

PIKES PEAK LIBRARY DISTRICT BOARD OF TRUSTEES
 September 21, 2022 5 pm

PENROSE LIBRARY – COLUMBINE ROOM

VIRTUAL MEETING (ZOOM)

Call in: 1-253-215-8782 or 1-312-626-6799 or 1-669-900-6833 or 1-346-248-7799

Meeting ID: 883 8779 8379

Passcode: 730852

REGULAR MEETING OF THE BOARD OF TRUSTEES

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ITEMS TOO LATE FOR THE AGENDA
- IV. CORRESPONDENCE AND PRESENTATIONS
 - A. Correspondence
 - B. Presentations
 - 1. Summer Adventure (Christa Funke, Becca Philipsen) (p. 3)
 - 2. Land Acknowledgement (S. Martinez)
- V. PUBLIC COMMENT (*3 Minute Time Limit per Person*)
- VI. BUSINESS ITEMS
 - A. Consent Items

*Consent items shall be acted upon as a whole unless a specific item is called for discussion.
 Any item called for discussion shall be acted upon separately as "New Business".*

 - 1. Minutes of the August 17, 2022 Meeting ([p.15])
- VII. Unfinished Business
- VIII. New Business
 - 1. Discussion: URA Hancock Commons (Jariah Walker) (p. 18)
 - 2. Discussion: URA City Gate 2.0 (Jariah Walker) (p. 89)
 - 3. Decision 22-9-1: Patron Computer Use policy (T. Sayles) (p. 171)
 - 4. Decision 22-9-2: Code of Conduct policy (T. Shainidze Krebs) (p. 173)
 - 5. Decision 22-9-3: Food and Drink policy (T. Shainidze Krebs) (p. 178)
 - 6. Decision 22-9-4: Use of Force policy (T. Shainidze Krebs) (p. 180)
 - 7. Decision 22-9-5: Personal Belongings policy (T. Shainidze Krebs) (p. 182)
 - 8. Decision 22-9-6: Benefits Renewal (H. Laslie) (p. 185)
- VII. REPORTS
 - A. Friends of the Pikes Peak Library District Report (R. Jordan) (p. 192)
 - B. Pikes Peak Library District Foundation Report (L. James) (p. 193)
 - C. Financial Report: August 2022 (R. Green)
 - D. Public Services Report (T. Sayles) (p. 194)
 - E. Support Services Reports: Communications Report, Facilities Report, Human Resources Report, Information Technology Report (p. 212)
 - F. Interim Chief Librarian's Report (T. Shainidze Krebs) (p. 220)
 - G. Board Reports
 - 1. Governance Committee Report
 - 2. Internal Affairs Committee Report
 - 3. Public Affairs Committee Report
 - 4. Trustee Update

5. Board President's Report

VIII. ADJOURNMENT

A reception for Board applicants will follow the meeting.

The full packet of materials for this meeting of the Pikes Peak Library District Board of Trustees is available at <https://ppld.org/board-trustees>

Summer Adventure Presented by Children's Hospital Colorado 2022 Summary

Total Registrations 0-18: **14,483**
Total Completions 0-18: **5,523**
Total Number of Days Read, Moved, or Imagined: **308,216**

Family and Children's Services Programs: **585**
Participants: **27,864**

Young Adult Services Programs: **128**
Participants: **1,670**



Patron Survey Results:

Caretaker/Parent:

- 93% reported their child maintained or increased their reading skills
- 83% reported their child is a more confident reader
- 79% reported their child reads more often
- 77% reported their child uses the library more often

Teen/Child:

- 89% learned something new from what they read or experienced
- 86% enjoy reading more
- 87% read more often
- 87% want to use the library more often

Summer Adventure Presented by Children's Hospital Colorado 2022 Report:

One of our goals for Summer Adventure 2022 was to get as many books as possible into homes of participants. We accomplished this by awarding a book as the registration prize – a change that Young Adult Services made in 2021 and which Family and Children's Services joined in making in 2022. PPLD registered 14,483 individuals for Summer Adventure, which means that 14,483 books have been given to children and teens across the district. What an amazing outcome!

Giving the book out as the registration prize helps build home libraries. Here are just a few of the benefits:

- Having books at home encourages parents to participate in early literacy experiences, which help develop a child's reading ability, comprehension, language skills, and focus.
- A child or teen growing up in a book-filled environment will have greater literacy, numeracy [math concepts], and technological problem-solving skills as adults.
- Having books easily available can help curb summer slide and support families unable to afford learning outside of the school year.
- A book-filled home nurtures a culture of reading for fun and talking about books, building skills and positive habits to create life-long readers and knowledge seekers.

Another goal was to build on the success of 2021 of empowering and equipping staff at all levels to promote the program. We have streamlined Summer Adventure to make it easier to explain to patrons and for staff to log participant progress. To do that, we continued the popular method of one game for ages 0-18. We also changed to follow the model for the Winter Adult Reading Program and had participants use one logging method for reading and activities. This made it easier for staff to explain to patrons.

"I like how I can get a prize at the end - like a book and I like how nice the staff at the libraries are (especially Fountain Library). I liked doing different things like going to a concert, painting blue hands, and reading reading reading!"

Communications, Young Adult Services, and Family and Children's Services also revamped and expanded the Summer Ambassador's program launched last year. The feedback was overwhelmingly positive from the participants in 2021, and having all frontline staff take this training was the next step. We condensed the training to the basics of the program, the importance of literacy in the community, and the skills staff would need to help share it with patrons. This shorter training course was created on Bridge, PPLD's asynchronous learning platform, making it more accessible so that

all patron facing staff could take it. We saw that this training helped all staff feel comfortable sharing Summer Adventure with patrons, not just those who normally work with kids or teens.

Equipping staff to take ownership of promoting Summer Adventure showed in our registrations this year as we almost made it back to pre-pandemic enrollment numbers! We were within 3% of our 2019 enrollment numbers and surpassed our 2021 enrollment numbers by 46%! Staff promotion really paid off – when asked how they heard about Summer Adventure during registration, 61% of those who responded said they heard about it in the library.

We also created two other staff supports this year – New Staff Orientation and the Summer Adventure Prep Checklist. The New Staff Orientation was designed for YAS or FCS staff that were new to their role and hadn't been the lead for Summer Adventure previously. It included similar information as the Summer Adventure Ambassador training, but also went more in-depth on volunteer training, prize procedures, the game play, and more.

The Summer Adventure Prep Checklist was developed to provide guidance on what and when to do in the months leading up to Summer Adventure. It included things like training teen volunteers, scheduling outreaches, decorating and advertising, preparing for prizes, and keeping the staff at their locations informed. We also sent weekly emails with the checklist items. We encouraged staff to decorate their entire library, not just the children's and teen areas, and provided a budget for locations to purchase decorating supplies. To further encourage this effort, we held a decoration contest that included criteria such as using the items provided by Communications and decorating outside as well as inside. There were a lot of wonderful ideas and imaginative ways of incorporating an ocean theme.

To keep staff engaged and informed during Summer Adventure, we sent weekly emails with registration numbers, comparing to previous years to encourage locations to keep aiming for our pre-pandemic numbers. We also submitted updates and informational blubs which we called Knowledge Bombs to be included in the weekly internal newsletter The Bookmark.

We offered limited edition kickoff bags again this year. Each bag had PPLD swag, a District Discovery, a game card, and activities for all ages. Most locations ran out of their bags

"I love that I learned to love to read more than I used to. Thank you."

within hours and we registered 3,555 people, or 25% of all registrations, on the first day alone! Our programs were back to happening in-person, and we saw huge attendance numbers. We found that patrons were willing to travel around the District to attend unique programs or offerings that particularly interested them, resulting in larger than expected crowds at some locations. During Summer Adventure, we provided over 700 programs that reached close to 30,000 people. We learned that patrons are ready for in-person experiences and are willing to brave crowds to enjoy the fun and engaging programs at the library.

While we had a smashingly successful Summer Adventure this year, there's always room for improvement! Our completion rate was only up by 1% over 2021 and we plan to explore ways to encourage completion. One way to accomplish this goal is to add adults to the summer reading program, as Beanstack, the company who provides our logging software, has found that programs that include all ages increase engagement and "that young kids log more reading when their older family members participate too." ([Beanstack 2021 Summer Reading Report](#), pg. 34). Children need adult reading role models to prove to them that reading is

important and doesn't have to be a chore. Offering a reading program for all ages demonstrates to children and teens that adults (and the library) views reading as a lifelong pursuit.

"My children loved the prizes and how achievable the program was for them. I have one avid reader who doesn't need the incentive and another one that thrives with the challenge of completing the program."

Patron Survey Results

The Public Library Association Project Outcome survey results support that most participants were happy with the program. From 2021 the results were about the same – overall parents and caregivers felt that the program helped their child read more, read more confidently, and want to use the library more. The majority of kids and teens said they learned from what they read, enjoy reading more, read more often, and also wanted to use the library more.

The aspect that patrons mentioned the most was that they were excited by the registration prize being a book, with many mentioning this was a motivating factor for them to participate. Kids and teens said that they enjoyed having the motivation to read, and many learned that they enjoyed reading through participating. They enjoyed the in-person programs and the variety of activities that count toward completing the program.

When asked what else the library could do to help them learn more, the overwhelming answer was more! They want more in-person programs, more year-round learning challenges, and more prizes. Unfortunately, we are limited by our budgets to offer more programs throughout the year and more prizes. . Knowing that the best way we could help patrons is through more is great feedback that we are on the right track.

"They loved earning medals. It was a big deal! And getting to choose their own free book at the beginning!?! Wow."

Staff feedback

The feedback from staff was also primarily positive. Overall staff agreed that the program was easy for staff and patrons to understand, tracking on the gamecard and in Beanstack was easy, and that the prizes were relevant and well-received by patrons. We were also very pleased to see that we increased positive responses to the questions of "I knew how to find the marketing materials" and "I knew how to use the marketing

materials.” This was a big goal for us from 2021 – working with staff so that they knew how to find marketing that was available to them, and how to effectively use it as well.

There weren’t any major issues that stood out from the staff feedback. A small number of staff expressed issues with the ending date of August 15. The extension of the due date to August 15 started in 2020, and was positively received, so we continued it. With this change in feedback, we’ll be assessing if this is a change we want to continue. There were some other suggestions on tweaking messaging and continuing to make it simpler and more accessible for parents, a goal we always have!

Summer Adventure by the Numbers

- **Family & Children’s Services**

- 12,845 children ages 0-12 registered for Summer Adventure 2022.
- 4,956 children ages 0-12 completed the program, with a completion rate of 39% percent.
- The prizes for children were a book at registration and a set of bath boats for ages 0-3 or an award medal for reading for ages 4-12.
- The grand prizes for ages 0-12 were 3-month subscriptions to get activity crates from Kiwico. We were able to give out 30 grand prizes this year with each library having at least one winner.

- **Young Adult Services**

- 1,638 teens ages 13-18 registered for the 2022 Summer Adventure.
- 567 teens ages 13-18 completed the program, with a completion percentage of 35%.
- The prizes for teens was a choice of a book or journal at registration and completion.
- The grand prize for teens ages 13-18 were Chromebooks. We gave out 15 this year with winners around the District.



Young Adult Services Grand Prize Winners



Summer Adventure Presented by Children's Hospital Colorado 2022 Total Enrollment & Completion

2022	Enrolled	Completed	Percent Completed
Ages 0-3	2575	1043	41%
Ages 4-7	5201	2023	39%
Ages 8-12	5069	1890	37%
Ages 13-18	1638	567	35%
Total (Ages 0-18)	14483	5523	38%

Enrollment Comparisons

2020 has been omitted as the pandemic made it an anomaly. Instead, 2019 is used as a baseline comparison.

Age 0-12 2019	Ages 0-12 2021	Ages 0-12 2022	Percent of 2019	Percent of 2021
12679	8622	12845	101%	149%
Age 12-18 2019	Age 13-18 2021	Age 13-18 2022	Percent of 2019	Percent of 2021
2295	1300	1638	71%	126%
Total 2019	Total 2021	Total 2022	Percent of 2019	Percent of 2021
14974	9922	14483	97%	146%

Completion Comparisons

Age 0-12 2019	Ages 0-12 2021	Ages 0-12 2022	Percent of 2019	Percent of 2021
6028	3233	4956	82%	153%
Age 12-18 2019	Age 13-18 2021	Age 13-18 2022	Percent of 2019	Percent of 2021
1043	447	567	54%	127%
Ages 0-18 2019	Ages 0-18 2021	Ages 0-18 2022	Percent of 2019	Percent of 2021
7071	3680	5523	78%	150%

Enrollment Comparisons by Library (Ages 0-18)

Library Location	Enrolled 2019	Enrolled 2021	Enrolled 2022	Percent of 2019	Percent of 2021
Bookmobile (Mobile Library Services)	191	125	401	65%	321%
Calhan Library	n/a	52	96	n/a	185%
Cheyenne Mountain Library	823	479	789	58%	165%
East Library	3895	2113	3215	54%	152%
Fountain Library	741	686	1175	93%	171%
High Prairie Library	1057	1070	1532	101%	143%
Library 21c	3559	2422	3657	68%	151%
Manitou Springs Library	236	65	94	28%	145%
Monument Library	1395	930	980	67%	105%
Old Colorado City Library	297	250	218	84%	87%
Palmer Lake Library	132	65	91	49%	140%
Penrose Library	655	285	485	44%	170%
Rockrimmon Library	1061	711	854	67%	120%
Ruth Holley Library	474	324	360	68%	111%
Sand Creek Library	508	281	467	55%	166%
Ute Pass Library	95	64	69	67%	108%
Library Branch Total	15119	9922	14483	66%	146%

Enrollment Comparisons by Library and Age Group

*in 2020 the change was made to count 12 year olds in FCS stats.

Age 0-12 by Library Location	Enrolled 2019	Enrolled 2021	Enrolled 2022	Percent of 2019	Percent of 2021
Bookmobile (Mobile Library Services)	156	108	377	69%	349%
Calhan Library	n/a	45	85	n/a	189%
Cheyenne Mountain Library	668	429	695	64%	162%
East Library	3340	1859	2863	56%	154%
Fountain Library	625	590	1051	94%	178%
High Prairie Library	866	922	1340	106%	145%
Library 21c	3101	2138	3261	69%	153%
Manitou Springs Library	195	58	88	30%	152%
Monument Library	1120	773	846	69%	109%
Old Colorado City Library	248	178	190	72%	107%
Palmer Lake Library	115	53	80	46%	151%
Penrose Library	567	259	437	46%	169%
Rockrimmon Library	923	628	756	68%	120%
Ruth Holley Library	373	288	310	77%	108%
Sand Creek Library	428	243	412	57%	170%
Ute Pass Library	73	51	54	70%	106%
Total	12798	8622	12845	67%	149%

Ages 12/13 -18 by Library Location*	2019 Enrolled	2021 Enrolled	2022 Enrolled	% of 2019	% of 2021
Bookmobile (Mobile Library Services)	35	17	24	69%	141%
Calhan Library	n/a	7	11	n/a	157%
Cheyenne Mountain Library	155	50	94	61%	188%
East Library	555	254	353	64%	139%
Fountain Library	116	96	124	107%	129%
High Prairie Library	191	148	192	101%	130%
Library 21c	458	284	396	86%	139%
Manitou Springs Library	41	7	6	15%	86%
Monument Library	275	157	134	49%	85%
Old Colorado City Library	49	72	28	57%	39%
Palmer Lake Library	17	12	11	65%	92%
Penrose Library	88	26	47	53%	181%
Rockrimmon Library	138	83	98	71%	118%
Ruth Holley Library	101	36	50	50%	139%
Sand Creek Library	80	38	55	69%	145%
Ute Pass Library	22	13	15	68%	115%
Library Branch Total	2321	1300	1638	71%	126%



2022 Breakdown



Summer Adventure Game Participation:

14,483



Summer Adventure Games Completed:

5,523



Total Number of Days Read, Moved, or Imagined:

308,216



% of Community Goal Reached:

308%



Children's

Total number of programs: 585

Total number of participants: 27,864



Teen's

Total number of programs: 128

Total number of participants: 1,670

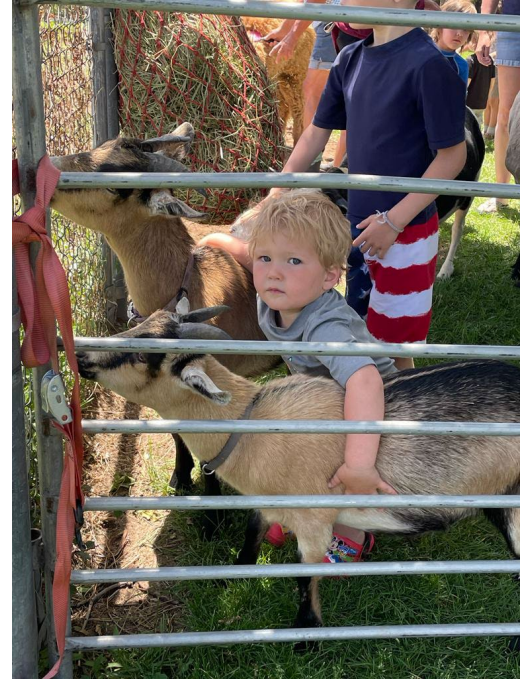


The total of participants in the children's programs could fill the Switchbacks Stadium almost SIX times!

