

LITTLETON INVESTS FOR TOMORROW URBAN RENEWAL AUTHORITY
RESOLUTION NO. 16-2014

**TITLE: A RESOLUTION OF THE LITTLETON INVESTS FOR TOMORROW
URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF A
SUBSTANTIAL MODIFICATION TO THE COLUMBINE SQUARE
URBAN RENEWAL PLAN**

WHEREAS, on November 4, 2014, the City Council of the City of Littleton adopted the Columbine Square Urban Renewal Plan (the "Plan"), following a recommendation to approve the Plan by the Littleton Invests For Tomorrow Urban Renewal Authority ("LIFT") for an area within the City of Littleton generally described as the Columbine Square Urban Renewal Plan Area;

WHEREAS, the adoption of the Plan included commencement of the time frame of a period not to exceed twenty-five years for the use of property tax increment financing;

WHEREAS, LIFT by this Resolution seeks to recommend to the City Council that the City consider a substantial modification to the Plan within the meaning of C.R.S. § 31-25-107(7) to commence the time frame of a period not to exceed twenty-five years for the use of municipal sales tax increment for the entire Plan area; and

WHEREAS, consistent with its authority pursuant to C.R.S. § 31-25-105(1)(i), LIFT desires to make recommendations to the City Council regarding the matters set forth herein for the Columbine Square Urban Renewal Area.

NOW THEREFORE, BE IT RESOLVED by the Littleton Invests for Tomorrow Urban Renewal Authority as follows:

Section 1. LIFT recommends that the City Council consider and approve a substantial modification to the Columbine Square Urban Renewal Plan to commence the time frame of a period not to exceed twenty-five years for the use of municipal sales tax increment for the entire Plan area.

Section 2. LIFT further recommends that the City Council make the following findings regarding such a substantial modification:

- (a) The Columbine Square Urban Renewal Plan as proposed to be substantially modified does not contain property that was included in a previously submitted urban renewal plan that the City Council failed to approve.
- (b) The Columbine Square Urban Renewal Plan as proposed to be substantially modified conforms to the general plan of the City of Littleton as a whole.
- (c) The Columbine Square Urban Renewal Plan as proposed to be substantially modified will afford maximum opportunity, consistent with the sound needs of the City

as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.

(d) LIFT or the City of Littleton will adequately finance any additional county infrastructure and services required to serve development in the urban renewal area during the applicable tax increment financing periods as set forth in C.R.S. § 31-25-107(9)(a)(II).

(e) The principal purpose for the Columbine Square Urban Renewal Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted areas.

(f) The boundaries of the Columbine Square Urban Renewal Plan as proposed to be substantially modified have been drawn as narrowly as feasible to accomplish the planning and development objectives the Columbine Square Urban Renewal Plan.

(g) The Columbine Square Urban Renewal Plan does not consist in its entirety of open land.

(h) The acquisition, clearance, rehabilitation, conservation, development or redevelopment or a combination thereof of property subject to the Columbine Square Urban Renewal Plan as proposed to be substantially modified, is necessary and in the best interests of the public health, safety, morals, and welfare of the citizens of the City of Littleton.

(i) It is recommended, and shall be included in the recommended Plan as proposed to be substantially modified, that any tax increment financing be focused upon improvements which will enhance the financial viability of existing business or redevelopment of businesses; but not to focus on the use of eminent domain to assemble parcels for redevelopment.


(j) The impact report required to be provided for the proposed substantial modification will be performed for the School District, Park and Recreation District, Water and Sanitation District, and any other taxing entities which will be affected.

ADOPTED the 15th day of December, 2014.


LITTLETON INVESTS FOR TOMORROW
URBAN RENEWAL AUTHORITY


James Taylor, Chairperson

ATTEST:


LaDonna Jurgensen, Secretary

APPROVED AS TO FORM:


Corey Y. Hoffmann, General Counsel