

CITY OF LITTLETON, COLORADO
ORDINANCE NO. 03
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) AND REPEALING
THE CITY'S URBAN RENEWAL PLANS**

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 Littleton
7 Invests For Tomorrow Urban Renewal Authority is the principal amount of \$150,000, together
8 with any interest, owed to the City pursuant to a Cooperation and Loan Agreement dated December
9 16, 2014 (the "Loan Agreement"); and

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

15
16 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE**
17 **CITY OF LITTLETON, COLORADO, THAT:**

18
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 any
28 and all amounts due under the Loan Agreement;

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

32
33 **Section 3:** As of the abolishment of the Littleton Invests For Tomorrow Urban
34 Renewal Authority, the urban renewal plan known as the "Columbine Square Urban Renewal
35 Plan" approved by City Council Resolution No. 136, Series 2014, as amended, is hereby and shall
36 be repealed in its entirety and shall no longer be of force or effect.

37
38 **Section 4:** As of the abolishment of the Littleton Invests For Tomorrow Urban
39 Renewal Authority, the urban renewal plan known as the "Santa Fe Urban Renewal Plan" approved
40 by City Council Resolution No. 137, Series 2014, as amended, is hereby and shall be repealed in
41 its entirety and shall no longer be of force or effect.

42
43 **Section 5:** As of the abolishment of the Littleton Invests For Tomorrow Urban
44 Renewal Authority, the urban renewal plan known as the "North Broadway Urban Renewal Plan"
45 approved by City Council Resolution No. 142, Series 2014, is hereby and shall be repealed in its
46 entirety and shall no longer be of force or effect.

47

1 **Section 6:** As of the abolishment of the Littleton Invests For Tomorrow Urban
2 Renewal Authority, the urban renewal plan known as the "Littleton Boulevard Urban Renewal
3 Plan" approved by City Council Resolution No. 143, Series 2014, is hereby and shall be repealed
4 in its entirety and shall no longer be of force or effect.

5
6 **Section 7:** The abolishment of the Littleton Invests For Tomorrow Urban Renewal
7 Authority, and the repeal of the urban renewal plans hereunder, shall be effective as of the date
8 that is six (6) months after the effective date of this ordinance.

9
10 **Section 8:** Severability. If any part, section, subsection, sentence, clause or phrase of
11 this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of
12 the remaining sections of this ordinance. The City Council hereby declares that it would have
13 passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof,
14 irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases
15 may be declared invalid.

16
17 **Section 9:** Repealer. All ordinances or resolutions, or parts thereof, in conflict with
18 this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses
19 of such ordinance nor revive any ordinance thereby.

20
21 INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the
22 City of Littleton on the 5th day of July, 2016, passed on first reading by a vote of ____ FOR and ____
23 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal
24 Courthouse and on the City of Littleton Website.

25
26 PUBLIC HEARING on the Ordinance to take place on the 19th day of July, 2016, in the
27 Council Chambers, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of
28 6:30 p.m., or as soon thereafter as it may be heard.

29
30 PASSED on second and final reading, following public hearing, by a vote of ____ FOR and
31 ____ AGAINST on the ____ day of _____, 2016 and ordered published by posting at
32 Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

33
34 ATTEST:

1 _____
2 Wendy Heffner
3 CITY CLERK
4
5 APPROVED AS TO FORM:
6 _____
7 Kristin Schledorn
8 CITY ATTORNEY

Bruce O. Beckman
MAYOR