Family & Children's Services Programming:

Family and Children's Services (FCS) was fully back to in person programs for 2022, and our patrons loved it. The only virtual programs were parenting focused, with the virtual LENA option continuing to be widely popular with families. In all, FCS provided 585 programs that were attended by 27,864 people! Our Summer Fun series offered the community chances to meet live animals, watch puppet and magic shows, learn about dinosaurs and science, make crafts, and much more! The most popular program was the Wishing Star Petting Zoo, with 1,889 enjoying meeting and petting the animals at five libraries. This program was

especially popular at East Library, where 1,166 people lined up to visit the live animals. The fantastic foam parties put on by Ann Lincoln were the next most popular program with 1,800 kids and families enjoying dancing and playing in foam while rocking out to some fun music. Kids enjoyed exploring their creativity during several Ocean Themed Craft experiences, enjoyed by 1,039 people.



We also had hands-on programs for ages 5-12 such as making Fairy Huts, Suncatchers, Balloon Powered Cars, and Cloth Printing. These programs were well received by patrons, drawing larger than expected summer crowds. We provided programs for tweens (ages 9-12), including an Ocean Themed mini golf course locations could set up in their library. We also teamed up with Young Adult Services to create a tween and teen program based on the Netflix Show *Nailed It*. This program was extremely popular, offering this age group the chance to try different cupcake decorating techniques.



Locations continued to offer early literacy programs such as Toddler Time (for ages 1-2) and Storytime (for ages 3+). We were able to offer two virtual cohorts of LENA Start, a program that teaches parents the importance of talking with their child to promote learning and literacy and allows parents to record how much they are talking to their littles. Patrons seemed willing to travel all over the District to attend programs of interest to them and locations were busy all summer long!



We were able to bring back the Summer Adventure parties this summer and families were excited to attend. We added a fourth party, the West Region Party, so patrons could attend an activity filled celebration every Friday for a month! The largest party was held in the George Fellows Park outside East and was attended by 1,100 people who enjoyed a water slide, obstacle course, checking out emergency vehicles, playing in water, activities provided by many community partners, and much more.



The hardworking Family & Children Services Staff from around the District!

Young Adult Programming

We had a great year in 2022. We transitioned back to almost all in-person programs, although we did offer a few select virtual programs that have proven to be popular. Patrons responded positively to the programs, and we were so happy to see teens coming back into our spaces. We did provide Take and Makes, as those continue to be popular.



We had three main types of in-person programs this summer – creative, social, and skill-building programs. For creative programs, some highlights included our Under the Sea Spray Paint, Glow in the Dark Paint Pouring, and Nailed It! Cupcake Decorating. The cupcake program was one we teamed up with Family and Children Services on and was loosely based on the Netflix show *Nailed It!* This program was extremely popular, offering this age group the chance to try different cupcake decorating techniques. Teens overall loved getting creative with different types of painting mediums and techniques, and everyone loved the sugar rush of cupcake decorating!



We also wanted to provide teens with opportunities to connect with their peers, especially after the past two years. Programs like Escape Rooms, Murder Mysteries, and Laser Tag provided a chance for teens to reconnect, practice social and emotional skills, and above all have fun.



For skill-building programs, we included Learn to Code and Learn to Sew, two skills that teens have been popular in the past. Learn to Code was exceptionally popular this summer, with both virtual and in-person options. This is a program we'd love to expand to better meet the demand for our population, but many of our locations lack the technology to properly offer this program, as a dedicated computer lab or a laptop lab are needed to properly administer it. Learn to Sew helped teens learn to make a zippered pouch. This is a great life-skills program, as teens come away with basic knowledge of a sewing machine and the ability to create a simple project.



Finally, we had Nature's Educators come and present on our reptilian friends with great results! There was a big demand for this program, with 60 attendees at three programs.

Overall, we were so happy to come back fully this year with our normal schedule of programs and to see so many teens and young adults back in the building enjoying the library and our resources.



PIKES PEAK LIBRARY DISTRICT BOARD OF TRUSTEES
August 17, 2022 5 pm

High Prairie Library
[VIRTUAL MEETING \(ZOOM\)](#)

Call in: 1-253-215-8782 or 1-312-626-6799 or 1-669-900-6833 or 1-346-248-7799
Meeting ID: 883 8779 8379
Passcode: 730852

President Dr. Stoll, Vice-President Scott Taylor, Secretary/Treasurer Dora Gonzales, Erin Bents, Debbie English, Mina Liebert, Aaron Salt

Interim Chief Librarian and CEO Teona Shainidze Krebs, Senior Librarian Barb Andros, Chief Safety, Security and Community Resources Officer Michael Brantner, Monument & Palmer Lake Libraries Manager Jean Carrier, Librarian Inti Dewey, West Region Director Michael Doherty, Executive Assistant Laura Foster, Chief Financial Officer Randy Green, Controller Kim Hoggatt, Chief Development Officer and Foundation Executive Officer Lance James, Chief Human Resources and Organization Development Officer Heather Laslie, Senior Library Associate Brittany McNeil, Cheyenne Mountain Library Manager Tiffany Paisley, Chief Communications Officer Michelle Ray, Interim Chief Public Services Officer and Deputy Chief Librarian Tammy Sayles, Southeast Region Director Abby Simpson, Chief Facilities Management Officer Gary Syling, Internal Communications Specialist Jeremiah Walter, Mobile Library Managers Lisa Ward, Ruth Holley Library Manager Tess Warren, High Prairie and Calhan Libraries Manager Liz Willhoff, City Councilmember Randy Helms, Tasha Ryan, Caleb Taylor, Colleen

REGULAR MEETING OF THE BOARD OF TRUSTEES

CALL TO ORDER

President Dr. Ned Stoll called the August 17, 2022 regular meeting of the Pikes Peak Library District Board of Trustees to order at 5:00 p.m.

ITEMS TOO LATE FOR THE AGENDA

There were no items too late for the agenda.

PRESENTATIONS

Staff Promotions and New Hires

Chief Financial Officer Randy Green introduced Controller Kim Hoggatt.
Southeast Director Abby Simpson introduced Ruth Holley Library Manager Tessia Warren.

PUBLIC COMMENT (3 Minute Time Limit per Person)

There was no public comment.

BUSINESS ITEMS

Consent Items

Minutes of the July 20, 2022 meeting
Minutes of the August 10, 2022 special meeting

Motion: Scott Taylor made a motion that the Pikes Peak Library District Board of Trustees approve the minutes of the July 20, 2022 and August 10, 2022 meetings as presented.

Second: Erin Bents seconded the motion.

Vote: The motion was approved unanimously.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

REPORTS

Friends of the Pikes Peak Library District Report

The Friends of the Pikes Peak Library District Report was included in the Board packet. Board of Directors President Rita Jordan was unable to attend this meeting.

Pikes Peak Library District Foundation Report

The Pikes Peak Library District Foundation Report was included in the Board packet.

Financial Report: July 2022

The Financial Report for July 2022 was provided prior to this meeting. Chief Financial Officer Randy Green stated that revenue is tracking at about a 5% increase over last year, and 50% of the budget has been expended in the first seven months of 2022.

Public Services Report

The Public Services Report was included in the Board packet. Interim Public Services Director and Deputy Chief Librarian Tammy Sayles highlighted the following:

- High Prairie Library will host a grand opening of the outdoor space on Thursday August 25.
- Fountain Library recently hosted a Chamber Business After Hours.
- A patron from the Springs Rescue Mission became certified in the five areas offered by PPLD.
- Summer Adventure in 2022 had over 14,000 registrants

Scott Taylor asked how many backpacks were distributed at the giveaway this year. Ms. Sayles will find out and report back to the Board.

Support Services Reports: Communications Report, Facilities Report, Human Resources Report, Information Technology Report

The Support Services Reports were included in the Board packet. There were no questions regarding the reports.

Interim Chief Librarian's Report

Interim Chief Library and CEO Teona Shainidze Krebs began by thanking Chief HR and OD Officer Heather Laslie for taking on the role of Interim Chief Technology Officer, thanking Bob Pasicznyuk, Executive Director of Douglas County Libraries, for participating on the interview panel for the Chief Information Technology Officer, and thanking Michelle Ray and the Communications team for all they have done to handle media request, help educate our community, and address misinformation. Ms. Shainidze Krebs also thanked the many staff members who were involved in the testing of the new ERP, which is about 80% complete.

The Strategic Planning Committee is compiling a draft plan from all the results received. Panorama Park will host a grand opening this Saturday. Many thanks to SE Regional Director Abby Simpsons and the Southeast team for all the work put into the partnership with the renovation. Ms. Shainidze Krebs shared that a staff meeting was held last Friday

to answer questions about the Board decision to withdraw intent to participate in the 2022 election.

Board Reports

Governance Committee Report

Committee Chairperson Dora Gonzales reported that the Committee met on August 2, 2022. The Committee continues to review the Board bylaws. The Board vacancy posting, advertising and application process were also discussed. Ms. Gonzales thanked Gary Syling for his foresight in using native grasses in PPLD landscaping.

Internal Affairs Committee Report

Committee Chairperson Debbie English reported that the Internal Affairs Committee did not meet in August.

Public Affairs Committee Report

Committee Chairperson Mina Liebert reported that the Public Affairs Committee did not meet in August.

Trustee Update

Debbie English enjoyed the strategic planning session and seeing the enthusiasm of other participants. Mina Liebert shared that she had received great feedback from community members who participated. Dora Gonzales thanked Anthony Siracusa for facilitating the process.

Board President's Report

Board President Dr. Ned Stoll expressed thanks to the members of the public who provided feedback on the announcement that the Board intended to pursue participating in the 2022 election. Reversing that decision occurred at the August 10, 2022 special meeting of the Board of Trustees.

The bookmobile will attend the Mt. Carmel's Veteran's event on Friday September 2, 2022. Dr. Stoll thanked Mobile Library Manager Lisa Ward and her team for participating.

ADJOURNMENT

There being no further business to discuss, President Dr. Stoll adjourned the August 17, 2022 meeting of the Board of Trustees at 5:43 pm.

The full packet of materials for this meeting of the Pikes Peak Library District Board of Trustees is available at <https://ppld.org/board-trustees>

March, 1 2022

Via Email and Certified Mail

Board of Trustees

Pikes Peak Library District

20 N. Cascade Ave.

Colorado Springs, CO 80903

Attention: John Spears, CEO and Teona Shaindze-Krebs, Deputy Chief Librarian

Re: Notice of creation of Hancock Commons Urban Renewal Plan and Proposed Tax Sharing Agreement

Dear Mr. Spears and Ms. Shainidze-Krebs:

The Board of Commissioners of the Colorado Springs Urban Renewal Authority (“CSURA”) is considering a proposed urban renewal in the city’s S/E side near the intersection of S. Chelton Road and Hancock Expressway, for the redevelopment of the site into an attainable housing (for sale) and commercial/retail development project. As of 2016, changes to the Colorado Urban Renewal Law require the CSURA to notify the taxing entities whose incremental property taxes would be allocated pursuant to any urban renewal plan before any such plan may be approved by the City Council. The area within the proposed Hancock Commons Urban Renewal Plan (the “Plan”) is located within the jurisdiction of the Pikes Peak Library District (“PPLD”) and would allocate property tax increment generated by the project of taxing entities including PPLD. This letter constitutes notice of the proposed Plan pursuant to CSURA’s obligations under C.R.S. § 31-25-107(9.5)(a).

Enclosed herewith please find (i) a copy of the Tax Forecast and County Impact Report for the Hancock Commons Urban Renewal Area in Colorado Springs, Colorado prepared by EPS Consulting, (ii) the proposed Property Tax Increment Revenue Agreement between the CSURA and PPLD and (iii) a copy of the proposed Plan. CSURA believes the implementation of the Plan would eliminate blight within the Plan area and be a benefit to the community.

Sincerely,

Jariah Walker

Executive Director, Colorado Springs Urban Renewal Authority

Enclosures

Impact Report

El Paso County Impact Report

Hancock Commons Urban Renewal Area

Prepared for:

Colorado Springs Urban Renewal Authority

Prepared by:

Economic & Planning Systems, Inc.

EPS #213073

October 04, 2021

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1. Introduction

This report includes a summary of the expected fiscal impacts of the site included in the Hancock Commons Urban Renewal Plan (Plan) in El Paso County (the County). The El Paso County Impact Report for Hancock Commons Urban Renewal Area (report) was prepared by Economic & Planning Systems (EPS) for the Colorado Springs Urban Renewal Authority ("CSURA" or "Authority").

The report includes a summary of forecasted property tax revenues as well as El Paso County fiscal and service impacts associated with development in accordance with the Urban Renewal Plan. It specifically responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (3.5) "Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:
- I. The estimated duration of time to complete the urban renewal project;
 - II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
 - III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
 - IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
 - V. Any other estimated impacts of the urban renewal project on county services or revenues."

Urban Renewal Plan Description

The Hancock Commons Urban Renewal Area ("URA" or "Plan Area") is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of one parcel, currently divided by Hancock Expressway, on approximately 18.59 acres of land and adjacent right of way. The boundaries of the Plan Area include a portion of Hancock Expressway that divides the parcel and Chelton Road to the east as illustrated in red below in **Figure 1**.

Figure 1. Hancock Commons URA Boundary



2. Development Program

The proposed project for the Plan Area is a residential development with a commercial site, as shown in the site plan illustrated in **Figure 2**. The residential development includes approximately 150 apartment units and 87 townhome units. The townhome units will be for-sale and priced for attainable housing for the local workforce. The commercial site will include approximately 10,000 square feet of retail, restaurant, and/or neighborhood services. The current plan calls for this development program, but the actual units and square footage may see minor changes over the course of buildout.

Infrastructure improvements are a significant component of the development plan. Hancock Expressway will be re-routed and aligned along the north edge of the property. This realignment improves the street network and connectivity to the surrounding neighborhoods and will include an updated drainage system with a gravity sewer to serve the development on site.

Figure 2. Hancock Commons Site Plan



3. County Fiscal Impact

In order to estimate the anticipated impact of the development of the parcels included in the Plan area boundary on the County, EPS evaluated expected property tax revenues, infrastructure costs, and impacts on cost of service for the County.

Property Taxes

CSURA is expected to keep 100 percent of the property tax revenues generated by the Plan increment, which includes any property tax that is generated by new development on the parcels included in the Plan Area. These revenues are necessary to allow the project to move forward and will be used to fund eligible improvements.

Assumptions

To estimate potential property tax revenues of Hancock Commons, EPS has estimated market values for townhomes at \$400,000 per unit and multifamily units at \$220,000 per unit. These estimated values are based on the capitalized value of the project. Additionally, based on El Paso assessor data the estimated market values fall within the market valuation of similar product type in Colorado Springs. Commercial space market values were estimated at \$150 per square foot based on industry standards for construction values. EPS has also assumed an annual growth rate in property values of 3.0 percent per year, which is reassessed on odd-number years in accordance with Colorado Legislature.

