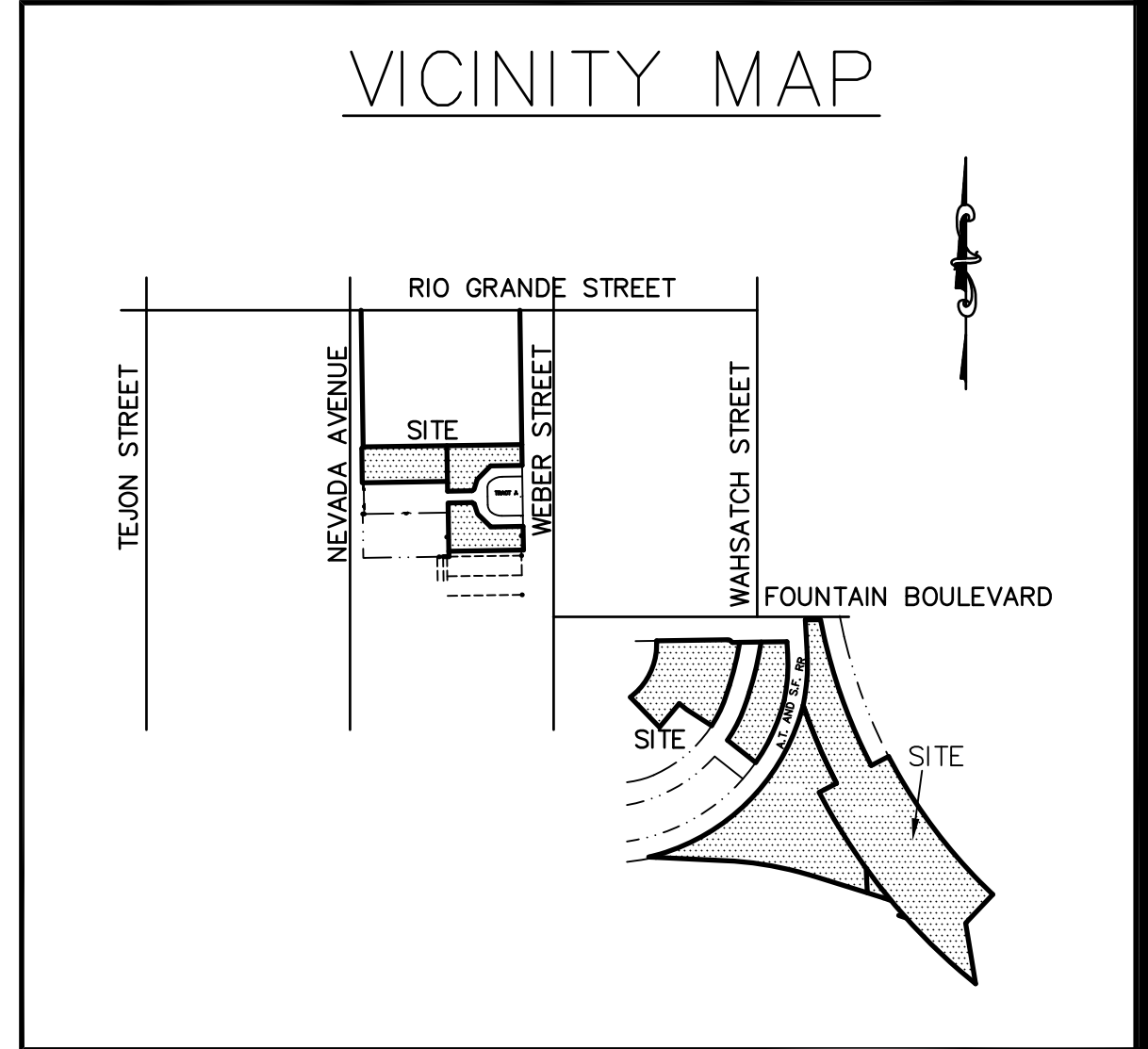
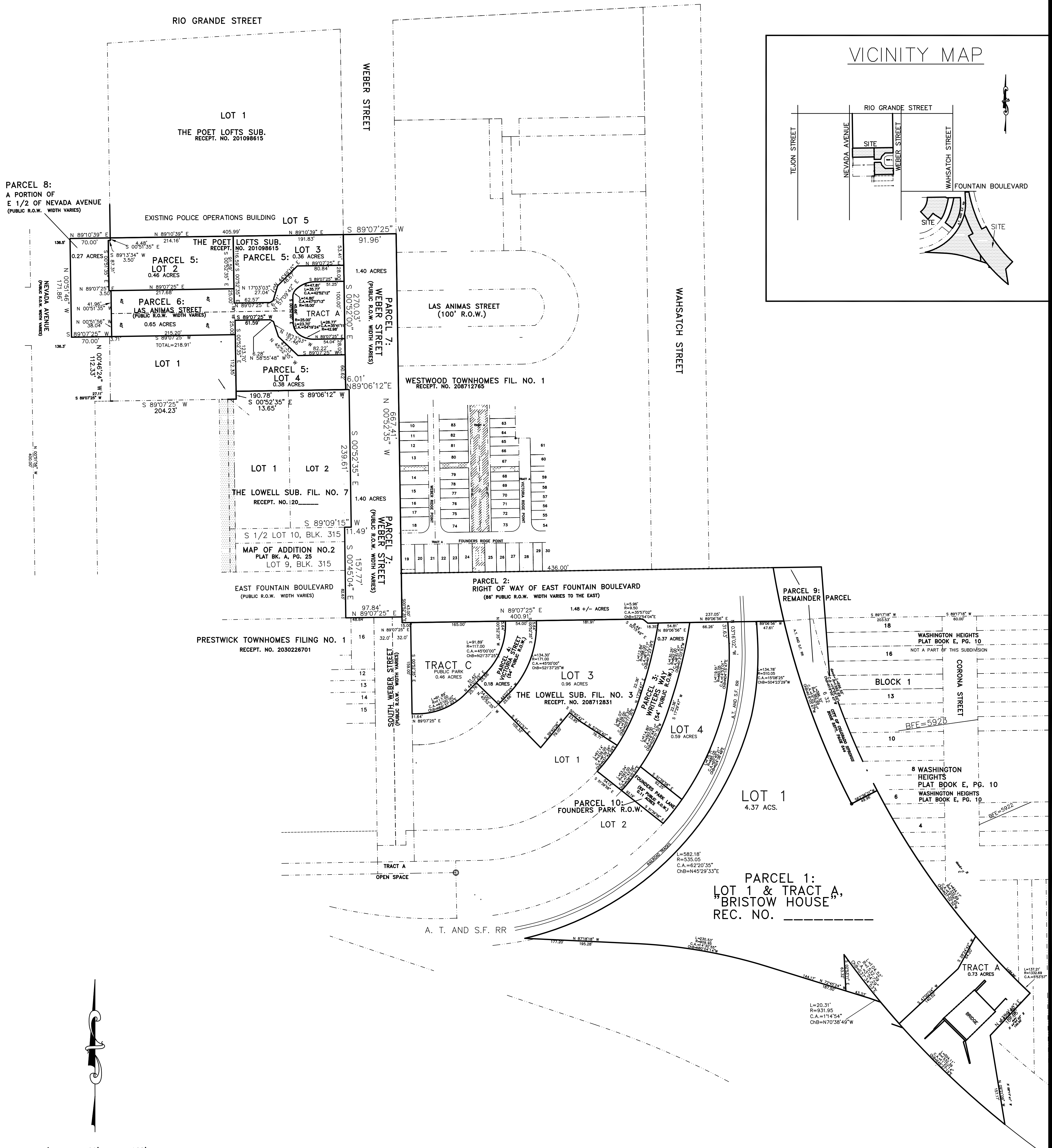
RIGHT OF WAY OF FOUNDERS PARK LANE:

ALL THAT PORTION OF FOUNDERS PARK LANE LYING BETWEEN LOTS 2 AND LOT 4, "THE LOWELL SUBDIVISION FILING NO. 3" AND SOUTHEASTERLY OF THE RIGHT OF WAY OF WRITERS WAY AS RECORDED UNDER RECEPTION NUMBER 208712831 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, IN THE CITY OF COLORADO SPRINGS,

SAID TRACT CONTAINS 0.11 ACRES, MORE OR LESS.

