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## CITY OF LITTLETON, COLORADO

#### **ORDINANCE NO. 06**

## **Series**, 2020

AN ORDINANCE OF THE CITY OF LITTLETON, COLORADO, REPEALING THE COLUMBINE SQUARE URBAN RENEWAL AREA AND 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"); and

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), existed in the Columbine Square Urban Renewal Plan Area and the Santa Fe Urban Renewal Plan Area and that such areas were appropriate for an urban renewal project pursuant to the Urban Renewal Law; and

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), existed in the North Broadway Urban Renewal Plan Area and the Littleton Boulevard Urban Renewal Plan Area and that such areas were appropriate for an urban renewal project pursuant to the Urban Renewal Law; and

WHEREAS, on December 6, 2016, City Council voted to repeal the Santa Fe Urban Renewal Plan Area, the North Broadway Urban Renewal Plan Area, and the Littleton Boulevard Urban Renewal Plan Area; and

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WHEREAS, for over five years the Littleton Invests For Tomorrow Urban Renewal Authority has been in the process of trying to identify specific undertakings and activities that it desires to implement as part of the project to accomplish the purposes of the Urban Renewal Law in the Columbine Square Urban Renewal Area, but despite its best efforts, has not been able to implement specific development proposals in the urban renewal area: and

WHEREAS, notwithstanding the determinations made by the City Council that the Columbine Square Urban Renewal Area is appropriate for urban renewal projects, the establishment of such area 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, the apparent lack of interest of major property owners in the designated area to avail themselves of this financing tool has thwarted its efforts; and

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

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

**WHEREAS**, the City Council of the City of Littleton desires to abolish the Littleton Invests For Tomorrow Urban Renewal Authority and repeal the remaining urban renewal plan approved by the City Council, pursuant to and in conformance with the requirements of the Urban Renewal Law.

# NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:

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

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

(A) The only indebtedness that The Littleton Invests For Tomorrow Urban Renewal Authority has is to the City of Littleton in the principal amount of \$150,000 together with any interest in which it is currently default.

(B) The Littleton Invests For Tomorrow has no other outstanding indebtedness or other obligations.

(C) The Littleton Invests For Tomorrow has adequate finances to repay its existing debt to the City of Littleton.

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95 **Section 3:** As of the abolishment of the Littleton Invests For Tomorrow Urban Renewal Authority, the urban renewal plan known as the "Columbine Square Urban Renewal 96 97 Plan" approved by City Council Resolution No. 136, Series 2014, as amended, is hereby and shall 98 be repealed in its entirety and shall no longer be of force or effect. 99 100 The abolishment of the Littleton Invests For Tomorrow Urban Renewal **Section 4:** 101 Authority, and the repeal of the urban renewal plan hereunder, shall be effective as of August 13, 102 2020 which is 6 months after the effective date of this ordinance. 103 104 **Section 5:** Severability. If any part, section, subsection, sentence, clause or phrase of 105 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 106 107 passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, 108 irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases 109 may be declared invalid. 110 111 **Section 6:** Repealer. All ordinances or resolutions, or parts thereof, in conflict with 112 this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses 113 of such ordinance nor revive any ordinance thereby. 114 115 116 INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council 117 of the City of Littleton on the 21st day of January, 2020, passed on first reading by a vote of 7 118 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the 119 Municipal Courthouse and on the City of Littleton Website. PUBLIC HEARING on the Ordinance to take place on the 4<sup>th</sup> day of February, 120 121 2020, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at 122 the hour of 6:30 p.m., or as soon thereafter as it may be heard. 123 124 PASSED on second and final reading, following public hearing, by a vote of FOR and \_\_\_\_\_ AGAINST on the 4th day of February, 2020 and ordered published by posting at 125 126 Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

128 ATTEST: 129 130 Wendy Heffner CITY CLERK 131 132 133 APPROVED AS TO FORM: 134 135 136 Reid Betzing 137 CITY ATTORNEY 138 139 140

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Jerry Valdes MAYOR