Property Tax Base

The current property taxes paid on the vacant land in the proposed Hancock Commons are roughly \$129,160 per year, shown below in **Table 1**. This base reflects the total value of the vacant land parcel. The assessment rate and mill levy are two universally used factors that generate revenue streams that are a portion of total valuation. The assessment rate for commercial property in Colorado is 29 percent. Note that per State regulations, vacant land is classified as commercial (29 percent) while multifamily is assessed as residential (7.15 percent). The 2021 mill levies for all parcels in the taxing district that includes the proposed Urban Renewal Area are shown in **Table 2**. The total mill levy in 2021 was 65.5550, which includes 7.9200 mills for El Paso County (including El Paso County Road and Bridge share).

Table 1. Property Base Value, 2021

Parcel	Land	Improvements	Total
Actual Value			
HANCOCK EXPY	\$445,379	\$0	\$445,379
Subtotal	\$445,379	\$0	\$445,379
Assessment Rate			
HANCOCK EXPY	29.00%	29.00%	
Assessed Value			
HANCOCK EXPY	\$129,160	\$0	\$129,160
Subtotal	\$129,160	\$0	\$129,160

Source: El Paso County Assessor; Economic & Planning Systems

Table 2. Mill Levies, 2021

Description	Mill Levy
EL PASO COUNTY	7.7550
EPC ROAD & BRIDGE SHARE	0.1650
CITY OF COLORADO SPRINGS	4.2790
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.1650
HARRISON SCHOOL NO 2	48.3940
PIKES PEAK LIBRARY	3.8550
SOUTHEASTERN COLO WATER CONSERVANCY	0.9420
EL PASO COUNTY CONSERVATION	0.0000
TOTAL	65.5550

Source: El Paso County Assessor; Economic & Planning Systems

Property Tax Increment

Based on the assumptions stated above and information from the developer, the cumulative value of the residential development is estimated at \$67.8 million, and commercial development is estimated at \$1.5 million, shown in **Table 3**. The future property taxes due to new development is referred to as the “Increment” and would be deferred. The development of Hancock Commons over the next 25 years is expected to generate approximately \$10.3 million in property tax increment over the 25-year period, which equates to an average of approximately \$413,086 per year, as shown in **Table 4**. Following the 25-year period, the parcels included in Plan Area are expected to generate approximately \$680,785 in total property taxes, which includes approximately \$17,728 that is attributed to the base values and \$684,485 that is generated by the increment or new development.

Table 3. Development Value, 2021-2046

Year	Plan Year	TH Prog.	TH Val.	MF Prog.	MF Val.	In-Line Retail	Value per SF	Retail Center	Value per SF	CUMULATIVE TOTAL	
		87 units	\$400,000/unit	150 units	\$220,000/unit	4,000 sf	\$150/sf	6,000 sf	\$150/sf	Residential	Commercial
2021	0	0	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0
2022	1	0	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0
2023	2	40	\$16,000,000	50	\$11,000,000	2,000	\$300,000	0	\$0	\$27,000,000	\$300,000
2024	3	47	\$18,800,000	50	\$11,000,000	2,000	\$300,000	6,000	\$900,000	\$56,800,000	\$1,500,000
2025	4	0	\$0	50	\$11,000,000	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2026	5	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2027	6	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2028	7	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2029	8	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2030	9	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2031	10	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2032	11	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2033	12	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2034	13	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2035	14	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2036	15	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2037	16	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2038	17	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2039	18	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2040	19	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2041	20	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2042	21	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2043	22	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2044	23	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2045	24	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000
2046	25	0	\$0	0	\$0	0	\$0	0	\$0	\$67,800,000	\$1,500,000

Source: Economic & Planning Systems

Table 4. Property Tax Increment, 2021-2046

Year	Plan Year	Cml. Actual Statutory Val.			Assessed Value (1-Yr. Lag) ^[1]				Property Tax Increment (1-Yr. Lag) 65.555 mill levy
		Base Val. 3.0% Ann. Esc.	New Res. Val. 3.0% Ann. Esc.	New Com. Val. 3.0% Ann. Esc.	Base Val. 29.00%	New Res. 7.15%	New Com. 29.00%	Increment Val.	
2021	0	\$445,379	\$0	\$0	\$129,160	\$0	\$0	\$0	\$0
2022	1	\$458,740	\$0	\$0	\$129,160	\$0	\$0	\$0	\$0
2023	2	\$472,503	\$28,644,300	\$318,270	\$133,035	\$0	\$0	\$0	\$0
2024	3	\$486,678	\$62,066,894	\$1,639,091	\$133,035	\$0	\$0	\$0	\$0
2025	4	\$501,278	\$76,309,497	\$1,688,263	\$141,137	\$4,437,783	\$475,336	\$4,771,983	\$0
2026	5	\$516,316	\$78,598,782	\$1,738,911	\$141,137	\$4,437,783	\$475,336	\$4,771,983	\$312,827
2027	6	\$531,806	\$80,956,746	\$1,791,078	\$149,732	\$5,619,813	\$504,284	\$5,974,365	\$312,827
2028	7	\$547,760	\$83,385,448	\$1,844,811	\$149,732	\$5,619,813	\$504,284	\$5,974,365	\$391,650
2029	8	\$564,193	\$85,887,012	\$1,900,155	\$158,850	\$5,962,060	\$534,995	\$6,338,204	\$391,650
2030	9	\$581,119	\$88,463,622	\$1,957,160	\$158,850	\$5,962,060	\$534,995	\$6,338,204	\$415,501
2031	10	\$598,552	\$91,117,531	\$2,015,875	\$168,524	\$6,325,149	\$567,576	\$6,724,201	\$415,501
2032	11	\$616,509	\$93,851,056	\$2,076,351	\$168,524	\$6,325,149	\$567,576	\$6,724,201	\$440,805
2033	12	\$635,004	\$96,666,588	\$2,138,641	\$178,788	\$6,710,351	\$602,142	\$7,133,705	\$440,805
2034	13	\$654,054	\$99,566,586	\$2,202,801	\$178,788	\$6,710,351	\$602,142	\$7,133,705	\$467,650
2035	14	\$673,676	\$102,553,583	\$2,268,885	\$189,676	\$7,119,011	\$638,812	\$7,568,147	\$467,650
2036	15	\$693,886	\$105,630,191	\$2,336,951	\$189,676	\$7,119,011	\$638,812	\$7,568,147	\$496,130
2037	16	\$714,703	\$108,799,097	\$2,407,060	\$201,227	\$7,552,559	\$677,716	\$8,029,048	\$496,130
2038	17	\$736,144	\$112,063,069	\$2,479,271	\$201,227	\$7,552,559	\$677,716	\$8,029,048	\$526,344
2039	18	\$758,228	\$115,424,962	\$2,553,650	\$213,482	\$8,012,509	\$718,989	\$8,518,017	\$526,344
2040	19	\$780,975	\$118,887,710	\$2,630,259	\$213,482	\$8,012,509	\$718,989	\$8,518,017	\$558,399
2041	20	\$804,404	\$122,454,342	\$2,709,167	\$226,483	\$8,500,471	\$762,775	\$9,036,764	\$558,399
2042	21	\$828,536	\$126,127,972	\$2,790,442	\$226,483	\$8,500,471	\$762,775	\$9,036,764	\$592,405
2043	22	\$853,392	\$129,911,811	\$2,874,155	\$240,275	\$9,018,150	\$809,228	\$9,587,103	\$592,405
2044	23	\$878,994	\$133,809,165	\$2,960,380	\$240,275	\$9,018,150	\$809,228	\$9,587,103	\$628,483
2045	24	\$905,364	\$137,823,440	\$3,049,191	\$254,908	\$9,567,355	\$858,510	\$10,170,957	\$628,483
2046	25	\$932,525	\$141,958,144	\$3,140,667	\$254,908	\$9,567,355	\$858,510	\$10,170,957	\$666,757
Total									\$10,327,143

[1] Reflects a biennial reassessment.

Source: Economic & Planning Systems

Taxing District Impact

El Paso County Impact

El Paso County property tax revenues, which include El Paso County (7.7550 mills) and El Paso County Road and Bridge (0.1650 mills), are based on the combined 7.92 mill levy. Existing property taxes refer to the "Base" and would not be deferred. The County's share of the current property tax base is \$1,023, shown in **Table 5**. The base amount is expected to grow at 3.0 percent per year, which is shown biannually due to reassessments by the county assessor occurring every odd year, resulting in an annual amount of \$2,019 for El Paso County in year 25 and generating a total of approximately \$37,783 over the 25-year period. The increment value will be deferred by the County for the 25-year period. Over this time, the total property tax deferred by the County would be approximately \$1.2 million or \$49,907 per year.

Table 5. El Paso County Property Tax Revenue, 2021-2046

Year	Plan Year	El Paso County Property Tax: 7.92 mills		Total
		Base	Increment 1-Yr. Lag	
2021	0	\$1,023	\$0	\$1,023
2022	1	\$1,023	\$0	\$1,023
2023	2	\$1,054	\$0	\$1,054
2024	3	\$1,054	\$0	\$1,054
2025	4	\$1,118	\$0	\$1,118
2026	5	\$1,118	\$37,794	\$38,912
2027	6	\$1,186	\$37,794	\$38,980
2028	7	\$1,186	\$47,317	\$48,503
2029	8	\$1,258	\$47,317	\$48,575
2030	9	\$1,258	\$50,199	\$51,457
2031	10	\$1,335	\$50,199	\$51,533
2032	11	\$1,335	\$53,256	\$54,590
2033	12	\$1,416	\$53,256	\$54,672
2034	13	\$1,416	\$56,499	\$57,915
2035	14	\$1,502	\$56,499	\$58,001
2036	15	\$1,502	\$59,940	\$61,442
2037	16	\$1,594	\$59,940	\$61,533
2038	17	\$1,594	\$63,590	\$65,184
2039	18	\$1,691	\$63,590	\$65,281
2040	19	\$1,691	\$67,463	\$69,153
2041	20	\$1,794	\$67,463	\$69,256
2042	21	\$1,794	\$71,571	\$73,365
2043	22	\$1,903	\$71,571	\$73,474
2044	23	\$1,903	\$75,930	\$77,833
2045	24	\$2,019	\$75,930	\$77,949
2046	25	\$2,019	\$80,554	\$82,573
Total		\$37,783	\$1,247,670	\$1,285,452

Source: Economic & Planning Systems

Harrison School No. 2 Impact

The Plan Area is located within the Harrison District Number 2, which has a 48.3940 mill levy. The School District's share of the current property tax base is \$6,251, shown in **Table 6**. The base amount is expected to grow at 3.0 percent per year, which is shown biannually due to reassessments by the county assessor occurring every odd year, resulting in an annual amount of \$12,336 in year 25 and generating a total of approximately \$230,866 over the 25-year period. The increment value will be deferred by the School District for the 25-year period. Over this time, the total property tax deferred by the School District would be approximately \$7.6 million or \$304,948 per year.

Table 6. School District Property Tax Revenue, 2021-2046

Year	Plan Year	School Dist. Property Tax: 48.394 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$6,251	\$0	\$6,251
2022	1	\$6,251	\$0	\$6,251
2023	2	\$6,438	\$0	\$6,438
2024	3	\$6,438	\$0	\$6,438
2025	4	\$6,830	\$0	\$6,830
2026	5	\$6,830	\$230,935	\$237,765
2027	6	\$7,246	\$230,935	\$238,181
2028	7	\$7,246	\$289,123	\$296,370
2029	8	\$7,687	\$289,123	\$296,811
2030	9	\$7,687	\$306,731	\$314,418
2031	10	\$8,156	\$306,731	\$314,887
2032	11	\$8,156	\$325,411	\$333,567
2033	12	\$8,652	\$325,411	\$334,063
2034	13	\$8,652	\$345,229	\$353,881
2035	14	\$9,179	\$345,229	\$354,408
2036	15	\$9,179	\$366,253	\$375,432
2037	16	\$9,738	\$366,253	\$375,991
2038	17	\$9,738	\$388,558	\$398,296
2039	18	\$10,331	\$388,558	\$398,889
2040	19	\$10,331	\$412,221	\$422,552
2041	20	\$10,960	\$412,221	\$423,181
2042	21	\$10,960	\$437,325	\$448,286
2043	22	\$11,628	\$437,325	\$448,953
2044	23	\$11,628	\$463,958	\$475,586
2045	24	\$12,336	\$463,958	\$476,294
2046	25	\$12,336	\$492,213	\$504,549
Total		\$230,866	\$7,623,702	\$7,854,568

Source: Economic & Planning Systems

City of Colorado Springs Impact

The City of Colorado Springs has a 4.279 mill levy. The city’s share of the current property tax base is \$553, shown in **Table 7**. The base amount is expected to grow at 3.0 percent per year, which is shown biannually due to reassessments by the county assessor occurring every odd year. This results in an annual amount of \$1,091 in year 25 and generating a total of approximately \$20,413 over the 25-year period. The increment value of property taxes generated, which will be deferred by the city, would be approximately \$674,088 over the 25-year period or \$26,964 per year.

Table 7. City of Colorado Springs Property Tax Revenue, 2021-2046

Year	Plan Year	Co. Springs Property Tax: 4.279 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$553	\$0	\$553
2022	1	\$553	\$0	\$553
2023	2	\$569	\$0	\$569
2024	3	\$569	\$0	\$569
2025	4	\$604	\$0	\$604
2026	5	\$604	\$20,419	\$21,023
2027	6	\$641	\$20,419	\$21,060
2028	7	\$641	\$25,564	\$26,205
2029	8	\$680	\$25,564	\$26,244
2030	9	\$680	\$27,121	\$27,801
2031	10	\$721	\$27,121	\$27,842
2032	11	\$721	\$28,773	\$29,494
2033	12	\$765	\$28,773	\$29,538
2034	13	\$765	\$30,525	\$31,290
2035	14	\$812	\$30,525	\$31,337
2036	15	\$812	\$32,384	\$33,196
2037	16	\$861	\$32,384	\$33,245
2038	17	\$861	\$34,356	\$35,217
2039	18	\$913	\$34,356	\$35,270
2040	19	\$913	\$36,449	\$37,362
2041	20	\$969	\$36,449	\$37,418
2042	21	\$969	\$38,668	\$39,637
2043	22	\$1,028	\$38,668	\$39,696
2044	23	\$1,028	\$41,023	\$42,051
2045	24	\$1,091	\$41,023	\$42,114
2046	25	\$1,091	\$43,522	\$44,612
Total		\$20,413	\$674,088	\$694,501

Source: Economic & Planning Systems

Pikes Peak Library District Impact

The Plan Area is located within the Pikes Peak Library District, which has a 3.8550 mill levy. The Library District’s share of the current property tax base is \$498, shown in **Table 8**. The base amount is expected to grow at 3.0 percent per year, which is shown biannually due to reassessments by the county assessor occurring every odd year. This results in an annual amount of \$983 in year 25 and generating a total of approximately \$18,390 over the 25-year period. The increment value of property taxes generated, which will be deferred by the Library District, would be approximately \$607,294 over the 25-year period or \$24,292 per year.