EXHIBIT FOR LEGAL DESCRIPTIONS

THE URBAN RENEWAL AUTHORITY AT THE LOWELL NEIGHBORHOOD
 IN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th P.M.
 IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



JOB NO.: 40102
 JUNE 12, 2024

ROCKY MOUNTAIN LAND SERVICES

4465 NORTHPARK DRIVE, SUITE 303
 COLORADO SPRINGS, COLORADO
 719-630-0559

Final Report

Bristow-Lowell Existing Conditions Survey

The Economics of Land Use



Prepared for:
City of Colorado Springs Urban Renewal Authority

Prepared by:
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June 17, 2024

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1. Introduction

In May of 2021, Economic & Planning Systems (EPS), working with the City of Colorado Springs Urban Renewal Authority (CSURA), conducted the following existing conditions survey (Survey) of the proposed Bristow-Lowell Urban Renewal Plan Area (Study Area). A site visit was conducted in June 2024 to confirm the original findings from 2021 are still present. Photos from this recent visit can be found in the Appendix. This proposed plan area is along East Las Animas Street with South Weber Street to the east and South Nevada Avenue to the west; South Weber Street to East Fountain Boulevard; south of East Fountain Boulevard with South Corona Street to the east and South Weber Street to the west, as shown in **Figure 1** on page 6.

The CSURA anticipates creating a new plan area to support redevelopment plans of the site. The proposed Urban Renewal Area captures the redevelopment plans and, if approved, will aide in supporting the proposed redevelopment and enabling needed public improvements to be constructed in the area.

Purpose

The primary purpose of this Survey is to determine whether the Study Area qualifies as a “blighted area” within the meaning of Colorado Urban Renewal Law. Secondly, this Survey will influence whether the Study Area should be recommended to be established as a URA Plan Area for such urban renewal activities, as the URA and City Council deem appropriate.

Colorado Urban Renewal Law

The requirements for the establishment of a URA plan are outlined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq. In order to establish an area for urban renewal, there are an array of conditions that must be documented to establish a condition of blight. The determination that constitutes a blighted area depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a multiplicity of conditions which, in combination, tend to accelerate the phenomenon of deterioration of an area and prevent new development from occurring.

Urban Renewal Law

Blight Factors (C.R.S. § 31-25-103)

"Blighted area' means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of defective or inadequate street layout;*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) Unsanitary or unsafe conditions;*
- (e) Deterioration of site or other improvements;*
- (f) Unusual topography or inadequate public improvements or utilities;*
- (g) Defective or unusual conditions of title rendering the title nonmarketable;*
- (h) The existence of conditions that endanger life or property by fire or other causes;*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) Environmental contamination of buildings or property;*
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or*
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation."*

Use of Eminent Domain

In order for an Urban Renewal Authority to use the powers of eminent domain to acquire properties, 5 of the 11 blight factors must be present (C.R.S. § 31-25-105.5(a)).

"Blighted area' shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "blighted area" means an area that, in its present condition and use and, by reason of the presence of at least five of the factors specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare."

Urban Renewal Case Law

In addition to the State statute, several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. The following parameters have been established through case law for determining blight and the role of judiciary review.

Tracy v. City of Boulder (Colo. Ct. App. 1981)

- Upheld the definition of blight presented in the Urban Renewal Law as a broad condition encompassing not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisioning the prevention of deterioration. Therefore, the existence of widespread nuisance violations and building condemnation is not required to designate an area blighted.
- Additionally, the determination of blight is the responsibility of the legislative body and a court's role in review is to verify if the conclusion is based upon factual evidence determined by the City Council at the time of a public hearing to be consistent with the statutory definition.

Interstate Trust Building Co. v. Denver Urban Renewal Authority (Colo. 1970)

- Determined that blight assessment is not on a building-to-building basis but is based on conditions observed throughout the plan area as a whole. The presence of one well maintained building does not defeat a determination that an area constitutes a blighted area.

Methodology

This Survey was completed by EPS to inventory and establish the existing conditions within the Study Area through data gathering and field observations of physical conditions. The Study Area was defined by the URA to encompass the proposed redevelopment of three properties at the northeast corner of East Las Animas Street and South Nevada Avenue, three properties located south of the intersection of East Fountain Boulevard and South Wahsatch Avenue, and ROW along South Weber Street, Victoria Street, Writers Way, and East Fountain Boulevard. An inventory of parcels within the Study Area was compiled using parcel data from the El Paso County Assessor, documenting parcel ownership, use, vacancy, and assessed value. A series of Study Area maps were then developed to facilitate the field survey, and parcels were photographed to illustrate site conditions.

The field survey was conducted by EPS in May of 2021 and reconfirmed in June 2024. The 11 factors of blight in the state statute were broken down into "conditions" - existing situations or circumstances identified in the Study Area that may qualify as blight under each of the 11 factors. The conditions documented in this report are submitted as evidence to support a "finding of blight" according to Urban Renewal Law. Under the Urban Renewal Law, the final determination of blight within the Study Area is within the sole discretion of the Colorado Springs City Council.

2. Study Area Analysis

Study Area

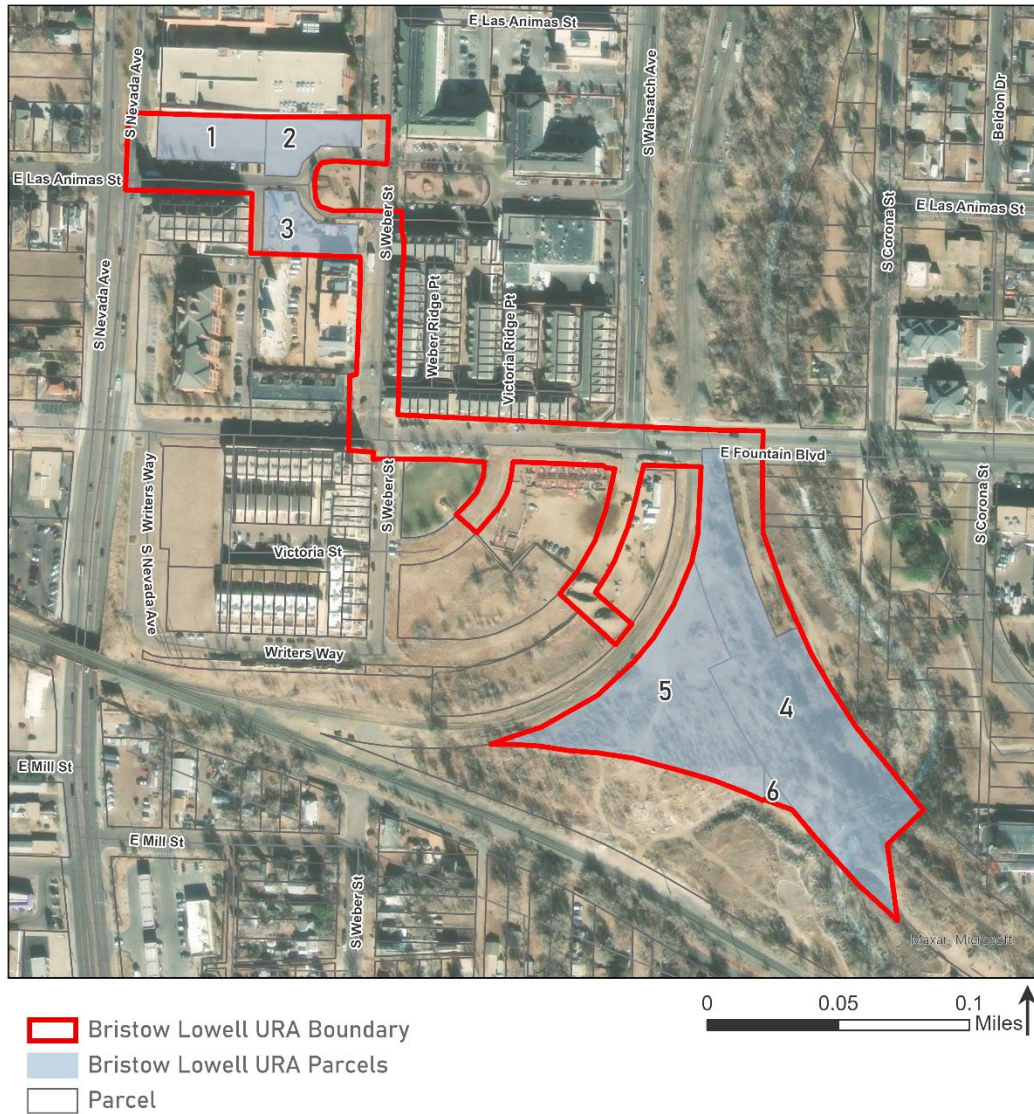
The proposed Bristow-Lowell Urban Renewal Plan Area is comprised of six parcels on approximately 5.75 acres of land and adjacent right of way (ROW), as shown in **Table 1** and **Figure 1**. Parcels 1 to 3 are owned by QOF Lowell Commons LLC and parcels 4 to 6 are Draper Commons Land Holdings LLC. Both owners are the same ownership group. Parcels 1 to 3 are located along East Las Animas Street with South Weber Street to the east and South Nevada Avenue to the west. Parcels 4 to 6 are located south of East Fountain Boulevard with South Corona Street to the east and South Weber Street to the west. All six parcels are vacant and have no building improvements.

