

CITY OF LITTLETON, COLORADO
ORDINANCE NO.
Series 2016

INTRODUCED BY COUNCILMEMBERS:

**AN ORDINANCE OF THE CITY OF LITTLETON,
COLORADO, ABOLISHING THE LITTLETON INVESTS
FOR TOMORROW URBAN RENEWAL AUTHORITY
PURSUANT TO C.R.S. § 31-25-115(2)**

WHEREAS, the Littleton Invests For Tomorrow Urban Renewal Authority is a body corporate and was duly organized, established and authorized by the City of Littleton to transact business and exercise its powers as an urban renewal authority, under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the "Urban Renewal Law");

WHEREAS, on November 4, 2014, upon the recommendation of the Littleton Invests For Tomorrow Urban Renewal Authority, and following review of the City of Littleton Planning Board for conformance with the general plan for the development of the City of Littleton, and after public hearings, the City Council for the City of Littleton determined that blight, as defined by C.R.S. § 31-25-103(2), exists in the Columbine Square Urban Renewal Plan Area and the Santa Fe Urban Renewal Plan Area and that such areas are appropriate for an urban renewal project pursuant to the Urban Renewal Law;

WHEREAS, on December 2, 2014, upon the recommendations of the Littleton Invests For Tomorrow Urban Renewal Authority, and following review of the City of Littleton Planning Board for conformance with the general plan for the development of the City of Littleton, and after public hearings, the City Council for the City of Littleton determined that blight, as defined by C.R.S. § 31-25-103(2), exists in the North Broadway Urban Renewal Plan Area and the Littleton Boulevard Urban Renewal Plan Area and that such areas are appropriate for an urban renewal project pursuant to the Urban Renewal Law;

WHEREAS, the Littleton Invests For Tomorrow Urban Renewal Authority has been in the process of identifying the specific undertakings and activities that it desires to implement as part of the project to accomplish the purposes of the Urban Renewal Law in each of the urban renewal areas, but has not yet undertaken to implement specific development proposals in the urban renewal areas;

WHEREAS, notwithstanding the determinations made by the City Council that the urban renewal areas are appropriate for urban renewal projects, the establishment of such areas as blighted under the Urban Renewal Law and the implementation of the activities and undertakings as contemplated under the Urban Renewal Law, including the tax increment financing authorized to facilitate and accomplish such activities and undertakings, such determinations have become increasingly divisive and political for the City and its citizens;

1 **WHEREAS**, C.R.S. § 31-25-115(2) of the Urban Renewal Law provides that the
2 governing body of a municipality may by ordinance provide for the abolishment of an urban
3 renewal authority, provided adequate arrangements have been made for payment of any
4 outstanding indebtedness and other obligations of the authority;

5
6 **WHEREAS**, as of the date of this Ordinance, the only financial obligation of the
7 Littleton Invests For Tomorrow Urban Renewal Authority is the principal amount of \$150,000,
8 together with any interest, owed to the City pursuant to a Cooperation and Loan Agreement
9 dated December 16, 2014 (the "Loan Agreement"); and

10
11 **WHEREAS**, the City Council of the City of Littleton has determined to repeal the urban
12 renewal plans for each of the urban renewal areas approved by the City Council, and therefore
13 desires to abolish the Littleton Invests For Tomorrow Urban Renewal Authority pursuant to and
14 in conformance with the requirements of the Urban Renewal Law.

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16 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE**
17 **CITY OF LITTLETON, COLORADO, THAT:**

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19 **Section 1:** The Littleton Invests For Tomorrow Urban Renewal Authority is hereby
20 abolished in its entirety, pursuant to C.R.S. § 31-25-115(2) of the Urban Renewal Law, effective
21 as of the date set forth in Section 7 below.

22
23 **Section 2:** The City Council of the City of Littleton hereby finds and determines that
24 adequate arrangements have been made for payment of any outstanding indebtedness and other
25 obligations of the Littleton Invests For Tomorrow Urban Renewal Authority as follows:

26
27 (a) The City of Littleton does hereby waive, cancel and forgive payment of
28 any and all amounts due under the Loan Agreement;

29
30 (b) The Littleton Invests For Tomorrow Urban Renewal Authority has no
31 other outstanding indebtedness or other obligations.

32
33 **Section 3:** As of the date of abolishment of the Littleton Invests For Tomorrow
34 Urban Renewal Authority, the urban renewal plan known as the "Columbine Square Urban
35 Renewal Plan" approved by City Council Resolution No. 136, Series 2014, as amended, has been
36 repealed in its entirety.

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38 **Section 4:** As of the date of abolishment of the Littleton Invests For Tomorrow
39 Urban Renewal Authority, the urban renewal plan known as the "Santa Fe Urban Renewal Plan"
40 approved by City Council Resolution No. 137, Series 2014, as amended, has been repealed in its
41 entirety.

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43 **Section 5:** As of the date of abolishment of the Littleton Invests For Tomorrow
44 Urban Renewal Authority, the urban renewal plan known as the "North Broadway Urban
45 Renewal Plan" approved by City Council Resolution No. 142, Series 2014, has been repealed in
46 its entirety.
47

Section 6: As of the date of abolishment of the Littleton Invests For Tomorrow Urban Renewal Authority, the urban renewal plan known as the "Littleton Boulevard Urban Renewal Plan" approved by City Council Resolution No. 143, Series 2014, has been repealed in its entirety.

Section 7: The abolishment of the Littleton Invests For Tomorrow Urban Renewal Authority shall be effective as of the date that is six (6) months after the effective date of this ordinance.

Section 8: Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 9: Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the City of Littleton on the 5th day of July, 2016, passed on first reading by a vote of ____ FOR and ____ AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the 19th day of July, 2016, in the Council Chambers, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

PASSED on second and final reading, following public hearing, by a vote of ____ FOR and ____ AGAINST on the ____ day of _____, 2016 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

1 ATTEST:

2 _____
3 Wendy Heffner
4 CITY CLERK

Bruce O. Beckman
MAYOR

5
6 APPROVED AS TO FORM:

7 _____
8 Kristin Schledorn
9 CITY ATTORNEY