Table 8. Library Property Tax Revenue, 2021-2046

Year	Plan Year	Library Property Tax: 3.855 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$498	\$0	\$498
2022	1	\$498	\$0	\$498
2023	2	\$513	\$0	\$513
2024	3	\$513	\$0	\$513
2025	4	\$544	\$0	\$544
2026	5	\$544	\$18,396	\$18,940
2027	6	\$577	\$18,396	\$18,973
2028	7	\$577	\$23,031	\$23,608
2029	8	\$612	\$23,031	\$23,644
2030	9	\$612	\$24,434	\$25,046
2031	10	\$650	\$24,434	\$25,083
2032	11	\$650	\$25,922	\$26,571
2033	12	\$689	\$25,922	\$26,611
2034	13	\$689	\$27,500	\$28,190
2035	14	\$731	\$27,500	\$28,232
2036	15	\$731	\$29,175	\$29,906
2037	16	\$776	\$29,175	\$29,951
2038	17	\$776	\$30,952	\$31,728
2039	18	\$823	\$30,952	\$31,775
2040	19	\$823	\$32,837	\$33,660
2041	20	\$873	\$32,837	\$33,710
2042	21	\$873	\$34,837	\$35,710
2043	22	\$926	\$34,837	\$35,763
2044	23	\$926	\$36,958	\$37,885
2045	24	\$983	\$36,958	\$37,941
2046	25	\$983	\$39,209	\$40,192
Total		\$18,390	\$607,294	\$625,684

Source: Economic & Planning Systems

Southeastern Colorado Water Conservancy District Impact

The Plan Area is located within the Southeastern Colorado Water Conservancy District, which has a 0.9420 mill levy. The Water Conservancy District's share of the current property tax base is \$122, shown in **Table 9**. The base amount is expected to grow at 3.0 percent per year, which is shown biannually due to reassessments by the county assessor occurring every odd year. This results in an annual amount of \$240 in year 25 and generating a total of approximately \$4,494 over the 25-year period. The increment value of property taxes generated, which will be deferred by the Water Conservancy District, would be approximately \$148,397 over the 25-year period or \$5,936 per year.

Table 9. Water Conservancy Property Tax Revenue, 2021-2046

Year	Plan Year	Water Conserv. Property Tax: 0.942 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$122	\$0	\$122
2022	1	\$122	\$0	\$122
2023	2	\$125	\$0	\$125
2024	3	\$125	\$0	\$125
2025	4	\$133	\$0	\$133
2026	5	\$133	\$4,495	\$4,628
2027	6	\$141	\$4,495	\$4,636
2028	7	\$141	\$5,628	\$5,769
2029	8	\$150	\$5,628	\$5,777
2030	9	\$150	\$5,971	\$6,120
2031	10	\$159	\$5,971	\$6,129
2032	11	\$159	\$6,334	\$6,493
2033	12	\$168	\$6,334	\$6,503
2034	13	\$168	\$6,720	\$6,888
2035	14	\$179	\$6,720	\$6,899
2036	15	\$179	\$7,129	\$7,308
2037	16	\$190	\$7,129	\$7,319
2038	17	\$190	\$7,563	\$7,753
2039	18	\$201	\$7,563	\$7,764
2040	19	\$201	\$8,024	\$8,225
2041	20	\$213	\$8,024	\$8,237
2042	21	\$213	\$8,513	\$8,726
2043	22	\$226	\$8,513	\$8,739
2044	23	\$226	\$9,031	\$9,257
2045	24	\$240	\$9,031	\$9,271
2046	25	\$240	\$9,581	\$9,821
Total		\$4,494	\$148,397	\$152,891

Source: Economic & Planning Systems

Cost of Service and Infrastructure Costs

Residential development in the County has a direct impact on County services and infrastructure costs. However, the cost of service and infrastructure costs vary depending on whether or not the development occurs within incorporated or unincorporated areas. The entire Plan Area is located within the City of Colorado Springs municipal boundaries. It is also noteworthy that the majority of urban services required by the new development will be provided by the City of Colorado Springs, such as police, parks and recreation, water, sewer, and general administration such as planning, zoning, land use code enforcement, business licensing, etc.

For the purposes of this analysis, EPS assumes that the modest additional service cost to the County associated with the future development within the City of Colorado Springs is balanced by additional revenue sources, such as intergovernmental transfers and fees for services. The County will receive sales tax revenues from the commercial space and from the residents living within the development, while the City of Colorado Springs will differ a 1 percent sales tax increment during the 25-year tax increment financing period. The County is expected to have no financial exposure for infrastructure costs or other capital improvements. Future infrastructure costs that are associated with development on parcels included in the Plan boundary are anticipated to be financed by the developer initially, and by the Colorado Springs Urban Renewal Authority and the City of Colorado Springs in the future.

It's important to note that the project will alleviate the burden on infrastructure commitments by the city, county, or Pikes Peak RTA. The proposed infrastructure, specifically the Hancock Expressway realignment, provides a regional transportation solution and could enable other governing entities to allocate their financial resources to other projects.

Summary of the Net County Impact

Based on the analysis included in this report, EPS anticipates that the impact of the proposed Hancock Commons Urban Renewal Plan on El Paso County will be positive. If the County portion of the property taxes was deferred during this period, the County would experience an annual fiscal impact of \$1,054 in 2023, the first year of development. By 2047, the end of the 25-year tax increment financing period, the County's portion of property tax is expected to increase to \$87,602 per year as a result from the inclusion of developed parcels in the URA.

Based on previous experience evaluating county fiscal structures, EPS has an understanding of expenditures, revenues, and alternative revenue sources that new development generates as well as the corresponding costs of service attributed to various development types. Moreover, because the future development will be located within the City of Colorado Springs, and the City is responsible for a majority of services, including ones with typically higher costs to

local government (i.e., police, public works, water), the County's exposure in terms of its financial outlay will be modest and is expected to be mitigated with user fees and other revenue sources.

PROPERTY TAX INCREMENT REVENUE AGREEMENT
(Pikes Peak Library District)
(Hancock Commons Urban Renewal Plan)

This Property Tax Increment Revenue Agreement (the “Agreement”) is entered into as of _____, 2022 (the “Effective Date”) by and between the COLORADO SPRINGS URBAN RENEWAL AUTHORITY, a body corporate and politic of the State of Colorado (the “Authority”), whose address is 30 South Nevada Avenue, Colorado Springs, Colorado 80903, and the PIKES PEAK LIBRARY DISTRICT, a political subdivision of the State of Colorado (the “Library District”), whose address is 12 North Cascade Avenue, Colorado Springs, Colorado 80903. The Authority and the Library District are referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS.

The following recitals are incorporated in and made a part of this Agreement. Capitalized terms used herein and not otherwise defined are defined in Section 1 below.

A. Proposed Redevelopment. The Parties have been advised that the real property described in Exhibit A (the “Property”) lying within the corporate limits of the City of Colorado Springs, Colorado (the “City”) is being studied for designation as an urban renewal area to be redeveloped by one or more developers and/or property owner(s) as a mixed use development(s) that will eliminate existing blighted conditions which constitute threats to the health, safety and welfare of the community and barriers to development.

B. Urban Renewal and Tax Increment Financing. To accomplish the proposed redevelopment and to provide certain required public improvements, the Authority has recommended inclusion of the Property in a proposed urban renewal plan, entitled as the “Hancock Commons Urban Renewal Plan” (the “Plan” or “Urban Renewal Plan”) authorizing and utilizing tax increment financing in accordance with the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”), to pay Eligible Costs of the Improvements. The proposed Plan that includes the Property has been provided to the Library District under separate cover. The final Plan approved by the City Council of the City shall be the “Plan” for purposes of this Agreement.

C. Nature of Urban Renewal Project and Purpose of Agreement. The proposed Urban Renewal Project consists of designing, developing and constructing the Improvements (which includes paying the Eligible Costs of public improvements) necessary to serve the proposed Urban Renewal Area and to comply with §31-25-107(4)(g) of the Act that requires the Plan to afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise. Approval of the Urban Renewal Plan is subject to recent legislation, including requirements imposed by HB 15-1348 for new urban renewal plans adopted after January 1, 2016.

D. Impact Report. The Authority has submitted to the Library District a copy of the Impact Report required to be submitted to El Paso County by §31-25-107(3.5) of the Act, which includes a tax forecast for the Library District.

E. Colorado Urban Renewal Law. In accordance with the Act as amended to the date of this Agreement (including the requirements of HB 15-1348 and SB 18-248), the Parties desire to enter into this Agreement to facilitate adoption of the Plan and redevelopment of the proposed Urban Renewal Area described therein. The Agreement addresses, among other things, the estimated impacts of the Urban Renewal Plan on Library District services associated solely with the Urban Renewal Plan.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants, promises and agreements of each of the Parties hereto, to be kept and performed by each of them, it is agreed by and between the Parties hereto as set forth herein.

1. DEFINITIONS. As used in this Agreement:

1.1. “Act” means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S.

1.2. “Agreement” means this Agreement, as it may be amended or supplemented in writing. References to sections or exhibits are to this Agreement unless otherwise qualified.

1.3. “Authority” means the Party described in the Preamble to this Agreement, the Colorado Springs Urban Renewal Authority, a body corporate and politic of the State of Colorado.

1.4. “Bonds” shall have the same meaning as defined in §31-25-103 of the Act.

1.5. “City” means the Party described in Recital A to this Agreement, the City of Colorado Springs, Colorado.

1.6. “District Increment” means the portion of Property Tax Increment Revenues generated by the District’s mill levy received by the Authority from the El Paso County Treasurer and paid into the Special Fund as specified in Section 3.1.

1.7. “Duration” means the twenty-five (25) year period that the tax increment or tax allocation provisions will be in effect as specified in §31-25-107(9)(a) of the Act, the Plan, and the Impact Report.

1.8. “Eligible Costs” means those costs eligible to be paid or reimbursed from the Tax Increment Revenues pursuant to the Act.

1.9. “Future Mill Levy” has the meaning set forth in Section 3.2.

1.10. “Impact Report” means the impact report setting forth the burdens and benefits of the Urban Renewal Project previously submitted to the Library District.

1.11. “Improvements” means the public improvements and private improvements to be constructed on the Property pursuant to the Plan.

1.12. “Library District” means the Party described in the Preamble to this Agreement, Pikes Peak Library District, a public body corporate and political subdivision of the State of Colorado.

1.13. “Party” or “Parties” means the Authority or the Library District or both and their lawful successors and assigns.

1.14. “Plan” means the urban renewal plan defined in Recital B above.

1.15. “Project” shall have the same meaning as Urban Renewal Project.

1.16. “Property Tax Increment Revenues” means all the TIF revenues derived from ad valorem property tax levies described in §31-25-107(9)(a)(II) of the Act allocated to the Special Fund for the Duration of the Urban Renewal Project.

1.17. “Special Fund” means the fund described in the Plan and §31-25-107(9)(a)(II) of the Act into which the Property Tax Increment Revenues will be deposited.

1.18. “TIF” means the property tax increment portion of the property tax assessment roll described in §31-25-107(9)(a)(II) of the Act.

1.19. “Urban Renewal Area” means the area included in the boundaries of the Plan.

1.20. “Urban Renewal Plan” means the urban renewal plan defined in Recital B above.

1.21. “Urban Renewal Project” means all undertakings and activities, or any combination thereof, required to carry out the Urban Renewal Plan pursuant to the Act.

2. Impact Report. The Parties acknowledge and agree that the Impact Report addresses the following information and hereby make and adopt the following findings relating to the Impact Report:

(a) The Urban Renewal Project is projected to create significant new employment opportunities and other benefits as specified in the Impact Report that will benefit the Parties, the region, and the State of Colorado.

(b) The Duration of time estimated to complete the Urban Renewal Project is the twenty-five (25) year period of time specified in §31-25-107(9)(a) of the Act.

(c) The estimated annual Property Tax Increment Revenue to be generated by the Urban Renewal Project for the Duration of the Urban Renewal Project and the portion of such Property Tax Increment Revenue to be allocated to fund the Urban Renewal Project are set forth in this Agreement and the Impact Report.

(d) The nature and relative size of the revenue and other benefits expected to accrue to the City, the Library District, and other taxing entities that levy property taxes in the Urban Renewal Area are set forth in the Impact Report and include, without limitation:

- (i) The increase in base value resulting from biennial general reassessments for the Duration in accordance with §31-25-107(9)(e) of the Act;
- (ii) The benefit of improvements in the Urban Renewal Area to existing taxing entity infrastructure in accordance with §31-25-107(3.5) of the Act;
- (iii) The estimate of the impact of the Urban Renewal Project on Library District and taxing entity revenues in accordance with §31-25-107(3.5) of the Act;
- (iv) The cost of additional Library District and taxing body infrastructure and services required to serve development in the Urban Renewal Area in accordance with §31-25-107(3.5) of the Act;
- (v) The capital or operating costs of the Parties, the City, and other taxing bodies that are expected to result from the Urban Renewal Project in accordance with HB 15-1348;
- (vi) The legal limitations on the use of revenues belonging to the Parties, the City, and any taxing entity in accordance with HB 15-1348 and SB 18-248; and
- (vii) The other estimated impacts of the Urban Renewal Project on Library District and other taxing body services or revenues in accordance with §31-25-107(3.5) of the Act.

3. RETENTION OF PROPERTY TAX INCREMENT REVENUES. In compliance with the requirements of HB 15-1348 and SB 18-248, the Parties have negotiated and agreed to the sharing of Property Tax Increment Revenues as set forth herein.

3.1. District Increment Revenues. The Library District and the Authority agree that the Authority may retain and expend in furtherance of the Urban Renewal Project one hundred percent (100%) of the District Increment, commencing on the date of approval by the City of the Plan, and lasting for the Duration.

3.2. Mill Levy Allocation. If the Library District’s eligible electors approve a new or increased mill levy for any lawful purpose (“Future Mill Levy”), any revenue derived from the Future Mill Levy shall not be considered part of the District Increment. Rather, upon approval by the eligible electors of the Library District of a Future Mill Levy, the Library District shall provide notification of the same to the Authority. From the date of such notice until the Duration has expired, the Authority shall annually deduct from the Property Tax Increment Revenue it receives any revenues attributable to the Future Mill Levy, as applicable, and shall remit such revenues to the Library District.

4. PLEDGE OF PROPERTY TAX INCREMENT REVENUES. The Library District recognizes and agrees that in reliance on this Agreement and in accordance with the provisions of §31-25-109(12) of the Act, the adoption and approval of the Plan includes an irrevocable pledge of all of the Property Tax Increment Revenues, including the District

Increment, to pay the Authority's Bonds and other financial obligations in connection with the Urban Renewal Project. The Authority has elected to apply the provisions of §11-57-208, C.R.S., to this Agreement. The Property Tax Increment Revenues, when and as received by the Authority are and shall be subject to the lien of such pledge without any physical delivery, filing, or further act and are and shall be an obligation of the Parties pursuant to §31-25-107(9) of the Act. The Parties agree that the creation, perfection, enforcement and priority of the pledge of the Property Tax Increment Revenues as provided herein shall be governed by §11-57-208, C.R.S. The lien of such pledge on the Property Tax Increment Revenues shall have priority over any of all other obligations and liabilities of the Parties with respect to the Property Tax Increment Revenues.

5. NOTIFICATION OF PROPOSED MODIFICATIONS OF THE PLAN; AGREEMENT NOT PART OF PLAN. The Authority agrees to notify the Library District of any intended modification of the Plan as required by §31-25-107(7) of the Act. This Agreement is not part of the Plan.

6. WAIVER. Except for the notices required by this Agreement, the Library District, as authorized by §31-25-107(9.5)(b) and §31-25-107(11) of the Act, hereby waives any provision of the Act that provides for notice to the Library District, requires any filing with or by the Library District, requires or permits consent from the Library District, and provides any enforcement right to the Library District for the Duration, provided, however, that the Library District shall have the right to enforce this Agreement.

7. LIMITATION OF AGREEMENT. This Agreement applies only to the District Increment, as calculated, produced, collected and paid to the Authority from the Urban Renewal Area by the El Paso County Treasurer in accordance with §31-25-107(9)(a)(II) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of the City or the Authority.

8. MISCELLANEOUS.

8.1. Delays. Any delays in or failure of performance by any Party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God; fires; floods; earthquake; abnormal weather; strikes; labor disputes; accidents; regulation or order of civil or military authorities; shortages of labor or materials; or other causes, similar or dissimilar, including economic downturns, which are beyond the control of such Party.

8.2. Termination and Subsequent Legislation or Litigation. In the event of termination of the Plan, including its TIF financing component, the Authority may terminate this Agreement by delivering written notice to the Library District. The Parties further agree that in the event legislation is adopted or a decision by a court of competent jurisdiction after the Effective Date of this Agreement that invalidates or materially effects any provisions hereof, the Parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement, but does not impair any otherwise valid contracts in effect at such time.