Table 1. Parcels Contained in the URA Study Area

#	Parcel	Address	Owner	Occupancy	Acres	Sq. Ft.	Assessed Value
1	6419106022	202 E Las Animas St	QOF Lowell Commons LLC	Vacant	0.46	20,038	\$52,050
2	6419106023	252 E Las Animas St	QOF Lowell Commons LLC	Vacant	0.36	15,682	\$49,470
3	6419106025	251 E Las Animas St	QOF Lowell Commons LLC	Vacant	0.38	16,553	\$53,340
4	6419100024	N/A	Draper Commons Land Holdings LLC	Vacant	3.10	135,036	\$313,280
5	6419100018	N/A	Draper Commons Land Holdings LLC	Vacant	1.41	61,420	\$142,490
6	6419100002	N/A	Draper Commons Land Holdings LLC	Vacant	0.04	1,816	\$4,690
Total					5.75	250,544	\$615,320

Source: El Paso County Assessor; Economic & Planning Systems

Figure 1. Bristow-Lowell Proposed URA Boundary and Parcels



Field Survey Approach

The following assessment is based on a field survey conducted by EPS in May 2021 and June 2024. The survey team walked the entire Study Area, taking notes and photographs to document existing conditions corresponding to the blight factor evaluation criteria detailed in the following section.

Blight Factor Evaluation Criteria

This section details the conditions used to evaluate blight during the field survey. The following conditions correspond with 5 of the 11 blight factors in the Urban Renewal Law. Additional information on a number of these factors for which data was available was also collected. The remaining blight factors cannot be visually inspected and are dependent on other data sources. Given the prevalence of physically observable conditions of blight, these remaining blight factors were not investigated.

Street Layout

The following conditions evaluate the Urban Renewal Law blight factor “(b) *predominance of defective or inadequate street layout,*” through assessment of the safety, quality, and efficiency of street layouts, site access, and internal circulation.

Typical examples of conditions that portray this criterion include:

- Inadequate Street or Alley Width / Cross-section / Geometry
- Poor Provision of Streets or Unsafe Conditions for Vehicular Traffic
- Poor Provision of Sidewalks/Walkways or Unsafe Conditions for Pedestrians
- Insufficient Roadway Capacity
- Inadequate Emergency Vehicle Access
- Poor Vehicular or Pedestrian Access to Buildings or Sites
- Excessive Curb Cuts / Driveways along Commercial Blocks
- Poor Internal Vehicular or Pedestrian Circulation

Unsafe/Unsanitary

The following conditions establish evidence of Urban Renewal Law blight factor “(d) *unsanitary or unsafe conditions,*” by evaluating visual conditions that indicate the occurrence of activities that inhibit the safety and health of the area including, but not limited to, excessive litter, unenclosed dumpsters, and vandalism.

Typical examples include:

- Floodplains or Flood Prone Areas
- Inadequate Storm Drainage Systems/Evidence of Standing Water
- Poor Fire Protection Facilities
- Above Average Incidences of Public Safety Responses
- Inadequate Sanitation or Water Systems
- Existence of Contaminants or Hazardous Conditions or Materials
- High or Unusual Crime Statistics
- Open/Unenclosed Trash Dumpsters
- Cracked or Uneven Surfaces for Pedestrians
- Illegal Dumping/Excessive Litter
- Vagrants/Vandalism/Graffiti/Gang Activity

- Open Ditches, Holes, or Trenches in Pedestrian Areas
- Poorly Lit or Unlit Areas
- Insufficient Grading/Steep Slopes
- Unsafe or Exposed Electrical Wire

Site Improvements

The following conditions evaluate the Urban Renewal Law blight factor “(e) *deterioration of site or other improvements,*” by evidence of overall maintenance deficiencies within the plan area including, deterioration, poorly maintained landscaping, and overall neglect.

Examples of blighted Site Improvements are shown below:

- Neglected Properties or Evidence of Maintenance Deficiencies
- Deteriorated Signage or Lighting
- Deteriorated Fences, Walls, or Gates
- Deteriorated On-Site Parking Surfaces, Curb and Gutter, or Sidewalks
- Unpaved Parking Lot (Commercial Properties)
- Poor Parking Lot/Driveway Layout
- Poorly Maintained Landscaping/Overgrown Vegetation

Infrastructure

The observation of the following infrastructure insufficiencies is evidence of Urban Renewal Law blight factor “(f) *unusual topography or inadequate public improvements or utilities.*”

Prototypical features of blight under this topic include:

- Deteriorated Pavement, Curb, Sidewalks, Lighting, or Drainage
- Lack of Pavement, Curb, Sidewalks, Lighting, or Drainage
- Presence of Overhead Utilities or Billboards
- Inadequate Fire Protection Facilities/Hydrants
- Inadequate Sanitation or Water Systems
- Unusual Topography

Vacancy

The following conditions are evidence of Urban Renewal Law blight factor "(k) the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements." Various examples of features that fulfill this criterion include:

- An Undeveloped Parcel in a Generally Urbanized Area
- Disproportionately Underdeveloped Parcel
- Vacant Structures
- Vacant Units in Multi-Unit Structures

Other Considerations

The remaining six blight factors specified in the Urban Renewal Law were not investigated further due to sufficient evidence from the visual field survey supporting a condition of blight in 5 of the 11 blight factors.

(a) Slum, deteriorated, or deteriorating structures;

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

(g) Defective or unusual conditions of title rendering the title nonmarketable.

(h) The existence of conditions that endanger life or property by fire or other causes.

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities.

(j) Environmental contamination of buildings or property.

Results of Field Survey

This section summarizes the findings of the visual field survey of the Study Area conducted in May 2021 and June 2024. **Table 2** documents the specific blight conditions observed. These conditions are further detailed following the table, for each specific category, and include image documentation.

Table 2. Blight Conditions Observed in Study Area

Conditions Observed			
Street Layout	2.01	Inadequate Street or Alley Width / Cross-section / Geometry	
	2.02	Poor Provisions or Unsafe Conditions for Vehicular Traffic	X
	2.03	Poor Provisions or Unsafe Conditions for Pedestrians	X
	2.04	Insufficient Roadway Capacity Leading to Unusual Congestion	
	2.05	Inadequate Emergency Vehicle Access	
	2.06	Poor Vehicular or Pedestrian Access to Buildings or Sites	
	2.07	Excessive Curb Cuts / Driveways along Commercial Blocks	
	2.08	Poor Internal Vehicular or Pedestrian Circulation	
Unsafe / Unsanitary	4.01	Floodplains or Flood Prone Areas	
	4.02	Inadequate Storm Drainage Systems/Evidence of Standing Water	
	4.03	Poor Fire Protection Facilities	
	4.04	Above Average Incidences of Public Safety Responses	
	4.05	Inadequate Sanitation or Water Systems	
	4.06	Existence of Contaminants or Hazardous Conditions or Materials	
	4.07	High or Unusual Crime Statistics	X
	4.08	Open / Unenclosed Trash Dumpsters	
	4.09	Cracked or Uneven Surfaces for Pedestrians	
	4.10	Illegal Dumping / Excessive Litter	X
	4.11	Vagrants/Vandalism/Graffiti/Gang Activity	X
	4.12	Open Ditches, Holes, or Trenches in Pedestrian Areas	
Site Improvements	5.01	Neglected Properties or Evidence of Maintenance Deficiencies	
	5.02	Deteriorated Signage or Lighting	
	5.03	Deteriorated Fences, Walls, or Gates	
	5.04	Deteriorated On-Site Parking Surfaces, Curb & Gutter, or Sidewalks	X
	5.05	Unpaved Parking Lot (Commercial Properties)	
	5.06	Poor Parking Lot / Driveway Layout	
	5.07	Poorly Maintained Landscaping / Overgrown Vegetation	
Infrastructure	6.01	Deteriorated pavement, curb, sidewalks, lighting, or drainage	X
	6.02	Lack of pavement, curb, sidewalks, lighting, or drainage	X
	6.03	Presence of Overhead Utilities or Billboards	
	6.04	Inadequate Fire Protection Facilities / Hydrants	
	6.05	Inadequate Sanitation or Water Systems	
	6.06	Unusual Topography	X
Vacancy	11.04	An Undeveloped Parcel in a Generally Urbanized Area	X
	11.05	Disproportionately Underdeveloped Parcel	
	11.06	Vacant Structures	
	11.07	Vacant Units in Multi-Unit Structures	

1. Street Layout; predominance of defective or inadequate street layout

Along East Las Animas Street near parcels 1, 2, and 3 of the Study Area, poor provisions of the streets for vehicular traffic were observed in the form of large potholes and deteriorating pavement, shown in **Figure 2**. Throughout this portion of the Study Area, provisions of walkways for pedestrians were observed in the form of lack of sidewalks. In particular, parcel 3 has curb cuts but no paved sidewalk, shown in **Figure 3**. Additionally, there are no sidewalk or pedestrian improvements along parcels 4, 5, or 6 to connect to the existing pedestrian network on adjacent properties.

