

## **6.12 Tax Increment**

The boundaries of the Urban Renewal Area shall be as set forth in Section 1.5 and more fully described in Appendix B. It is the intent of the City Council in approving this Plan to upon adoption of the Plan authorize the use of Tax Increment Financing by the Authority as part of its efforts to advance the vision, objectives and projects described herein in accordance with C.R.S. § 31-25-107(9) within the entirety of the Plan area set forth in Appendix B. The Authority is further specifically authorized to expend the revenue from both property and sales tax increment to the extent authorized by the Act and this Plan. However, improvements which enhance the financial viability of existing businesses and/or redevelopment of these businesses will be a priority use for these resources, not the acquisition of real property by eminent domain. See Section 6.9 above.

While this North Broadway Urban Renewal Plan contemplates that the primary method of assisting with financing eligible expenses in the Area will be through the use of Property Tax Increment revenue, City Council hereby determines to allocate municipal sales tax increment upon adoption of the Plan. Such municipal sales tax increment shall be implemented for a particular project by the approval of a sales tax sharing agreement between the Authority and the City, which sales tax sharing agreement is specifically authorized by this Plan without the need for further modification or amendment of the Plan. Such sales tax sharing agreement shall be authorized after receipt of a financing plan outlining the proposed amounts and purpose for which the Municipal Sales Tax Increment is to be used. Upon City Council approval of said sales tax sharing agreement, the Municipal Sales Tax Increment will be allocated and distributed in accordance with the tax increment financing provisions of Section 31-25-107 (9), C.R.S., which is by this reference incorporated herein as if set forth in its entirety.