8.3. Entire Agreement. This instrument embodies the entire agreement of the Parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the Parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the Parties.

8.4. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their successors in interest.

8.5. No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned Parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that any person or entity other than the undersigned Parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

8.6. No Waiver of Immunities. Nothing in this Agreement shall be construed as a waiver of the rights and privileges of the Parties pursuant to the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as the same may be amended from time to time. No portion of this Agreement shall be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

8.7. Amendment. This Agreement may be amended only by an instrument in writing signed by the Parties.

8.8. Parties not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties shall not be deemed to be partners or joint venturers, and no Party shall be responsible for any debt or liability of any other Party.

8.9. Interpretation. All references herein to Bonds shall be interpreted to include the incurrence of debt by the Authority in any form consistent with the definition of “Bonds” in the Act, including payment of Eligible Costs or any other lawful financing obligation.

8.10. Incorporation of Recitals and Exhibits. The provisions of the Recitals and the Exhibits attached to this Agreement are incorporated in and made a part of this Agreement.

8.11. No Assignment. No Party may assign any of its rights or obligations under this Agreement.

8.12. Section Captions. The captions of the sections are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

8.13. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

8.14. Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.

8.15. No Presumption. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the Party causing the Agreement to be drafted.

8.16. Notices. Any notice required by this Agreement shall be in writing. All notices, demands, requests and other communications required or permitted hereunder shall be in writing, and shall be (a) personally delivered with a written receipt of delivery; (b) sent by a nationally-recognized overnight delivery service requiring a written acknowledgement of receipt or providing a certification of delivery or attempted delivery; (c) sent by certified or registered mail, return receipt requested; or (d) sent by confirmed facsimile transmission or electronic delivery with an original copy thereof transmitted to the recipient by one of the means described in subsections (a) through (c) no later than 5 business days thereafter. All notices shall be deemed effective when actually delivered as documented in a delivery receipt; provided, however, that if the notice was sent by overnight courier or mail as aforesaid and is affirmatively refused or cannot be delivered during customary business hours by reason of the absence of a signatory to acknowledge receipt, or by reason of a change of address with respect to which the addressor did not have either knowledge or written notice delivered in accordance with this paragraph, then the first attempted delivery shall be deemed to constitute delivery. Each Party shall be entitled to change its address for notices from time to time by delivering to the other Party notice thereof in the manner herein provided for the delivery of notices. All notices shall be sent to the addressee at its address set forth in the Preamble to this Agreement.

8.17. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to C.R.S. § 24-11-101(1), such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.

8.18. Authority. The persons executing this Agreement on behalf of the Parties covenant and warrant that each is fully authorized to execute this Agreement on behalf of such Party.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Authority and the Library District have caused their duly authorized officials to execute this Agreement effective as of the Effective Date.

PIKES PEAK LIBRARY DISTRICT, a political
subdivision of the State of Colorado

By: _____
Title: _____

ATTEST:

By: _____

COLORADO SPRINGS URBAN RENEWAL
AUTHORITY, a body corporate and politic of the
State of Colorado

By: _____
Title: _____

ATTEST:

By: _____

Exhibit A

The Property

Final Report

Hancock Commons Existing Conditions Survey

The Economics of Land Use



Prepared for:

City of Colorado Springs Urban Renewal Authority

Prepared by:

Economic & Planning Systems, Inc.

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EPS #213073

July 23, 2021

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1. Introduction

In May of 2021, Economic & Planning Systems (EPS), working with the City of Colorado Springs Urban Renewal Authority (CSURA), conducted the following existing conditions survey (Survey) of the proposed Hancock Commons Urban Renewal Plan Area (Study Area). This proposed plan area is north and south of Hancock Expressway and bound by Chelton Street to the east and residential development to the west, as shown in **Figure 1** on page 6.

The CSURA anticipates creating a new plan area to support redevelopment plans of the site. The proposed Urban Renewal Area captures the redevelopment plans and, if approved, will aide in supporting the proposed redevelopment and enabling needed public improvements to be constructed in the area.

Purpose

The primary purpose of this Survey is to determine whether the Study Area qualifies as a “blighted area” within the meaning of Colorado Urban Renewal Law. Secondly, this Survey will influence whether the Study Area should be recommended to be established as a URA Plan Area for such urban renewal activities, as the URA and City Council deem appropriate.

Colorado Urban Renewal Law

The requirements for the establishment of a URA plan are outlined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq. In order to establish an area for urban renewal, there are an array of conditions that must be documented to establish a condition of blight. The determination that constitutes a blighted area depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a multiplicity of conditions which, in combination, tend to accelerate the phenomenon of deterioration of an area and prevent new development from occurring.

Urban Renewal Law

Blight Factors (C.R.S. § 31-25-103)

"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of defective or inadequate street layout;*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) Unsanitary or unsafe conditions;*
- (e) Deterioration of site or other improvements;*
- (f) Unusual topography or inadequate public improvements or utilities;*
- (g) Defective or unusual conditions of title rendering the title nonmarketable;*
- (h) The existence of conditions that endanger life or property by fire or other causes;*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) Environmental contamination of buildings or property;*
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or*
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation."*

Use of Eminent Domain

In order for an Urban Renewal Authority to use the powers of eminent domain to acquire properties, 5 of the 11 blight factors must be present (C.R.S. § 31-25-105.5(a)).

"Blighted area" shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "blighted area" means an area that, in its present condition and use and, by reason of the presence of at least five of the factors specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare."

Urban Renewal Case Law

In addition to the State statute, several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. The following parameters have been established through case law for determining blight and the role of judiciary review.

Tracy v. City of Boulder (Colo. Ct. App. 1981)

- Upheld the definition of blight presented in the Urban Renewal Law as a broad condition encompassing not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisioning the prevention of deterioration. Therefore, the existence of widespread nuisance violations and building condemnation is not required to designate an area blighted.
- Additionally, the determination of blight is the responsibility of the legislative body and a court's role in review is to verify if the conclusion is based upon factual evidence determined by the City Council at the time of a public hearing to be consistent with the statutory definition.

Interstate Trust Building Co. v. Denver Urban Renewal Authority (Colo. 1970)

- Determined that blight assessment is not on a building-to-building basis but is based on conditions observed throughout the plan area as a whole. The presence of one well maintained building does not defeat a determination that an area constitutes a blighted area.

Methodology

This Survey was completed by EPS to inventory and establish the existing conditions within the Study Area through data gathering and field observations of physical conditions. The Study Area was defined by the URA to encompass the proposed redevelopment of the property at Hancock Expressway. An inventory of parcels within the Study Area was compiled using parcel data from the El Paso County Assessor, documenting parcel ownership, use, vacancy, and assessed value. A series of Study Area maps were then developed to facilitate the field survey, and parcels were photographed to illustrate site conditions.

The field survey was conducted by EPS in May of 2021. The 11 factors of blight in the state statute were broken down into "conditions" - existing situations or circumstances identified in the Study Area that may qualify as blight under each of the 11 factors. The conditions documented in this report are submitted as evidence to support a "finding of blight" according to Urban Renewal Law. Under the Urban Renewal Law, the final determination of blight within the Study Area is within the sole discretion of the Colorado Springs City Council.

2. Study Area Analysis

Study Area

The proposed Hancock Commons Urban Renewal Plan Area is comprised of one parcel on approximately 18.59 acres of land, as shown in **Table 1** and **Figure 1**. The parcel is owned by FKF Group. The parcel is divided by Hancock Expressway with Chelton Road to the east and Clarendon Drive to the west. The parcel is vacant with no building improvements.

Table 1. Parcels Contained in the URA Study Area

Parcel	Address	Owner	Occupancy	Acres	Sq. Ft.	Assessed Value
6435400035	Hancock Expy	FKF Group	Vacant	18.59	809,780	\$129,160

Source: El Paso County Assessor; Economic & Planning Systems

Figure 1. Hancock Commons Proposed URA Boundary and Parcels



Field Survey Approach

The following assessment is based on a field survey conducted by EPS in May 2021. The survey team walked the entire Study Area, taking notes and photographs to document existing conditions corresponding to the blight factor evaluation criteria detailed in the following section.

Blight Factor Evaluation Criteria

This section details the conditions used to evaluate blight during the field survey. The following conditions correspond with 4 of the 11 blight factors in the Urban Renewal Law. Additional information on a number of these factors for which data was available was also collected. The remaining blight factors cannot be visually inspected and are dependent on other data sources. Given the prevalence of physically observable conditions of blight, these remaining blight factors were not investigated.

Street Layout

The following conditions evaluate the Urban Renewal Law blight factor “(b) *predominance of defective or inadequate street layout,*” through assessment of the safety, quality, and efficiency of street layouts, site access, and internal circulation.

Typical examples of conditions that portray this criterion include:

- Inadequate Street or Alley Width / Cross-section / Geometry
- Poor Provision of Streets or Unsafe Conditions for Vehicular Traffic
- Poor Provision of Sidewalks/Walkways or Unsafe Conditions for Pedestrians
- Insufficient Roadway Capacity
- Inadequate Emergency Vehicle Access
- Poor Vehicular or Pedestrian Access to Buildings or Sites
- Excessive Curb Cuts / Driveways along Commercial Blocks
- Poor Internal Vehicular or Pedestrian Circulation

Unsafe/Unsanitary

The following conditions establish evidence of Urban Renewal Law blight factor “(d) *unsanitary or unsafe conditions,*” by evaluating visual conditions that indicate the occurrence of activities that inhibit the safety and health of the area including, but not limited to, excessive litter, unenclosed dumpsters, and vandalism.

Typical examples include:

- Floodplains or Flood Prone Areas
- Inadequate Storm Drainage Systems/Evidence of Standing Water
- Poor Fire Protection Facilities
- Above Average Incidences of Public Safety Responses
- Inadequate Sanitation or Water Systems
- Existence of Contaminants or Hazardous Conditions or Materials
- High or Unusual Crime Statistics
- Open/Unenclosed Trash Dumpsters
- Cracked or Uneven Surfaces for Pedestrians
- Illegal Dumping/Excessive Litter
- Vagrants/Vandalism/Graffiti/Gang Activity

- Open Ditches, Holes, or Trenches in Pedestrian Areas
- Poorly Lit or Unlit Areas
- Insufficient Grading/Steep Slopes
- Unsafe or Exposed Electrical Wire

Infrastructure

The observation of the following infrastructure insufficiencies is evidence of Urban Renewal Law blight factor "(f) *unusual topography or inadequate public improvements or utilities.*"

Prototypical features of blight under this topic include:

- Deteriorated Pavement, Curb, Sidewalks, Lighting, or Drainage
- Lack of Pavement, Curb, Sidewalks, Lighting, or Drainage
- Presence of Overhead Utilities or Billboards
- Inadequate Fire Protection Facilities/Hydrants
- Inadequate Sanitation or Water Systems
- Unusual Topography

Vacancy

The following conditions are evidence of Urban Renewal Law blight factor "(k) *the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.*" Various examples of features that fulfill this criterion include:

- An Undeveloped Parcel in a Generally Urbanized Area
- Disproportionately Underdeveloped Parcel
- Vacant Structures
- Vacant Units in Multi-Unit Structures

Other Considerations

The remaining seven blight factors specified in the Urban Renewal Law were not investigated further due to sufficient evidence from the visual field survey supporting a condition of blight in 5 of the 11 blight factors.

(a) Slum, deteriorated, or deteriorating structures;

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

(e) Deterioration of site or other improvements;

(g) Defective or unusual conditions of title rendering the title nonmarketable.

(h) The existence of conditions that endanger life or property by fire or other causes.

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities.

(j) Environmental contamination of buildings or property.

Results of Field Survey

This section summarizes the findings of the visual field survey of the Study Area conducted in May 2021. **Table 2** documents the specific blight conditions observed. These conditions are further detailed following the table, for each specific category, and include image documentation.

Table 2. Blight Conditions Observed in Study Area

Conditions Observed			
Street Layout	2.01	Inadequate Street or Alley Width / Cross-section / Geometry	
	2.02	Poor Provisions or Unsafe Conditions for Vehicular Traffic	
	2.03	Poor Provisions or Unsafe Conditions for Pedestrians	X
	2.04	Insufficient Roadway Capacity Leading to Unusual Congestion	
	2.05	Inadequate Emergency Vehicle Access	
	2.06	Poor Vehicular or Pedestrian Access to Buildings or Sites	
	2.07	Excessive Curb Cuts / Driveways along Commercial Blocks	
	2.08	Poor Internal Vehicular or Pedestrian Circulation	
Unsafe / Unsanitary	4.01	Floodplains or Flood Prone Areas	X
	4.02	Inadequate Storm Drainage Systems/Evidence of Standing Water	X
	4.03	Poor Fire Protection Facilities	
	4.04	Above Average Incidences of Public Safety Responses	
	4.05	Inadequate Sanitation or Water Systems	
	4.06	Existence of Contaminants or Hazardous Conditions or Materials	
	4.07	High or Unusual Crime Statistics	
	4.08	Open / Unenclosed Trash Dumpsters	
	4.09	Cracked or Uneven Surfaces for Pedestrians	
	4.10	Illegal Dumping / Excessive Litter	X
	4.11	Vagrants/Vandalism/Graffiti/Gang Activity	
	4.12	Open Ditches, Holes, or Trenches in Pedestrian Areas	
Infrastructure	6.01	Deteriorated pavement, curb, sidewalks, lighting, or drainage	
	6.02	Lack of pavement, curb, sidewalks, lighting, or drainage	X
	6.03	Presence of Overhead Utilities or Billboards	
	6.04	Inadequate Fire Protection Facilities / Hydrants	
	6.05	Inadequate Sanitation or Water Systems	
	6.06	Unusual Topography	
Vacancy	11.04	An Undeveloped Parcel in a Generally Urbanized Area	X
	11.05	Disproportionately Underdeveloped Parcel	
	11.06	Vacant Structures	
	11.07	Vacant Units in Multi-Unit Structures	

1. Street Layout; predominance of defective or inadequate street layout

Along Hancock Expressway, provisions of walkways for pedestrians were observed in the form of lack of sidewalks. It was observed sidewalks are needed for pedestrian safety as there is an informal pathway along the south side of Hancock Expressway through the Study Area, shown in **Figure 2**.

Figure 2. Lack of Sidewalks



2. Unsafe/Unsanitary: unsaitary or unsafe conditions

Throughout the Study Area unsafe and unsanitary conditions were documented. Excessive litter was observed and documented throughout the property and was especially apparent along Hancock Expressway, shown in **Figure 3**. The litter observed was more than just typical highway litter (food wrappers and drink containers) and included rubber car mats, foam insulation, blankets, cardboard boxes, and plywood. The Study Area is also in a floodplain and is prone to flooding due to the inadequate drainage system under Hancock Expressway, shown below in **Figure 5**.

Figure 3. Excessive Litter



Hancock Commons Existing Conditions Survey



3. Infrastructure: unusual topography or inadequate public improvements or utilities

Inadequate infrastructure was observed throughout the Study Area, in the form of missing sidewalks, shown in **Figure 4**, and inadequate drainage. The drainage under Hancock Expressway is undersized and backs up causing the property to flood. Majority of the Study Area is within the 100-year and 500-year floodplain, shown below in **Figure 5**.

Figure 4. Missing Sidewalks



Figure 5. Floodplain



4. Vacancy: the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

The entire 18.59-acre Study Area is vacant with no building improvements. The Study Area is surrounded by residential development, shown in **Figure 6**, with single family detached homes to the north, west, and south of the property. Additionally, to the east of Chelton Road are townhome units. This area in southeast Colorado Springs and near the airport is largely developed and predominantly residential.

Figure 6. Vacant Property in Generally Urbanized Area



3. Conclusions

Based on the definition of a blighted area in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq., and based on the field survey results of the Study Area, EPS concludes that the Study Area is a blighted area as defined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq.

The visual field survey conducted in May 2021 documented 4 of the 11 factors of blight within the Study Area. Therefore, this blighted area, as written in the Urban Renewal Law, “substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.”