Figure 2. Poor Provision of Street Improvements



Figure 3. Lack of Sidewalks



2. Unsafe/Unsanitary: unsaitary or unsafe conditions

Throughout the Study Area unsafe and unsanitary conditions were documented, including illegal dumping, litter, and evidence of vagrants. Illegal dumping was observed southeast of the railroad tracks, shown in **Figure 4**. Excessive litter was observed and documented throughout the properties and was especially apparent along East Fountain Boulevard, shown in **Figure 5**. There was evidence of vagrants on the property with a makeshift sleeping area shown in **Figure 6**. Additionally, using Google Earth imagery there were excessive homeless encampments throughout parcels 6 and 7, shown in **Figure 7**.

Figure 4. Illegal Dumping



Figure 5. Excessive Litter





Figure 6. Evidence of Vagrants



Figure 7. Evidence of Homeless Encampment



3. Site Improvements: deterioration of site or other improvements

There are very minimal site improvements on the properties. Of the improvements in place, deterioration of curbs was most apparent. This was observed for the parcels along East Fountain Boulevard as well as parcels along East Las Animas Street in the Study Area, shown in **Figure 8**. Overall, there was evidence that the properties have been neglected with little maintenance.

Figure 8. Deteriorated Curbs



4. Infrastructure: unusual topography or inadequate public improvements or utilities

Inadequate infrastructure was observed throughout the Study Area, predominately in the form of deteriorated pavement, deteriorated or missing curbs, and missing sidewalks, shown in **Figure 9**. Additionally, unusual topography was observed in parcels 6 and 7 in the form of steep slopes, shown in **Figure 10**.

Figure 9. Deteriorated Pavement and Curbs and Missing Sidewalks



Figure 10. Steep Slopes





5. Vacancy: the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

The entire 7.26-acre Study Area is vacant with no building improvements. The properties are surrounded by development, shown in **Figure 11**, with townhomes and a park along East Fountain Road and South Weber Street, Colorado Springs Police Department north of parcels 1 and 2, and various commercial properties and Shooks Run Trail east of parcel 7. Additionally, railroad tracks run through the Study Area between parcels 5, 6, and 7. There are multiple planned and proposed infill developments on parcels near the Study Area that will be market rate housing. This area southeast of downtown is very urban and the Study Area are one of the few remaining properties undeveloped.

Figure 11. Vacant Property in Generally Urbanized Area





Other Considerations

The team collected and analyzed additional non-visual information on the Study Area that contributed to the documentation of blight factors.

Crime

High or unusual crime is one determining criterion for the Urban Renewal Law blight factor “(d) Unsanitary or unsafe conditions.” The Colorado Springs Police Department tracks the number of crime offenses reported, including unfounded offenses, by Census Tract and citywide. The Study Area is located within zip code 80903. From 2016 to 2023, 80903 had a total of 33,965 offenses reported, which is an average of 4,246 offenses per year, shown in **Table 3**. This represents an average of 9.5 percent of the total crime offenses in the city over this time period. On a per capita basis, zip code 80903 had more crime offenses compared to the city as whole. From 2016 to 2023, 80903 averaged 0.28 offenses per resident, while the City averaged 0.09 offenses per resident. Based on this data, there is evidence of high or unusual crime in the Study Area.

Table 3. Annual Crime Offenses, 2012-2018

Description	2016	2017	2018	2019	2020	2021	2022	2023	2016-2023	
									Total	Avg.
Crime Offenses										
Colorado Springs	40,600	38,565	43,354	46,741	45,184	47,456	48,312	47,202	357,414	44,677
80903	4,069	4,013	4,324	4,308	3,857	4,473	4,724	4,197	33,965	4,246
<i>% of City</i>	<i>10.0%</i>	<i>10.4%</i>	<i>10.0%</i>	<i>9.2%</i>	<i>8.5%</i>	<i>9.4%</i>	<i>9.8%</i>	<i>8.9%</i>	<i>9.5%</i>	
Offenses Per Capita										
Colorado Springs	0.09	0.08	0.09	0.10	0.09	0.10	0.10	0.09		0.09
80903	0.27	0.27	0.29	0.28	0.25	0.29	0.30	0.27		0.28

Source: Colorado Springs Police Department; Economic & Planning Systems

3. Conclusions

Based on the definition of a blighted area in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq., and based on the field survey results of the Study Area, EPS concludes that the Study Area is a blighted area as defined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq.

The visual field survey conducted in May 2021 and June 2024 documented 5 of the 11 factors of blight within the Study Area. Therefore, this blighted area, as written in the Urban Renewal Law, “substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.”

Evidence of the following Urban Renewal Law blight factors are documented in this report:

- (b) Predominance of defective or inadequate street layout.*
- (d) Unsanitary or unsafe conditions.*
- (e) Deterioration of site or other improvements.*
- (f) Unusual topography or inadequate public improvements or utilities.*
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.*

Evidence of the following Urban Renewal Law blight factors were not visually observable, and based on the presence of other, more significant physical conditions, these factors of blight did not warrant further investigation.

- (a) Slum, deteriorated, or deteriorating structures.*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.*
- (g) Defective or unusual conditions of title rendering the title nonmarketable.*
- (h) The existence of conditions that endanger life or property by fire or other causes.*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities.*
- (j) Environmental contamination of buildings or property.*

As established by Urban Renewal case law in Colorado, this assessment is based on the condition of the Study Area as a whole. There is substantial evidence and documentation of 5 of the 11 blight factors in the Study Area as a whole.

4. Appendix

The following photos are from a site visit in June 2024 to confirm the findings of blight observed in May 2021 are still present.





Bristow-Lowell Existing Conditions Survey





Final Report

El Paso County Impact Report Bristow-Lowell Urban Renewal Area

The Economics of Land Use



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1. Introduction

This report includes a summary of the expected fiscal impacts of the site included in the Bristow-Lowell Urban Renewal Plan (Plan) in El Paso County (the County). The El Paso County Impact Report for Bristow-Lowell Urban Renewal Area (report) was prepared by Economic & Planning Systems (EPS) for the Colorado Springs Urban Renewal Authority (“CSURA” or “Authority”).

The report includes a summary of forecasted property tax revenues as well as El Paso County fiscal and service impacts associated with development in accordance with the Urban Renewal Plan. It specifically responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

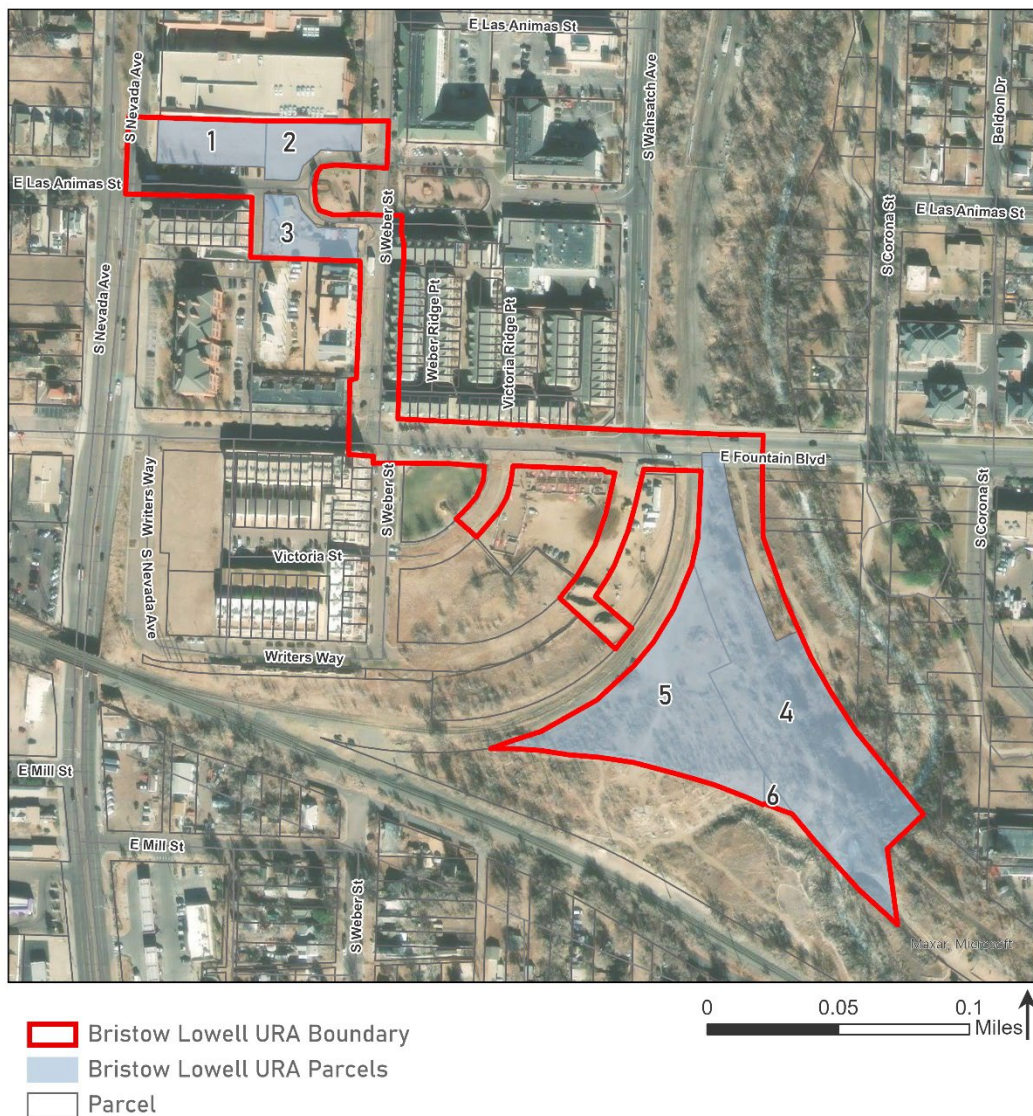
C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (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.”

Urban Renewal Plan Description

The Bristow-Lowell Urban Renewal Area (“URA” or “Plan Area”) is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of six parcels on approximately 5.75 acres of land and adjacent right of way (ROW). The boundaries of the Plan Area to which this Plan applies includes parcels 1 to 3 located along East Las Animas Street with South Weber Street to the east and South Nevada Avenue to the west; South Weber Street to East Fountain Boulevard; and parcels 4 to 6 located south of East Fountain Boulevard with South Corona Street to the east and South Weber Street to the west, as illustrated in red below in **Figure 1**.

Figure 1. Bristow-Lowell URA Boundary

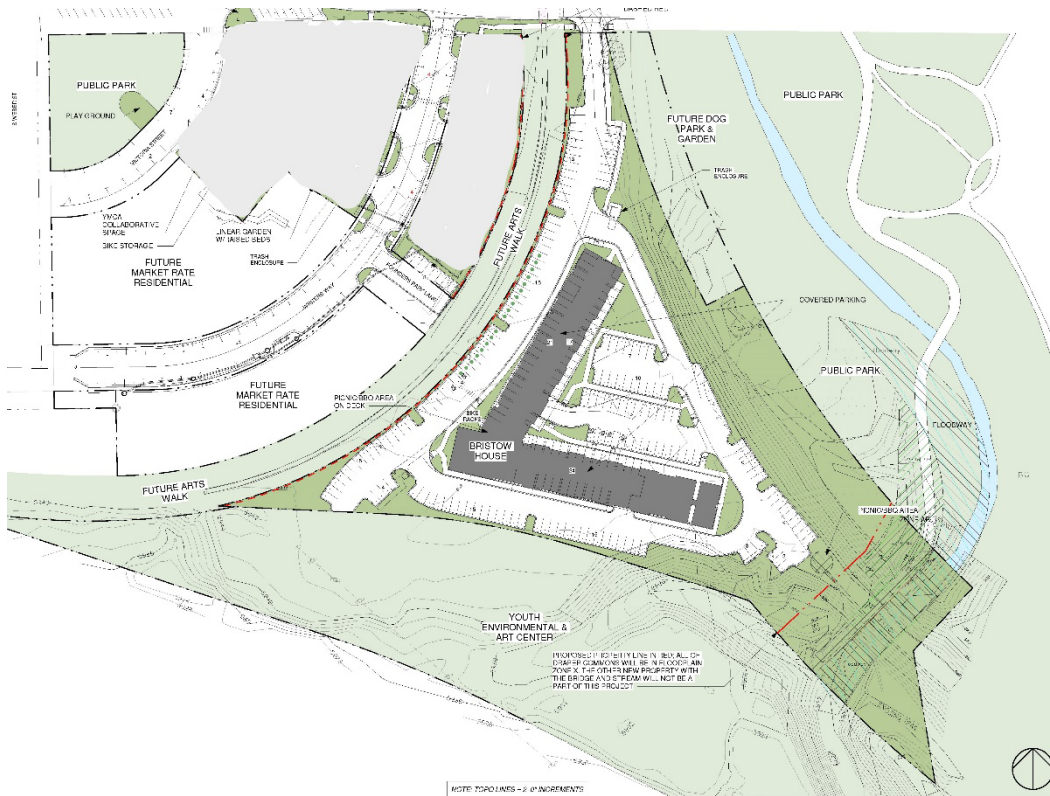


2. Development Program

The proposed projects for the Plan Area are workforce housing developments along with associated site improvements including sidewalks, streetscape, landscaping, and a public park. Bristow House and Lowell Commons help to fill a gap in Colorado Spring’s rental housing market by offering units for rent at various AMI levels in Downtown. They address the need for housing at the working household level that is often not addressed by new multifamily development. These units will be affordable for the working residents such as teachers, healthcare workers, government employees, and service employees.

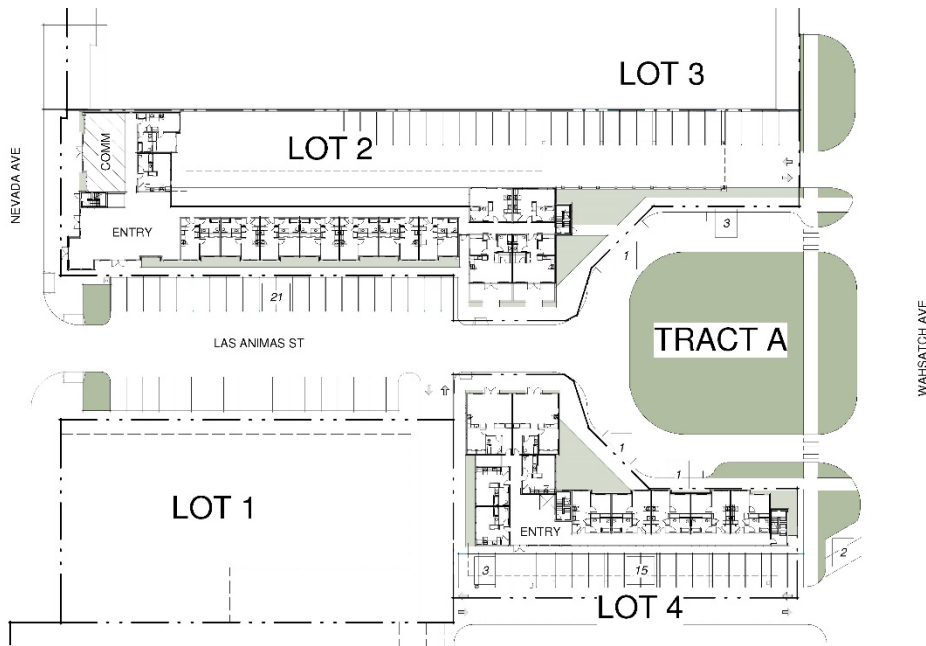
Bristow House will be a workforce housing development located on the southern parcels 4 to 6. The proposed site plan, illustrated in **Figure 2**, includes approximately 185 units ranging from studio, one-, and two-bedroom units. The rental rates for all units will range from 70 percent to 110 percent of area median income (AMI).

Figure 2. Bristow House Site Plan



Lowell Commons, located on northern parcels 1 to 3, is anticipated to include between 185 to 205 workforce housing units priced at levels for households earning between 70 percent and 110 percent of AMI. The proposed site plan is illustrated in **Figure 3**.

Figure 3. Lowell Commons Site Plan



Public improvements proposed for the Bristow-Lowell URA will provide a public benefit of not only eliminating blight, but also enhancing and creating a sense of place and community. Bristow-Lowell URA includes a variety of public improvements, totaling approximately \$8.2 million, shown below in **Table 1**. Both Bristow House and Lowell Commons include affordable units to households earning 80 percent of the area median income (AMI) or lower. These affordable units are essential to the community to offer housing that is affordable for the local workforce. There is value in providing affordable units tied to specific AMI levels compared to market rate housing. Approximately 23 percent of the units in each project will be affordable. The community benefit derived from the affordable units is estimated by comparing the value based on affordable rents to the value if rented at market rate. The difference between the two represents the community benefit, which is \$2.4 million in Bristow House and \$2.1 million in Lowell Commons.