Evidence of the following Urban Renewal Law blight factors are documented in this report:

- (b) Predominance of defective or inadequate street layout.*
- (d) Unsanitary or unsafe conditions.*
- (f) Unusual topography or inadequate public improvements or utilities.*
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.*

Evidence of the following Urban Renewal Law blight factors were not visually observable, and based on the presence of other, more significant physical conditions, these factors of blight did not warrant further investigation.

- (a) Slum, deteriorated, or deteriorating structures.*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.*
- (e) Deterioration of site or other improvements.*
- (g) Defective or unusual conditions of title rendering the title nonmarketable.*
- (h) The existence of conditions that endanger life or property by fire or other causes.*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities.*
- (j) Environmental contamination of buildings or property.*

As established by Urban Renewal case law in Colorado, this assessment is based on the condition of the Study Area as a whole. There is substantial evidence and documentation of 4 of the 11 blight factors in the Study Area as a whole.

Draft Report

Hancock Commons Urban Renewal Plan

The Economics of Land Use



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1. Introduction

Preface

This Hancock Commons Urban Renewal Plan (“Plan” or the “Urban Renewal Plan”) has been prepared for the City of Colorado Springs, Colorado, a home rule municipal corporation of the State of Colorado (the “City”). The Plan will be carried out by the Colorado Springs Urban Renewal Authority (the “Authority”), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended to date (the “Act”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

Blight Findings

Under the Act, an urban renewal area is a blighted area, as defined by the Act, and has been designated as appropriate for an urban renewal project by the City Council of the City (the “City Council”). In each urban renewal area, conditions of blight must be present, and the City Council must find that the presence of those conditions of blight substantially impair or arrest the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in order for the Authority to exercise its powers.

The Hancock Commons Conditions Survey prepared by Economic & Planning Systems (EPS) in July 2021 (“Conditions Survey”) was provided to the Authority under separate cover and demonstrates that the Almagre Study Area (“Study Area”), as defined in the Conditions Study, is eligible to be declared a blighted area by the City Council under the Act. The Conditions Survey identified and documented 4 of the 11 blight factors present in the Study Area. A description of the blight factors and observations is presented below in Section 4 of this report.

Urban Renewal Area Boundaries

The Hancock Commons Urban Renewal Area (“URA” or “Plan Area”) is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of one parcel on approximately 18.59 acres of land. The boundaries of the Plan Area to which this Plan applies is divided by Hancock Expressway with Chelton Road to the east, Clarendon Drive to the west, as shown below in **Figure 1**.

Figure 1. Hancock Commons Urban Renewal Plan Area



Ownership

The parcel located within the Plan Area is owned by FKF Group. FKF Group is anticipated to be the developer for the project, if approved.

Zoning and Land Use

The property within the Plan Area is currently vacant with no building improvements. The Plan Area is zoned as a Planned Unit Development (PUD). PUDs allow for a variety of land uses and encourage appropriate mixed use developments. The PUD concept plan or PUD development plan determines the specifically allowed residential and nonresidential land uses, and intensity and density of development.

The Plan Area is also within Office Complex (OC), Office Residential (OR), Planned Business Center District, and Airport Overlay District. Office Complex is defined by the Colorado Springs Zoning Code as a district that, "Accommodates various types of office uses performing administrative, professional and personal services." Office Residential is defined as, "Transitional zone district that accommodates a variety of residential unit types and offices." Multifamily dwellings are a conditional use in OR and a permitted use in OC. Two family dwellings are a permitted use in both OC and OR. The Planned Business Center (PBC) is defined by the Colorado Springs Zoning Code as a district that "Accommodates commercial land uses and preserves and enhances areas for a range of retail sales and service establishments." Multifamily dwellings and two family dwellings are defined as a conditional use under PBC and require a development plan. The Airport Overlay Zone is defined by the Colorado Springs Zoning Code as, "An overlay zone, including associated subzones that are together superimposed on existing base zones." The Airport Overlay Zone does not preclude residential uses.

2. Definitions

Terms used in this Plan are defined below and are representative of Urban Renewal Law C.R.S. 31-25-103.

- **Act or Urban Renewal Law** – Urban Renewal Law of the State of Colorado, Colo. Rev. Stat. § 31-25-101 et seq.
- **Available Property Tax Increment Revenues** – all Property Tax Increment Revenues available pursuant to the Tax Increment Financing provisions of the Act not payable to taxing bodies pursuant to agreements, if any, with the Authority or otherwise as provided in §31-25-107(9.5) of the Act. In the event that an agreement is reached with a taxing body pursuant to § 31-25-107(9.5) of the Act after the effective date of Plan approval by the City Council, the Property Tax Increment Revenues generated by said taxing body’s mill levy shall become Available Property Tax Increment Revenues, and the addition of such revenue shall not be a substantial modification to this Plan.
- **Available Revenues** – any and all revenues available to the Authority, including, without limitation, Available Property Tax Increment Revenues, any revenues available to the Authority from Districts, or any other source that are available under this Plan or otherwise under the Act.
- **Bonds** – any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations.
- **District (or Districts)** – means a metropolitan district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et seq., C.R.S., as from time to time amended, or a business improvement district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Business Improvement District Act, 31-25-1201, et seq., C.R.S., as from time to time amended, or any successor District or Districts thereto as may be approved by the City.
- **Property Taxes** – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in the Area.
- **Property Tax Increment Revenues** – the property tax revenues allocated to the Authority pursuant to §31-25-107(9) of the Act and Section 7.0 of this Plan.

- **Real property** – lands, lands under water, structures, and any and all easements, franchises, incorporeal hereditaments, and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage, or otherwise.
- **Redevelopment/Development Agreement** – one or more agreements between the Authority and developer(s) and/or property owners or such other individuals or entities as determined by the Authority to be essential to carry out the objectives of this Plan.
- **Slum area** – an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.
- **Tax increment financing (TIF)** – the tax allocation financing as described in C.R.S. 31-25-107(9) of the Act as in effect on the date this Plan is approved by City Council.
- **Urban Renewal Authority or Authority** – a corporate body organized pursuant to the provisions of the Act for the purposes, with the powers, and subject to the restrictions set forth in the Act.
- **Urban Renewal Plan or Plan** – a plan, as it exists from time to time, for an urban renewal project, which plan conforms to a general or master plan for the physical development of the municipality as a whole and which is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
- **Urban Renewal Project** – undertakings and activities for the elimination and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation, or any combination or part thereof, in accordance with an urban renewal plan.

3. Purpose

The purpose of this Plan is to reduce, eliminate, and prevent the spread of blight within the Plan Area through private development. The Plan sets goals to achieve this through implementing established objectives for the Area and assisting with the eligible costs of redevelopment, promoting economic growth and private investment through the tools available within the context of urban renewal tools, laws, and guidelines, including, without limitation, tax increment financing (TIF).

Establishment of the Urban Renewal Area will take advantage of improving conditions and the upcoming development cycle by focusing urban renewal efforts in a small area for the duration in accordance with the mandates of the Act.

Vision

The vision of the Plan Area, as expressed by the developer, is a residential development with 1.1-acre commercial site, as shown in the site plan illustrated in **Figure 2**. The residential development includes 150 apartment units and 86 townhome units. The townhome units will be for-sale and priced in the high \$300,000s to the low \$400,000s in order to offer attainable housing for the local workforce. The commercial site will include a range of retail, restaurant, and neighborhood service spaces. Total retail space is currently estimated at approximately 10,000 square feet.

Infrastructure improvements are a significant component of the development plan. Hancock Expressway will be re-routed and aligned along the north edge of the property. This realignment improves the street network and connectivity to the surrounding neighborhoods and will include an updated drainage system with a gravity sewer to serve the development on site. In addition, the Hancock Expressway realignment creates a safer environment for vehicles and pedestrians by removing the curved section of the road. The Plan Area will also include three detention ponds and a 1.3-acre park/open space.

Figure 2. Hancock Commons Site Plan



4. Blight Conditions

Before an urban renewal plan can be adopted by the City Council, there must be a determination that an area constitutes a blighted area. This determination depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a range of conditions that, in combination, tend to accelerate the phenomenon of deterioration of an area. The definition of a blighted area is based upon the definition articulated in the Urban Renewal Law (C.R.S. § 31-25-103) as follows:

"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- a. Slum, deteriorated, or deteriorating structures;*
- b. Predominance of defective or inadequate street layout;*
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- d. Unsanitary or unsafe conditions;*
- e. Deterioration of site or other improvements;*
- f. Unusual topography or inadequate public improvements or utilities;*
- g. Defective or unusual conditions of title rendering the title nonmarketable;*
- h. The existence of conditions that endanger life or property by fire and other causes;*
- i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- j. Environmental contamination of buildings or property;*
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, building, or other improvements; or*
- l. If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5)*

of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

To use the powers of eminent domain, the definition of "blighted" is broadened to require that five of the eleven blight factors must be present (C.R.S. § 31-25-105.5(5)(a)):

(a) "Blighted area" shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "blighted area" means an area that, in its present condition and use and, by reason of the presence of at least five of the factors specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The methodology used to prepare the Conditions Survey for the Plan Area involved the following steps: (i) identify parcels to be included in the Plan Area; (ii) gather information about the properties and infrastructure within the Plan Area boundaries; (iii) evaluate evidence of blight through field reconnaissance; and (iv) record observed and documented conditions listed as blight factors in State Statute. The entire Conditions Survey is provided under separate cover.

5. Plan Goals and Conformance

Plan Goals and Objectives

The overall objective of this Plan is to remediate unfavorable existing conditions and prevent further deterioration by implementation of the relevant provisions contained in the following documents:

- PlanCOS (City of Colorado Springs Comprehensive Plan), 2019
- HomeCOS (City of Colorado Springs Affordable and Attainable Housing Plan), 2020
- City of Colorado Springs Strategic Plan, 2020-2024

The Plan is intended to stimulate private sector development in the Plan Area with a combination of private investment and Authority financing. The Plan has the following objectives:

- Implement PlanCOS
- Prevent and eliminate conditions of blight within the City of Colorado Springs
- Encourage and provide incentives for the private development of housing
- Encourage the development of projects that would not otherwise be considered financially feasible without the participation of Colorado Springs Urban Renewal Authority (CSURA)
- Enhance the current property tax revenue within the City and county with development that will increase the assessed valuation and provide additional sales tax collections throughout the city.

Plan Conformance

Urban Renewal Law

This Plan is in conformity with and subject to the applicable statutory requirements of the Urban Renewal Law.

PlanCOS

The City of Colorado Springs' adopted Comprehensive Plan, known as *PlanCOS*, describes the City's vision of creating a vibrant community organized around six themes of vibrant neighborhoods, unique places, thriving economy, strong connections, renowned culture, and majestic landscapes. This Plan is intended to implement *PlanCOS* and is in direct conformance with *PlanCOS*. The URA Plan

supports two themes in *PlanCOS* of vibrant neighborhoods and unique places. The following excerpts from *PlanCOS* highlight the linkage between *PlanCOS* and this Plan under these two themes. These are representative excerpts, and not an all-inclusive list of relevant statements:

- **Vision Map** – The Plan Area in the PlanCOS Vision Map is within an activity center identified as a reinvestment area and community hub. Neighborhood planning and attainable housing are specifically listed as major initiatives for areas in this category.
- **Vibrant Neighborhoods Framework** – The Plan Area is located in Southborough and Deerfield Hills neighborhoods in Colorado Springs, which are identified as changing neighborhoods.
- **Goal VN-2** – Strive for a diversity of housing types, styles, and price points distributed throughout the city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.
- **Goal VN-3** – Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.
- **Unique Places Framework** – The unique places framework shows the vision of unique places in the city and focuses on designing these places to be compatible with surrounding neighborhoods and business areas. The Plan Area is located within the reinvestment area and community hub. The goal of reinvestment areas is to
- **Goal UP-2** – Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.
 - **Policy UP-2.A:** Support infill and land use investment throughout the mature and developed areas of the city.

HomeCOS

The City of Colorado Springs adopted *HomeCOS*, a comprehensive affordable and attainable housing plan, in 2020. *HomeCOS* addresses the region’s housing affordability challenges by analyzing the current housing needs and identifying strategies and tools to increase housing supply. The Hancock Commons URA Plan will create new townhome units for ownership, which directly supports and implements objective 3 in *HomeCOS*, which is to increase homeownership opportunities.

City of Colorado Springs Strategic Plan

The City of Colorado Springs Strategic Plan for 2020-2024 ensures programs, services, and initiatives are aligned and serve a strategic vision. The Strategic Plan's core values include promoting job creation, investing in infrastructure, excelling in City services, and building community and collaborative relationships. The Hancock Commons URA Plan directly implements the Strategic Plan and the following excerpts are representative of the alignment between the two:

- **Building Community and Collaborative Relationships – 3.0** – Provide strategic City services and community partnerships to improve citizen quality of life by reducing crime, reducing the number of persons experiencing chronic homelessness, increasing affordable housing opportunities, and facilitating community investment.
- **Investing in Infrastructure – 2.0** – Address infrastructure and transportation needs by providing smart and innovative mobility solutions to create a connected, safe, and accessible community.

Development Standards and Procedures

All development within the Plan Area shall conform to the City's Land Use Code and any site-specific City zoning regulations and policies that might impact properties in the Plan Area, all as in effect and as may be amended. However, as authorized by the Urban Renewal Law, the Authority may arrange with the City for the planning, replanning, zoning or rezoning of any part of the Plan Area as needed in connection with the urban renewal project described in this Plan.

6. Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. The Authority is authorized to provide both financial assistance and improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public private partnerships and other forms of cooperative development, including Cooperation Agreements, will be essential to the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions. Without limitation, undertakings and activities of the Authority in the furtherance of this Plan as described as follows.

Undertakings and Activities to Remedy Blight

As described in **Section 4** of this Plan, four qualifying conditions of blight were identified in the Study Area of which this Urban Renewal Areas is a part. Each of the five qualifying conditions was observed within the Urban Renewal Area. Implementation of this Plan by providing urban renewal resources for public and private improvements will remedy the conditions identified:

- (b) *Predominance of defective or inadequate street layout - Observed***
Roadway improvements including road realignment, curbs, and sidewalks will improve the existing street layout and function ability.
- (d) *Unsanitary or unsafe conditions - Observed***
The private investments and onsite development will eliminate the excessive litter and dumping as well as provide a safe and welcoming environment with enhanced lighting and streetscape for vehicles and pedestrians.
- (f) *Unusual topography or inadequate public improvements or utilities - Observed***
Infrastructure improvements including drainage and gravity sewer will improve the drainage issues of the existing floodplain within the Plan Area. Sidewalks will also be added throughout the Plan Area to provide safe and adequate conditions for pedestrians.

(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements - Observed

The Plan Area is currently vacant and does not generate taxable revenue for the city. Through private investment and support from the Authority, the Plan Area will development into a vibrant property and be fully utilized.

Project Development Plan

The primary goal of this Plan is to eliminate the current conditions of blight in the Urban Renewal Area and prevent those conditions from reoccurring. The contemplated redevelopment of the Area is for use as housing, retail, and related facilities; provided however, the Authority is authorized to approve any uses for the Area that eliminate blight and are consistent with the Comprehensive Plan and applicable zoning, including, without limitation, mixed use development, including residential, hotel, commercial, retail, office, industrial, cultural, and public uses.

Complete Public Improvements and Facilities

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or may cause others, including, without limitation, one or more Districts to install, construct, and reconstruct any public improvements, including, without limitation, parking facilities. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

Plan Modification

The Authority may propose, and City Council may make, modifications to this Plan as may be necessary; provided, however, any modification of the Plan shall (a) comply with the provisions of the Act, including §31-25-107(7); (b) not impair Available Revenues then-pledged by the Authority or the ability of the Authority to pay any outstanding Bonds, including any reimbursement obligations of the Authority; or (c) not impair the ability of the Authority or any party to any then-existing agreement to fully perform their respective covenants and duties under any such agreement. The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement or application of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

Provide Relocation Assistance

While it is not anticipated as of the date of this Plan that acquisition of real property will result in the relocation of any individuals, families, or business concerns; if such relocation becomes necessary, the Authority will adopt a relocation plan as necessary to comply with applicable provisions of the Act.