Bristow House will include the perseveration of a historic bridge on the property as well as improvements for a dog park and pickleball courts. Both projects include ROW of improvements for utilities, streetscape and sidewalks, and landscaping. Additionally, each development includes \$50,000 for the installation of public art.

Table 1. Bristow-Lowell URA Eligible Improvements

Eligible Improvements	Factor	Total	% Total
Bristow House			
ROW Writers Way/Victoria St		\$973,000	22.6%
Curb, Gutter, and Utilities		\$500,000	11.6%
Historic Bridge		\$50,000	1.2%
Grading for Dog Park and Pickleball Courts		\$250,000	5.8%
Land Planning/Landscaping		\$50,000	1.2%
Public Art		\$50,000	1.2%
Value of Affordable Units	23%	<u>\$2,431,080</u>	<u>56.5%</u>
Subtotal		\$4,304,080	100.0%
Lowell Commons			
Roads and Streetscape		\$500,000	12.9%
Utilities		\$650,000	16.7%
Exterior Improvements		\$500,000	12.9%
Public Art		\$50,000	1.3%
Value of Affordable Units	23%	<u>\$2,187,184</u>	<u>56.3%</u>
Subtotal		\$3,887,184	100.0%
Total		\$8,191,263	

Source: Developer; Economic & Planning Systems

3. County Fiscal Impact

In order to estimate the anticipated impact of the development of the parcels included in the Plan Area boundary on the County, EPS evaluated expected property tax revenues, infrastructure costs, and impacts on cost of service for the county.

Property Taxes

CSURA is expected to direct 100 percent of the property tax revenues generated by the Plan increment to the project. These revenues include any property tax that is generated by new development on the parcels included in the Plan Area. These revenues are necessary to allow the project to move forward and will be used to fund eligible improvements.

Assumptions

To estimate potential property tax revenues of Bristow-Lowell, EPS estimated market values for the multifamily units at \$300,000 per unit. The estimated value is based on a comparison of construction costs, assessor data, and comparable property research for urban locations with projects that have structured parking. An annual growth rate of 2.0 percent is applied to the market value. In accordance with Colorado Legislature, a biannual reassessment applies to the base value on odd-number years, which is estimated at 2.0 percent.

Property Tax Base

The current assessed value of the vacant land in the proposed Bristow-Lowell URA is \$688,940 per year, shown below in **Table 2**. This base reflects the total value of the six vacant land parcels within the URA boundary. The assessment rate and mill levy are two universally used factors that generate revenue streams that are a portion of total valuation. The assessment rate for commercial property in Colorado is 27.9 percent. Note that per State regulations, vacant land is classified as commercial (27.9 percent) while multifamily is assessed as residential at 6.765 percent.

Table 2. Property Base Value, 2023

Location	Actual Value			Assessed Value		
	Land	Imp.	Total	Land	Imp.	Total
Bristow House						
19-14-66	\$2,883,126	\$0	\$2,883,126	\$158,510	\$0	\$158,510
SANTA FE ST	\$16,798	\$0	\$16,798	\$4,690	\$0	\$4,690
E FOUNTAIN BLVD	<u>\$1,249,083</u>	<u>\$0</u>	<u>\$1,249,083</u>	<u>\$348,490</u>	<u>\$0</u>	<u>\$348,490</u>
Subtotal	\$4,149,007	\$0	\$4,149,007	\$511,690	\$0	\$511,690
Lowell Commons						
202 E LAS ANIMAS ST	\$224,359	\$0	\$224,359	\$62,600	\$0	\$62,600
252 E LAS ANIMAS ST	\$197,740	\$0	\$197,740	\$55,170	\$0	\$55,170
251 E LAS ANIMAS ST	<u>\$213,206</u>	<u>\$0</u>	<u>\$213,206</u>	<u>\$59,480</u>	<u>\$0</u>	<u>\$59,480</u>
Subtotal	\$635,305	\$0	\$635,305	\$177,250	\$0	\$177,250
Total	\$4,784,312	\$0	\$4,784,312	\$688,940	\$0	\$688,940

Source: El Paso County Assessor; Economic & Planning Systems

The 2023 mill levies for all parcels in the taxing district are shown in **Table 3**. The total mill levy in 2023 was 112.9380, but only 54.4590 mills are eligible to pledge to tax increment financing (TIF). This assumes a 100 percent pledge of property taxes from El Paso County, City of Colorado Springs, School District #11, Pikes Peak Library District, and Southeastern Colorado Water Conservancy District. The Lowell Metropolitan District is not eligible because it has debt issued and all the revenues are required for the bond repayment. Additionally, the road and bridge shares are ineligible funds for TIF because they are a dedicated revenue stream.

Table 3. Mill Levies, 2023

Description	Mill Levy	TIF Share	TIF Mill Levy
EL PASO COUNTY	6.862	100%	6.8620
EPC ROAD & BRIDGE SHARE	0.165	0%	0.0000
CITY OF COLORADO SPRINGS	3.579	100%	3.5790
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.165	0%	0.0000
COLO SPGS SCHOOL DISTRICT #11	40.069	100%	40.0690
PIKES PEAK LIBRARY DISTRICT	3.061	100%	3.0610
SOUTHEASTERN COLO WATER CONSERVANCY	0.888	100%	0.8880
LOWELL METRO DISTRICT	<u>58.149</u>	0%	<u>0.0000</u>
Total	112.9380		54.4590

Source: El Paso County Assessor; Economic & Planning Systems

Property Tax Increment

Based on the assumptions stated above and information from the Developer, in 2049 the cumulative value of residential development is estimated at \$188.2 million, as shown below in **Table 4**. The future property taxes due to new development are referred to as the increment. The development of Bristow-Lowell is expected to generate approximately \$10.2 million in property tax increment over the 25-year period, which equates to an average of approximately \$410,000 per year, as shown in **Table 5**. The present value, assuming a 5.0 percent discount rate equates to \$5.3 million or an average of \$213,000 per year.

Following the 25-year period, the property tax that has been redirected through the URA will revert to the original taxing entities. At that time, the parcels shown in the Plan Area are expected to generate approximately \$597,195 million annually in total property taxes, which includes approximately \$48,535 that is attributed to the base values and \$548,660 that is generated by the increment or new development.

Table 4. Estimated Development Value, 2024-2049

Year	Plan Year	Bristow ^[1]	Lowell ^[1]	TOTAL
		\$300,000/unit 185 units	\$300,000/unit 205 units	Multifamily
2024	0	\$0	\$0	\$0
2025	1	\$27,750,000	\$0	\$27,750,000
2026	2	\$56,610,000	\$15,682,500	\$72,292,500
2027	3	\$57,742,200	\$63,984,600	\$121,726,800
2028	4	\$58,897,044	\$65,264,292	\$124,161,336
2029	5	\$60,074,985	\$66,569,578	\$126,644,563
2030	6	\$61,276,485	\$67,900,969	\$129,177,454
2031	7	\$62,502,014	\$69,258,989	\$131,761,003
2032	8	\$63,752,055	\$70,644,169	\$134,396,223
2033	9	\$65,027,096	\$72,057,052	\$137,084,148
2034	10	\$66,327,638	\$73,498,193	\$139,825,831
2035	11	\$67,654,190	\$74,968,157	\$142,622,347
2036	12	\$69,007,274	\$76,467,520	\$145,474,794
2037	13	\$70,387,420	\$77,996,870	\$148,384,290
2038	14	\$71,795,168	\$79,556,808	\$151,351,976
2039	15	\$73,231,071	\$81,147,944	\$154,379,015
2040	16	\$74,695,693	\$82,770,903	\$157,466,596
2041	17	\$76,189,607	\$84,426,321	\$160,615,927
2042	18	\$77,713,399	\$86,114,847	\$163,828,246
2043	19	\$79,267,667	\$87,837,144	\$167,104,811
2044	20	\$80,853,020	\$89,593,887	\$170,446,907
2045	21	\$82,470,080	\$91,385,765	\$173,855,845
2046	22	\$84,119,482	\$93,213,480	\$177,332,962
2047	23	\$85,801,872	\$95,077,750	\$180,879,621
2048	24	\$87,517,909	\$96,979,305	\$184,497,214
2049	25	\$89,268,267	\$98,918,891	\$188,187,158

^[1] Reflects annual escalation of 2.0%

Source: Economic & Planning Systems

Table 5. Estimated Property Tax Increment, 2024-2049

Year	Plan Yr.	Appraised Val.	Assessed Value (1-Yr. Lag) ^[1]			Property Tax Increment (1-Yr. Lag) 54.459 mill levy	TIF Present Value (1-Yr. Lag) 5.00%
		Multifamily 95.0% of Act.	Base Val. ^[2] 29.00%	Multifamily 6.765%	Increment Val.		
2024	0	\$0	\$688,940	\$0	\$0	\$0	\$0
2025	1	\$26,362,500	\$702,719	\$0	\$0	\$0	\$0
2026	2	\$68,677,875	\$702,719	\$1,783,423	\$1,261,499	\$0	\$0
2027	3	\$115,640,460	\$716,773	\$4,646,058	\$3,929,285	\$68,700	\$62,313
2028	4	\$117,953,269	\$716,773	\$7,750,313	\$7,033,540	\$213,985	\$184,848
2029	5	\$120,312,335	\$731,109	\$7,979,539	\$7,248,430	\$383,040	\$315,128
2030	6	\$122,718,581	\$731,109	\$7,979,539	\$7,248,430	\$394,742	\$309,291
2031	7	\$125,172,953	\$745,731	\$8,301,912	\$7,556,181	\$394,742	\$294,563
2032	8	\$127,676,412	\$745,731	\$8,301,912	\$7,556,181	\$411,502	\$292,447
2033	9	\$130,229,940	\$760,645	\$8,637,309	\$7,876,664	\$411,502	\$278,521
2034	10	\$132,834,539	\$760,645	\$8,637,309	\$7,876,664	\$428,955	\$276,508
2035	11	\$135,491,230	\$775,858	\$8,986,257	\$8,210,398	\$428,955	\$263,341
2036	12	\$138,201,054	\$775,858	\$8,986,257	\$8,210,398	\$447,130	\$261,428
2037	13	\$140,965,075	\$791,376	\$9,349,301	\$8,557,926	\$447,130	\$248,979
2038	14	\$143,784,377	\$791,376	\$9,349,301	\$8,557,926	\$466,056	\$247,159
2039	15	\$146,660,065	\$807,203	\$9,727,013	\$8,919,810	\$466,056	\$235,390
2040	16	\$149,593,266	\$807,203	\$9,727,013	\$8,919,810	\$485,764	\$233,661
2041	17	\$152,585,131	\$823,347	\$10,119,984	\$9,296,637	\$485,764	\$222,534
2042	18	\$155,636,834	\$823,347	\$10,119,984	\$9,296,637	\$506,286	\$220,891
2043	19	\$158,749,570	\$839,814	\$10,528,832	\$9,689,018	\$506,286	\$210,372
2044	20	\$161,924,562	\$839,814	\$10,528,832	\$9,689,018	\$527,654	\$208,811
2045	21	\$165,163,053	\$856,610	\$10,954,197	\$10,097,586	\$527,654	\$198,867
2046	22	\$168,466,314	\$856,610	\$10,954,197	\$10,097,586	\$549,904	\$197,384
2047	23	\$171,835,640	\$873,743	\$11,396,746	\$10,523,004	\$549,904	\$187,985
2048	24	\$175,272,353	\$873,743	\$11,396,746	\$10,523,004	\$573,072	\$186,576
2049	25	\$178,777,800	\$891,217	\$11,857,175	\$10,965,957	\$573,072	\$177,691
Total						\$10,247,857	\$5,314,687
Avg.						\$409,914	\$212,587
2050			\$891,217	\$11,857,175	\$10,965,957	\$597,195	\$176,353

^[1]Reflects a biannual reassessment.

^[2] Biannual escalation of 2.0%

Source: Economic & Planning Systems

Taxing District Impact

El Paso County Impact

El Paso County has a 6.862 mill levy. Existing property taxes refer to the “Base” and will continue to be collected by El Paso County. The County’s share of the current property tax base is \$4,822, shown in **Table 6**. This base amount is expected to grow at 2.0 percent every two years resulting in an annual amount of \$6,116 for El Paso County in year 25 and generating a total of approximately \$135,463 over the 25-year period. After the 25-year period is complete, the County’s share of property tax revenues will increase to approximately \$81,364 annually due to the new development. This includes approximately \$75,248 generated by the property tax increment from Bristow and Lowell Commons.

Table 6. El Paso County Property Tax Revenue, 2025-2049

Year	Plan Year	El Paso County Property Tax: 6.862 mills		
		Base	Increment 1-Yr. Lag	Total
2025	1	\$4,822	\$0	\$4,822
2026	2	\$4,822	\$0	\$4,822
2027	3	\$4,918	\$8,656	\$13,575
2028	4	\$4,918	\$26,963	\$31,881
2029	5	\$5,017	\$48,264	\$53,281
2030	6	\$5,017	\$49,739	\$54,756
2031	7	\$5,117	\$49,739	\$54,856
2032	8	\$5,117	\$51,851	\$56,968
2033	9	\$5,220	\$51,851	\$57,070
2034	10	\$5,220	\$54,050	\$59,269
2035	11	\$5,324	\$54,050	\$59,374
2036	12	\$5,324	\$56,340	\$61,664
2037	13	\$5,430	\$56,340	\$61,770
2038	14	\$5,430	\$58,724	\$64,155
2039	15	\$5,539	\$58,724	\$64,264
2040	16	\$5,539	\$61,208	\$66,747
2041	17	\$5,650	\$61,208	\$66,858
2042	18	\$5,650	\$63,794	\$69,443
2043	19	\$5,763	\$63,794	\$69,556
2044	20	\$5,763	\$66,486	\$72,249
2045	21	\$5,878	\$66,486	\$72,364
2046	22	\$5,878	\$69,290	\$75,168
2047	23	\$5,996	\$69,290	\$75,285
2048	24	\$5,996	\$72,209	\$78,204
2049	25	<u>\$6,116</u>	<u>\$72,209</u>	<u>\$78,324</u>
Total		\$135,463	\$1,291,261	\$1,426,724
Future Tax Revenue				
2050		\$6,116	\$75,248	\$81,364

Source: Economic & Planning Systems

Colorado Springs School District 11 Impact

The Plan Area is located within the Colorado Springs School District Number 11, which has a 40.069 mill levy. The School District’s share of the current property tax base is \$28,157, shown in **Table 7**, and will continue to be collected by the School District. The base amount is expected to grow at 2.0 percent every two years resulting in an annual amount of \$35,710 in year 25 and generating a total over \$791,000 over the 25-year period. After the 25-year period is complete, the School District’s share of property tax revenues will increase to approximately \$475,100 annually due to the new development. This includes approximately \$439,395 generated by the property tax increment from Bristow and Lowell Commons.

Table 7. School District Property Tax Revenue, 2025-2049

Year	Plan Year	School Dist. Property Tax: 40.069 mills		Total
		Base	Increment 1-Yr. Lag	
2025	1	\$28,157	\$0	\$28,157
2026	2	\$28,157	\$0	\$28,157
2027	3	\$28,720	\$50,547	\$79,267
2028	4	\$28,720	\$157,443	\$186,163
2029	5	\$29,295	\$281,827	\$311,122
2030	6	\$29,295	\$290,437	\$319,732
2031	7	\$29,881	\$290,437	\$320,318
2032	8	\$29,881	\$302,769	\$332,649
2033	9	\$30,478	\$302,769	\$333,247
2034	10	\$30,478	\$315,610	\$346,088
2035	11	\$31,088	\$315,610	\$346,698
2036	12	\$31,088	\$328,982	\$360,070
2037	13	\$31,710	\$328,982	\$360,692
2038	14	\$31,710	\$342,908	\$374,617
2039	15	\$32,344	\$342,908	\$375,251
2040	16	\$32,344	\$357,408	\$389,752
2041	17	\$32,991	\$357,408	\$390,399
2042	18	\$32,991	\$372,507	\$405,498
2043	19	\$33,651	\$372,507	\$406,157
2044	20	\$33,651	\$388,229	\$421,880
2045	21	\$34,324	\$388,229	\$422,553
2046	22	\$34,324	\$404,600	\$438,924
2047	23	\$35,010	\$404,600	\$439,610
2048	24	\$35,010	\$421,646	\$456,656
2049	25	\$35,710	\$421,646	\$457,356
Total		\$791,005	\$7,540,009	\$8,331,014
Future Tax Revenue				
	2050	\$35,710	\$439,395	\$475,105

Source: Economic & Planning Systems

City of Colorado Springs Impact

The City of Colorado Springs has a 3.579 mill levy. The City's share of the current property tax base is \$2,515, shown in **Table 8**, and will continue to be collected by the City. The base amount is expected to grow at 2.0 percent every two years resulting in an annual amount of \$3,190 in year 25 and generating a total of approximately \$70,653 over the 25-year period. After the 25-year period is complete, the City's share of property tax revenues will increase to approximately \$42,437 annually due to the new development. This includes approximately \$39,200 generated by the property tax increment from Bristow and Lowell Commons.