Demolition, Clear and Prepare Improvements

The Authority is authorized to demolish or cooperate with others to clear buildings, structures, and other improvements within the Area in an effort to advance projects deemed consistent with the vision stated herein. Such demolition or site clearance is necessary to eliminate unhealthy, unsanitary, and unsafe conditions; eliminate obsolete uses deemed detrimental to the public welfare; remove and prevent the spread of blight; and facilitate redevelopment of the Area by private enterprise.

Acquire and Dispose of Property

It is not expected that the Authority will be required to acquire property to carry out the project. However, if the Authority determines such acquisition is necessary, it is authorized to acquire any such property by negotiation or any other method, except that the Authority is not authorized to acquire property by eminent domain. Properties acquired by the Authority by negotiation may be temporarily operated, managed and maintained by the Authority if requested to do so by the acquiring entity and deemed in the best interest of the Urban Renewal Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the Act and this Plan.

Enter into Redevelopment/Development Agreements

The Authority may enter into Redevelopment/Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this Plan, including the pledge by the Authority of Available Revenues to pay eligible costs pursuant to the Act or any other applicable law. Further, such Redevelopment/Development Agreements, or other contracts, may contain terms, provisions, activities, and undertakings contemplated by this Plan and the Act. Any existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect unless all parties to such agreements agree otherwise.

Enter into Cooperation Agreements

The Authority is authorized to enter into such Cooperation Agreements as may be required by the Act, including tax sharing agreements. The Authority may also use the mediation and other provisions of the Act when necessary to provide adequate financing to carry out this Plan. This paragraph shall not be construed to require any particular form of cooperation.

Other Project Undertakings and Activities

Other project undertakings and activities deemed necessary by the Authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any applicable law or laws.

7. Project Financing

Financing Powers

Except as hereafter specifically provided, the undertakings and activities of the urban renewal project described in this Plan may be financed, in whole or in part, by the Authority to the full extent authorized under the TIF provisions of CRS § 31-25-107(9)(a) in the Urban Renewal Law, as amended, and with any other available sources of revenues and means of financing authorized to be undertaken by the Authority pursuant to the Urban Renewal Law and under any other applicable law, which shall include, without limitation:

- The collection and use of revenues from property tax increments, sales tax increments, interest income, federal loans or grants, agreements with public, quasi-public, or private parties and entities, loans or advances from any other available source, and any other available sources of revenue.
- The issuance of bonds and other indebtedness, including, without limitation, notes or any other financing instruments or documents in amounts sufficient to finance all or part of the Plan. The borrowing of funds and creation of other indebtedness.
- The use of any and all financing methods legally available to the City, the Authority, any private developer, redeveloper, or owner to finance in whole or in part any and all costs, including without limitation the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development of the Plan Area. Such methods may be combined to finance all or part of activities and undertakings throughout the Plan Area.
- The principal, interest, any premiums and any other amounts legally due on or in connection with any indebtedness or obligation of the Authority may be paid from property tax increments, sales tax increments or any other funds, revenues, assets or property legally available to the Authority.

This Plan contemplates, however, that the primary method of assisting with financing eligible expenses in the Plan Area will be through the use of revenues generated by Property Tax Increment and Sales Tax Increment. It is the intent of the City Council in approving this Plan to authorize the use of TIF by the Authority as part of its efforts to advance the vision, objectives, and activities described herein.

Tax Increment Financing District

Pursuant to the provisions of Section 31-25-107(9) of the Urban Renewal Law, in approving this Plan, the City Council hereby approves the Plan Area as a single tax increment financing district with the same boundary as the Plan Area (the "TIF District"). The boundaries of this TIF District shall therefore be as depicted in **Figure 1**.

Property Tax Increment Financing

The Authority is specifically authorized to collect and expend property tax increment revenue to the full extent authorized by the Urban Renewal Law and to use that revenue for all purposes authorized under this Plan.

Property Tax Increment Limitations

The Authority shall establish a fund for the financing authorized under this Plan that shall be funded with the property tax allocation authorized to the Authority under the Urban Renewal Law in C.R.S. Section 31-25-107(9). Under this method, the property taxes of specifically designated public bodies, if any, levied after the effective date of the approval of this Plan upon taxable property in the Plan Area each year by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

Base Amount – That portion of the taxes that are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Plan Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Plan Area, the effective date of the modification of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

Increment Amount – That portion of said property taxes in excess of such base amount must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess property tax collections not allocated in this way must be paid into the funds of the municipality or other taxing entity, as applicable.

Unless and until the total valuation for assessment of the taxable property in the Plan Area exceeds the base valuation for assessment of the taxable property in the Plan Area, all of the taxes levied upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies.

When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies, and all moneys remaining in the special fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body, other than the City, within the boundaries of the Plan Area must be repaid to each taxing body based on the pro rata share of the prior year's property tax increment attributable to each taxing body's current mill levy in which property taxes were divided. Any moneys remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement. Notwithstanding any other provision of law, revenues excluded by §31-25-107(9)(a)(II) of the Act are not intended to be included in Available Property Tax Increment Revenues.

Notwithstanding any other provision of law, any additional revenues the City, county, special district, or school district receives either because the voters have authorized the City, county, special district, or school district to retain and spend said moneys pursuant to section 20(7)(d) of Article X of the Colorado Constitution subsequent to the creation of this special fund or as a result of an increase in the property tax mill levy approved by the voters of the City, county, special district, or school district subsequent to the creation of the special fund, to the extent the total mill levy of the City, county, special district, or school district exceeds the respective mill levy in effect at the time of approval or substantial modification of the Plan, are not included in the amount of the increment that is allocated to and, when collected, paid into the special fund of the authority.

In calculating and making these payments, the County Treasurer may offset the Authority's pro rata portion of any property taxes that are paid to the Authority under these terms and that are subsequently refunded to the taxpayer against any subsequent payments due to the Authority for an urban renewal project. The Authority shall make adequate provision for the return of overpayments in the event that there are not sufficient property taxes due to the Authority to offset the Authority's pro rata portion of the refunds. The Authority may establish a reserve fund for this purpose or enter into an intergovernmental agreement with the municipal governing body in which the municipality assumes responsibility for the return of the overpayments.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S. The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

At the time of general reassessment of taxable property valuations in El Paso County, including all or part of the Plan Area subject to division of valuation for assessment between base and increment, as provided above, the portions of valuations for assessment to be allocated as provided above shall be proportionately adjusted in accordance with such reassessment or change. Note that at the time of this Plan adoption, such a general reassessment occurs every two years, in the odd-numbered years

Sales Tax Increment Financing

The urban renewal project under the Plan may also be financed by the Authority under the sales tax allocation financing provisions of the Urban Renewal Law in C.R.S. Section 31-25-107(9). The Urban Renewal Law allows that upon the adoption or amendment of an Urban Renewal Plan, sales taxes flowing to the City may be “frozen” at their current level. The current level is established based on the previous 12 months prior to the adoption of this Plan. Thereafter, the City can continue to receive this fixed sales tax revenue. The Authority thereafter may receive all, or an agreed upon portion of the additional sales taxes (the increment) that are generated above the base. The Authority may use these incremental revenues to finance the issuance of bonds, reimburse developers for public improvement costs, reimburse the City for public improvement costs, and pay off financial obligations and other debts incurred in the administration of the Plan. This increment is not an additional sales tax, but rather is a portion of the established tax collected by the City, and the sales tax increment resulting from redevelopment efforts and activities contemplated in this Plan.

Pursuant to the provisions of Section 31-25-107(9) of the Urban Renewal Law, in approving this Plan, the City Council specifically authorizes the use of Tax Increment from the 2.00 percent City general purpose sales tax, and agrees to allow 100 percent of the Sales Tax Increment generated under this Plan to be received by the Authority to further the goals of the Plan.

City Sales Tax Increment Limitations

A fund for financing projects may be accrued and used by the Authority under the tax allocation financing provisions of the Urban Renewal Law. Under this method, municipal sales taxes collected within the Plan Area, by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

Base Amount – That portion of municipal sales taxes, not including any sales taxes for remote sales as specified in § 39-26-104 (2), C.R.S., collected within the boundaries of the Plan Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

Increment Amount – All or any portion of said municipal sales taxes in excess of such base amount, must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess municipal sales tax collections not allocated in this way must be paid into the funds of the municipality, as applicable.

Unless and until the total municipal sales tax collections in the Plan Area exceed the base year municipal sales tax collections in the Plan Area, all such sales tax collections must be paid into the funds of the City.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with C.R.S. Section 31-25-107(9)(a)(III) and (b). The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

In the event there is a change in the sales tax percentage levied in the City including all or part of the Plan Area subject to division of sales taxes between base and increment, as provided above, the portions of valuations for sales taxes to be allocated as provided above shall be proportionately adjusted in accordance with such change.

Tax Increment Reimbursements

Tax increment revenues may be used to reimburse the City and/or a developer for costs incurred for improvements related to a project to pay the debt incurred by the Authority with such entities for urban renewal activities and purposes. Tax increment revenues may also be used to pay bonded indebtedness, financial obligations, and debts of the Authority related to urban renewal activities under this Plan.

Within the 12-month period prior to the effective date of the approval or modification of the Plan requiring the allocation of moneys to the Authority as outlined previously, the City, county, special district, or school district is entitled to the reimbursement of any moneys that such City, county, special district, or school district pays to, contributes to, or invests in the Authority for a project. The reimbursement is to be paid from the special fund of the Authority.

8. Severability and Reasonable Variations

The Authority shall have the ability to approve reasonable variations (as determined by the Board) from the strict application of these Plan provisions, so long as such variations reasonable accommodate the intent and purpose of this Plan and the Urban Renewal Law. Plan provisions may be altered by market conditions, redevelopment opportunities and/or the needs of the community affected by the Plan.

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

9. Effective Date of the Plan

This Plan shall be effective upon its final approval by the City Council. Except as otherwise permitted under the Urban Renewal Law, the term of the TIF period is twenty-five (25) years from the effective date of the Plan, unless the Authority deems, to the extent consistent with the terms in the applicable, agreements, including, without, limitation, Redevelopment/Development Agreements and Cooperation Agreements, that all activities to accomplish the Project have been completed and all debts incurred to finance such activities and all expenses of the Authority have been repaid. In that event, the Authority may declare the Plan fully implemented.

Januray 10, 2022

Via Email and Certified Mail, Return Receipt Requested

Pikes Peak Library District
12 North Cascade Avenue
Colorado Springs, CO 80903
Attention: John Spears, CEO

Re: Notice of Proposed City Gate 2.0 Urban Renewal Plan and Proposed Tax Sharing Agreement

Dear John:

The Board of Commissioners of the Colorado Springs Urban Renewal Authority (“CSURA”) is considering a proposed urban renewal area within the original City Gate URA in Colorado Springs for the redevelopment of the site into apartments and commercial retail. As you know, recent changes to the Colorado Urban Renewal Law require the CSURA to notify the taxing entities whose incremental property taxes would be allocated pursuant to any urban renewal plan before any such plan may be approved by the City Council. The area within the proposed Museum & Park Urban Renewal Plan (the “Plan”) is located within the jurisdiction of the library district (“PPLD”) and would allocate property tax increment generated by the project of taxing entities including PPLD. This letter constitutes notice of the proposed Plan pursuant to CSURA’s obligations under C.R.S. § 31-25-107(9.5)(a).

Enclosed herewith please find (i) a copy of the Tax Forecast and County Impact Report for City Gate 2.0 Urban Renewal Area in Colorado Springs, Colorado prepared by EPS Consulting, (ii) the proposed Tax Increment Revenue Agreement between the CSURA and PPLD and (iii) a copy of the proposed Plan. I’m happy to meet with you or any staff to discuss the proposed agreement and allocation of incremental tax revenue generated within the Plan area between the CSURA and PPLD. CSURA believes the implementation of the Plan would eliminate blight within the Plan area and be a significant benefit to the County and the Colorado Springs community. Please let me know your availability to meet in the near future to discuss the Plan and the proposed agreement.
Sincerely,

Jariah Walker
Executive Director, Colorado Springs Urban Renewal Authority

Enclosures

Impact Report

El Paso County Impact Report

City Gate 2.0 Urban Renewal Area

Prepared for:

Colorado Springs Urban Renewal Authority

Prepared by:

Economic & Planning Systems, Inc.

EPS #213039

November 14, 2021

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1. Introduction

Economic & Planning Systems (EPS) has evaluated the proposed Weidner Development to be constructed around Switchback Stadium, which is known as City Gate 2.0. This report includes a summary of the expected fiscal impacts of the site included in the City Gate 2.0 Urban Renewal Plan (Plan) in El Paso County (the County). The El Paso County Impact Report for City Gate 2.0 Urban Renewal Area (report) was prepared by EPS) for the Colorado Springs Urban Renewal Authority ("CSURA" or "Authority").

The report includes a summary of forecasted property tax revenues as well as El Paso County fiscal and service impacts associated with development in accordance with the Urban Renewal Plan. It specifically responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (3.5) "Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:
- I. The estimated duration of time to complete the urban renewal project;
 - II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
 - III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
 - IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
 - V. Any other estimated impacts of the urban renewal project on county services or revenues."

Urban Renewal Plan Description

The City Gate 2.0 Urban Renewal Area (“URA” or “Plan Area”) is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of three blocks in downtown Colorado Springs, generally south of Cimarron Street and west of Sahwatch Street. As shown below in **Figure 1**, the plan area wraps around the recently constructed Switchback Stadium, which is located at the corner of Cimarron and Sahwatch Streets.

Figure 1. City Gate 2.0 URA Boundary



2. Development Program

The proposed project for the Plan Area is primarily residential development with a small portion of retail to be constructed at the first level of each building. As shown in the site plan illustrated in **Figure 2** below, each block will be developed with a single, wrap multi-family structure. While there are differences among the three blocks, which will be constructed as three phases, each building has approximately 400 units, 12,000 square feet of retail floor area, 700 structured parking spaces. Approximately half of the parking will be dedicated to the residents, with the balance provided for public use. Note that the developer will charge for use of the parking (both to residents and to public users).

The project includes a number of public improvements, totaling \$55.6M. The 869 public parking spaces are expected to cost \$32.9M. Pedestrian plazas and public spaces will total \$3M. There are street improvements, utilities upgrades, and demolition costs that total \$9.6M. Finally, the developer will spend approximately \$10M on façade enhancements and public art for the project. These improvements are expected to help activate downtown, recognizing that nearly 900 parking spaces for public use will help increase visitation to the stadium and other civic amenities downtown.

The current plan calls for this development program and set of public improvements. Actual units and square footage may see minor changes over the course of buildout.

Figure 2. City Gate Site Plan



3. County Fiscal Impact

In order to estimate the anticipated impact of the development of the parcels included in the Plan area boundary on the County, EPS evaluated expected property tax revenues, infrastructure costs, and impacts on cost of service for the County.

Property Taxes

CSURA is expected to keep 100 percent of the property tax revenues generated by the Plan increment, which includes any property tax that is generated by new development on the parcels included in the Plan Area. These revenues are necessary to allow the project to move forward and will be used to fund eligible improvements.

Assumptions

To estimate potential property tax revenues of City Gate 2.0, EPS has estimated market values for the multi-family units at \$312,000 per unit with the retail valued at \$370 per square foot. These estimated values are based on a comparison of construction costs, assessor data, and comparable property research, for urban locations with projects that have structured parking and a vertically integrated mixed-use program. EPS concludes that they are reasonable based on the analysis.

Property Tax Base

The current assessed value of properties in City Gate 2.0 are roughly \$1.1M per year, shown below in **Table 1**. This base reflects the total value of the land and buildings/improvements on each parcel. The assessment rate and mill levy are two universally used factors that generate revenue streams that are a portion of total valuation. The assessment rate for commercial property in Colorado is 29 percent and residential property is 7.15 percent. Note that per State regulations, vacant land is classified as commercial (29 percent) while multifamily is assessed as residential (7.15 percent). The 2021 mill levies for all parcels in the taxing district that includes the proposed Urban Renewal Area are shown in **Table 2**. The total mill levy in 2021 was 73.2650, which includes 7.9200 mills for El Paso County (including El Paso County Road and Bridge share).