Table 8. City of Colorado Springs Property Tax Revenue, 2025-2049

Year	Plan Year	Co. Springs Property Tax: 3.579 mills		
		Base	Increment 1-Yr. Lag	Total
2025	1	\$2,515	\$0	\$2,515
2026	2	\$2,515	\$0	\$2,515
2027	3	\$2,565	\$4,515	\$7,080
2028	4	\$2,565	\$14,063	\$16,628
2029	5	\$2,617	\$25,173	\$27,790
2030	6	\$2,617	\$25,942	\$28,559
2031	7	\$2,669	\$25,942	\$28,611
2032	8	\$2,669	\$27,044	\$29,713
2033	9	\$2,722	\$27,044	\$29,766
2034	10	\$2,722	\$28,191	\$30,913
2035	11	\$2,777	\$28,191	\$30,967
2036	12	\$2,777	\$29,385	\$32,162
2037	13	\$2,832	\$29,385	\$32,217
2038	14	\$2,832	\$30,629	\$33,461
2039	15	\$2,889	\$30,629	\$33,518
2040	16	\$2,889	\$31,924	\$34,813
2041	17	\$2,947	\$31,924	\$34,871
2042	18	\$2,947	\$33,273	\$36,219
2043	19	\$3,006	\$33,273	\$36,278
2044	20	\$3,006	\$34,677	\$37,683
2045	21	\$3,066	\$34,677	\$37,743
2046	22	\$3,066	\$36,139	\$39,205
2047	23	\$3,127	\$36,139	\$39,266
2048	24	\$3,127	\$37,662	\$40,789
2049	25	<u>\$3,190</u>	<u>\$37,662</u>	<u>\$40,851</u>
Total		\$70,653	\$673,481	\$744,134
Future Tax Revenue				
2050		\$3,190	\$39,247	\$42,437

Source: Economic & Planning Systems

Pikes Peak Library District Impact

The Plan Area is located within the Pikes Peak Library District, which has a 3.061 mill levy. The Library District’s share of the current property tax base is \$2,151, shown in **Table 9**, and will continue to be collected by the Library District. The base amount is expected to grow at 2.0 percent every two years resulting in an annual amount of \$2,728 in year 25 and generating a total of approximately \$60,427 over the 25-year period. After the 25-year period is complete, the Pikes Peak Library District’s share of property tax revenues will increase to approximately \$36,295 annually due to the new development. This includes approximately \$33,567 generated by the property tax increment from Bristow and Lowell Commons.

Table 9. Library Property Tax Revenue, 2025-2049

Year	Plan Year	Library Property Tax: 3.061 mills		
		Base	Increment 1-Yr. Lag	Total
2025	1	\$2,151	\$0	\$2,151
2026	2	\$2,151	\$0	\$2,151
2027	3	\$2,194	\$3,861	\$6,055
2028	4	\$2,194	\$12,028	\$14,222
2029	5	\$2,238	\$21,530	\$23,768
2030	6	\$2,238	\$22,187	\$24,425
2031	7	\$2,283	\$22,187	\$24,470
2032	8	\$2,283	\$23,129	\$25,412
2033	9	\$2,328	\$23,129	\$25,458
2034	10	\$2,328	\$24,110	\$26,439
2035	11	\$2,375	\$24,110	\$26,485
2036	12	\$2,375	\$25,132	\$27,507
2037	13	\$2,422	\$25,132	\$27,554
2038	14	\$2,422	\$26,196	\$28,618
2039	15	\$2,471	\$26,196	\$28,667
2040	16	\$2,471	\$27,304	\$29,774
2041	17	\$2,520	\$27,304	\$29,824
2042	18	\$2,520	\$28,457	\$30,977
2043	19	\$2,571	\$28,457	\$31,028
2044	20	\$2,571	\$29,658	\$32,229
2045	21	\$2,622	\$29,658	\$32,280
2046	22	\$2,622	\$30,909	\$33,531
2047	23	\$2,675	\$30,909	\$33,583
2048	24	\$2,675	\$32,211	\$34,885
2049	25	\$2,728	\$32,211	\$34,939
Total		\$60,427	\$576,006	\$636,433
Future Tax Revenue				
	2050	\$2,728	\$33,567	\$36,295

Source: Economic & Planning Systems

Southeastern Colorado Water Conservancy District Impact

The Plan Area is located within the Southeastern Colorado Water Conservancy District, which has a 0.888 mill levy. The Water Conservancy District’s share of the current property tax base is \$624, shown in **Table 10**, and will continue to be collected by the Water Conservancy District. The base amount is expected to grow at 2.0 percent every two years resulting in an annual amount of \$791 in year 25 and generating a total of approximately \$17,530 over the 25-year period. After the 25-year period is complete, the Southeastern Colorado Water Conservancy District’s share of property tax revenues will increase to approximately \$10,529 annually due to the new development. This includes approximately \$9,738 generated by the property tax increment from Bristow and Lowell Commons.

Table 10. Water Conservancy Property Tax Revenue, 2025-2049

Year	Plan Year	Water Conserv. Property Tax: 0.888 mills		Total
		Base	Increment 1-Yr. Lag	
2025	1	\$624	\$0	\$624
2026	2	\$624	\$0	\$624
2027	3	\$636	\$1,120	\$1,757
2028	4	\$636	\$3,489	\$4,126
2029	5	\$649	\$6,246	\$6,895
2030	6	\$649	\$6,437	\$7,086
2031	7	\$662	\$6,437	\$7,099
2032	8	\$662	\$6,710	\$7,372
2033	9	\$675	\$6,710	\$7,385
2034	10	\$675	\$6,994	\$7,670
2035	11	\$689	\$6,994	\$7,683
2036	12	\$689	\$7,291	\$7,980
2037	13	\$703	\$7,291	\$7,994
2038	14	\$703	\$7,599	\$8,302
2039	15	\$717	\$7,599	\$8,316
2040	16	\$717	\$7,921	\$8,638
2041	17	\$731	\$7,921	\$8,652
2042	18	\$731	\$8,255	\$8,987
2043	19	\$746	\$8,255	\$9,001
2044	20	\$746	\$8,604	\$9,350
2045	21	\$761	\$8,604	\$9,365
2046	22	\$761	\$8,967	\$9,727
2047	23	\$776	\$8,967	\$9,743
2048	24	\$776	\$9,344	\$10,120
2049	25	\$791	\$9,344	\$10,136
Total		\$17,530	\$167,100	\$184,630
Future Tax Revenue				
	2050	\$791	\$9,738	\$10,529

Source: Economic & Planning Systems

Summary of County Impact

Cost of Service and Infrastructure Costs

Development projects such as Bristow-Lowell will generate fiscal and economic impacts to El Paso County, with factors that are both positive and negative. Some uses, such as residential, will have more of an impact on County services and costs.

It is important to recognize that the cost of service and infrastructure costs vary depending on whether or not the development occurs within incorporated or unincorporated areas. The entire Plan Area is located within the City of Colorado Springs municipal boundaries. It is also noteworthy that many of the urban services required by the new development will be provided by the City of Colorado Springs such as police, fire, street maintenance, parks and recreation, and general administration such as planning, zoning, land use code enforcement, business licensing, etc.

For the purposes of this analysis, EPS assumes that the modest additional service cost to the County associated with the future development within the City of Colorado Springs is balanced by additional revenue sources, such as intergovernmental transfers and fees for services. While modest, the County will receive sales tax revenues from the residents living within the development. The County is expected to have no financial exposure for infrastructure costs or other capital improvements, at the time of construction or on an ongoing basis. Future infrastructure costs that are associated with development on parcels included in the Plan Area boundary are anticipated to be financed by the Developer initially, and by the Colorado Springs Urban Renewal Authority and the City of Colorado Springs in the future.

Summary of the Net County Impact

Based on the analysis included in this report, EPS anticipates that the impact of the proposed Bristow and Lowell Commons in the Bristow-Lowell Urban Renewal Plan on El Paso County will be neutral. The County will continue to receive the base amount of \$4,822 annually with biannual escalation. By 2050, the end of the 25-year tax increment period, the County's portion of property tax is expected to increase to \$81,364 as a result of the new development. The County can expect to receive this approximate level of revenue upon the sunset of the TIF in 2049.

Based on previous experience evaluating county fiscal structures, EPS has an understanding of expenditures, revenues, and alternative revenue sources that new development generates as well as the corresponding costs of service attributed to various development types. Moreover, because the future development will be located within the City of Colorado Springs, and the City is responsible for a majority of services, including ones with typically higher costs to local government (i.e., police, fire, public works, water), the County's exposure in

terms of its financial outlay will be modest and is expected to be mitigated with other revenue sources.