Table 1. Property Base Value, 2021

Address	Land	Imp.	Total
Assessed Value			
Sawatch St	\$580	---	\$580
120 W Rio Grande St	\$130,824	---	\$130,824
112 W Rio Grande St	\$168,193	---	\$168,193
625 S Sierra Madre St	\$16,683	---	\$16,683
608 Sahwatch St	\$316,821	---	\$316,821
213 W Moreno Ave	\$84,938	\$9,689	\$94,628
207 W Moreno Ave	\$152,850	\$4,695	\$157,545
227 W Moreno Ave	\$97,718	\$3,946	\$101,664
235 W Moreno Ave	\$115,870	\$0	\$115,870
W Moreno Ave	\$37,936	\$0	\$37,936
211-215 W Cimarron St	\$157,272	\$497,744	\$655,017
S Sierra Madre St	\$27,781	\$0	\$27,781
514 S Sierra Madre St	<u>\$215,066</u>	<u>\$227,865</u>	<u>\$442,932</u>
Total	\$400,120	\$725,610	\$1,125,730

Source: El Paso County Assessor; Economic & Planning Systems

Table 2. Mill Levies, 2021

Description	Mill Levy
EL PASO COUNTY	7.7550
EPC ROAD & BRIDGE SHARE	0.1650 ¹
CITY OF COLORADO SPRINGS	4.2790
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.1650
COLO SPGS SCHOOL NO 11	51.1040
PIKES PEAK LIBRARY	3.8550
SOUTHEASTERN COLO WATER CONSERVANCY	0.9420
CS DOWNTOWN DEVELOPMENT AUTHORITY	5.0000
TOTAL	73.2650

Source: El Paso County Assessor; Economic & Planning Systems

Property Tax Increment

Based on the assumptions stated above and information from the developer, the cumulative value of the residential development is estimated at \$615.2 million, and commercial development is estimated at \$21.0 million, shown in **Table 3**. The future property taxes due to new development is referred to as the "Increment." The development of City Gate over the next 25 years is expected to generate approximately \$51.3 million in property tax increment over the 25-year period, which equates to an average of approximately \$2.1 million per year, as shown in **Table 4**. Following the 25-year period, the parcels included in Plan Area are expected to generate approximately \$3.7 million in total property taxes, which includes approximately \$236,900 that is attributed to the base values and \$3.4 million that is generated by the increment or new development.

Table 3. Development Value, 2021-2046

Year	Plan Year	Phase 1	Phase 1	Phase 2	Phase 1	Phase 3	Phase 1	Total	
		\$312,000/unit 408 units	\$370/sf \$12,342 sf	\$404,073/unit 361 units	\$405/sf \$12,470 sf	\$419,307/unit 413 units	\$450/sf \$12,534 sf	Residential	Commercial
2021	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	2	\$61,372,584	\$2,201,643	\$0	\$0	\$0	\$0	\$61,372,584	\$2,201,643
2024	3	\$131,143,522	\$4,704,564	\$0	\$0	\$0	\$0	\$131,143,522	\$4,704,564
2025	4	\$133,110,674	\$4,775,132	\$0	\$0	\$0	\$0	\$133,110,674	\$4,775,132
2026	5	\$135,107,335	\$4,846,759	\$73,540,201	\$2,546,122	\$0	\$0	\$208,647,536	\$7,392,881
2027	6	\$137,133,945	\$4,919,460	\$149,286,608	\$5,168,628	\$0	\$0	\$286,420,553	\$10,088,089
2028	7	\$139,190,954	\$4,993,252	\$151,525,907	\$5,246,158	\$0	\$0	\$290,716,861	\$10,239,410
2029	8	\$141,278,818	\$5,068,151	\$153,798,796	\$5,324,850	\$91,293,124	\$2,973,433	\$386,370,738	\$13,366,434
2030	9	\$143,398,000	\$5,144,173	\$156,105,778	\$5,404,723	\$185,325,042	\$6,036,068	\$484,828,820	\$16,584,965
2031	10	\$145,548,970	\$5,221,336	\$158,447,364	\$5,485,794	\$188,104,918	\$6,126,609	\$492,101,252	\$16,833,739
2032	11	\$147,732,205	\$5,299,656	\$160,824,075	\$5,568,080	\$190,926,492	\$6,218,508	\$499,482,771	\$17,086,245
2033	12	\$149,948,188	\$5,379,151	\$163,236,436	\$5,651,602	\$193,790,389	\$6,311,786	\$506,975,013	\$17,342,539
2034	13	\$152,197,411	\$5,459,838	\$165,684,982	\$5,736,376	\$196,697,245	\$6,406,463	\$514,579,638	\$17,602,677
2035	14	\$154,480,372	\$5,541,736	\$168,170,257	\$5,822,421	\$199,647,703	\$6,502,560	\$522,298,333	\$17,866,717
2036	15	\$156,797,577	\$5,624,862	\$170,692,811	\$5,909,758	\$202,642,419	\$6,600,098	\$530,132,808	\$18,134,718
2037	16	\$159,149,541	\$5,709,235	\$173,253,203	\$5,998,404	\$205,682,055	\$6,699,100	\$538,084,800	\$18,406,739
2038	17	\$161,536,784	\$5,794,873	\$175,852,001	\$6,088,380	\$208,767,286	\$6,799,586	\$546,156,072	\$18,682,840
2039	18	\$163,959,836	\$5,881,796	\$178,489,781	\$6,179,706	\$211,898,795	\$6,901,580	\$554,348,413	\$18,963,082
2040	19	\$166,419,234	\$5,970,023	\$181,167,128	\$6,272,401	\$215,077,277	\$7,005,104	\$562,663,639	\$19,247,528
2041	20	\$168,915,522	\$6,059,574	\$183,884,635	\$6,366,487	\$218,303,436	\$7,110,180	\$571,103,594	\$19,536,241
2042	21	\$171,449,255	\$6,150,467	\$186,642,904	\$6,461,985	\$221,577,988	\$7,216,833	\$579,670,147	\$19,829,285
2043	22	\$174,020,994	\$6,242,724	\$189,442,548	\$6,558,914	\$224,901,658	\$7,325,085	\$588,365,200	\$20,126,724
2044	23	\$176,631,309	\$6,336,365	\$192,284,186	\$6,657,298	\$228,275,183	\$7,434,962	\$597,190,678	\$20,428,625
2045	24	\$179,280,778	\$6,431,411	\$195,168,449	\$6,757,158	\$231,699,310	\$7,546,486	\$606,148,538	\$20,735,054
2046	25	\$181,969,990	\$6,527,882	\$198,095,976	\$6,858,515	\$235,174,800	\$7,659,683	\$615,240,766	\$21,046,080

[1] Reflects a biennial reassessment.

Source: El Paso County Assessor; Economic & Planning Systems

Table 4. Property Tax Increment, 2021-2046

Year	Plan Year	Actual Statutory Val.			Assessed Value (1-Yr. Lag) ^[1]				Property Tax Increment (1-Yr. Lag) 73.265 mill levy
		New Res. 1.5% Ann. Esc.	New Com. 1.5% Ann. Esc.	Base Value 1.5% Ann. Esc.	Base Val. 29.00%	New Res. 7.15%	New Com. 29.00%	Increment Val.	
2021	0	\$0	\$0	\$7,684,608	\$2,098,280	\$0	\$0	\$0	\$0
2022	1	\$0	\$0	\$7,799,877	\$2,098,280	\$0	\$0	\$0	\$0
2023	2	\$61,372,584	\$2,201,643	\$7,916,875	\$2,261,964	\$0	\$0	\$0	\$0
2024	3	\$131,143,522	\$4,704,564	\$8,035,628	\$2,261,964	\$0	\$0	\$0	\$0
2025	4	\$133,110,674	\$4,775,132	\$8,156,163	\$2,330,332	\$9,376,762	\$1,364,323	\$8,410,753	\$0
2026	5	\$208,647,536	\$7,392,881	\$8,278,505	\$2,330,332	\$9,376,762	\$1,364,323	\$8,410,753	\$616,214
2027	6	\$286,420,553	\$10,088,089	\$8,402,683	\$2,400,767	\$14,918,299	\$2,143,936	\$14,661,468	\$616,214
2028	7	\$290,716,861	\$10,239,410	\$8,528,723	\$2,400,767	\$14,918,299	\$2,143,936	\$14,661,468	\$1,074,172
2029	8	\$386,370,738	\$13,366,434	\$8,656,654	\$2,473,330	\$20,786,256	\$2,969,429	\$21,282,355	\$1,074,172
2030	9	\$484,828,820	\$16,584,965	\$8,786,504	\$2,473,330	\$20,786,256	\$2,969,429	\$21,282,355	\$1,559,252
2031	10	\$492,101,252	\$16,833,739	\$8,918,301	\$2,548,086	\$34,665,261	\$4,809,640	\$36,926,814	\$1,559,252
2032	11	\$499,482,771	\$17,086,245	\$9,052,076	\$2,548,086	\$34,665,261	\$4,809,640	\$36,926,814	\$2,705,443
2033	12	\$506,975,013	\$17,342,539	\$9,187,857	\$2,625,102	\$35,713,018	\$4,955,011	\$38,042,927	\$2,705,443
2034	13	\$514,579,638	\$17,602,677	\$9,325,675	\$2,625,102	\$35,713,018	\$4,955,011	\$38,042,927	\$2,787,215
2035	14	\$522,298,333	\$17,866,717	\$9,465,560	\$2,704,446	\$36,792,444	\$5,104,776	\$39,192,775	\$2,787,215
2036	15	\$530,132,808	\$18,134,718	\$9,607,543	\$2,704,446	\$36,792,444	\$5,104,776	\$39,192,775	\$2,871,459
2037	16	\$538,084,800	\$18,406,739	\$9,751,656	\$2,786,188	\$37,904,496	\$5,259,068	\$40,377,376	\$2,871,459
2038	17	\$546,156,072	\$18,682,840	\$9,897,931	\$2,786,188	\$37,904,496	\$5,259,068	\$40,377,376	\$2,958,248
2039	18	\$554,348,413	\$18,963,082	\$10,046,400	\$2,870,400	\$39,050,159	\$5,418,023	\$41,597,783	\$2,958,248
2040	19	\$562,663,639	\$19,247,528	\$10,197,096	\$2,870,400	\$39,050,159	\$5,418,023	\$41,597,783	\$3,047,662
2041	20	\$571,103,594	\$19,536,241	\$10,350,053	\$2,957,158	\$40,230,450	\$5,581,783	\$42,855,075	\$3,047,662
2042	21	\$579,670,147	\$19,829,285	\$10,505,304	\$2,957,158	\$40,230,450	\$5,581,783	\$42,855,075	\$3,139,777
2043	22	\$588,365,200	\$20,126,724	\$10,662,883	\$3,046,538	\$41,446,416	\$5,750,493	\$44,150,370	\$3,139,777
2044	23	\$597,190,678	\$20,428,625	\$10,822,826	\$3,046,538	\$41,446,416	\$5,750,493	\$44,150,370	\$3,234,677
2045	24	\$606,148,538	\$20,735,054	\$10,985,169	\$3,138,620	\$42,699,133	\$5,924,301	\$45,484,815	\$3,234,677
2046	25	\$615,240,766	\$21,046,080	\$11,149,946	\$3,138,620	\$42,699,133	\$5,924,301	\$45,484,815	\$3,332,445
Total									\$51,320,682

[1] Reflects a biennial reassessment.

Source: El Paso County Assessor; Economic & Planning Systems

Taxing District Impact

El Paso County Impact

El Paso County property tax revenues, which include El Paso County (7.7550 mills) and El Paso County Road and Bridge (0.1650 mills), are based on the combined 7.92 mill levy. Existing property taxes refer to the "Base" and will continue to be collected by El Paso County. The county's share of the current property tax base is \$16,618, shown in **Table 5**. This base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$24,858 for El Paso County in year 25 and generating a total of approximately \$542,381 over the 25-year period. After the 25-year period is complete, the county's share of property tax revenues will increase to approximately \$396,737 annually due to the new development. This includes approximately \$371,128 generated by the property tax increment from City Gate.

Table 5. El Paso County Property Tax Revenue, 2021-2047

Year	Plan Year	El Paso County Property Tax: 7.92 mills		Total
		Base	Increment 1-Yr. Lag	
2021	0	\$16,618	\$0	\$16,618
2022	1	\$16,618	\$0	\$16,618
2023	2	\$17,915	\$0	\$17,915
2024	3	\$17,915	\$0	\$17,915
2025	4	\$18,456	\$66,613	\$85,069
2026	5	\$18,456	\$66,613	\$85,069
2027	6	\$19,014	\$116,119	\$135,133
2028	7	\$19,014	\$116,119	\$135,133
2029	8	\$19,589	\$168,556	\$188,145
2030	9	\$19,589	\$168,556	\$188,145
2031	10	\$20,181	\$292,460	\$312,641
2032	11	\$20,181	\$292,460	\$312,641
2033	12	\$20,791	\$301,300	\$322,091
2034	13	\$20,791	\$301,300	\$322,091
2035	14	\$21,419	\$310,407	\$331,826
2036	15	\$21,419	\$310,407	\$331,826
2037	16	\$22,067	\$319,789	\$341,855
2038	17	\$22,067	\$319,789	\$341,855
2039	18	\$22,734	\$329,454	\$352,188
2040	19	\$22,734	\$329,454	\$352,188
2041	20	\$23,421	\$339,412	\$362,833
2042	21	\$23,421	\$339,412	\$362,833
2043	22	\$24,129	\$349,671	\$373,800
2044	23	\$24,129	\$349,671	\$373,800
2045	24	\$24,858	\$360,240	\$385,098
2046	25	\$24,858	\$360,240	\$385,098
Total		\$542,381	\$5,908,043	\$6,450,424
Future Tax Revenue				
2047		\$25,609	\$371,128	\$396,737

Source: Economic & Planning Systems

Colorado Springs School District 11 Impact

The Plan Area is located within the Colorado Springs School District Number 11, which has a 51.1040 mill levy. The School District's share of the current property tax base is \$107,230, shown in **Table 6**, and will continue to be collected by the School District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$160,396 in year 25 and generating a total over \$3.5 million over the 25-year period. After the 25-year period is complete, the School District's share of property tax revenues will increase to approximately \$2.5 million annually due to the new development. This includes approximately \$2.4 million generated by the property tax increment from City Gate.

Table 6. School District Property Tax Revenue, 2021-2047

Year	Plan Year	School Dist. Property Tax: 51.104 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$107,230	\$0	\$107,230
2022	1	\$107,230	\$0	\$107,230
2023	2	\$115,595	\$0	\$115,595
2024	3	\$115,595	\$0	\$115,595
2025	4	\$119,089	\$429,823	\$548,912
2026	5	\$119,089	\$429,823	\$548,912
2027	6	\$122,689	\$749,260	\$871,948
2028	7	\$122,689	\$749,260	\$871,948
2029	8	\$126,397	\$1,087,613	\$1,214,010
2030	9	\$126,397	\$1,087,613	\$1,214,010
2031	10	\$130,217	\$1,887,108	\$2,017,325
2032	11	\$130,217	\$1,887,108	\$2,017,325
2033	12	\$134,153	\$1,944,146	\$2,078,299
2034	13	\$134,153	\$1,944,146	\$2,078,299
2035	14	\$138,208	\$2,002,908	\$2,141,116
2036	15	\$138,208	\$2,002,908	\$2,141,116
2037	16	\$142,385	\$2,063,445	\$2,205,831
2038	17	\$142,385	\$2,063,445	\$2,205,831
2039	18	\$146,689	\$2,125,813	\$2,272,502
2040	19	\$146,689	\$2,125,813	\$2,272,502
2041	20	\$151,123	\$2,190,066	\$2,341,188
2042	21	\$151,123	\$2,190,066	\$2,341,188
2043	22	\$155,690	\$2,256,261	\$2,411,951
2044	23	\$155,690	\$2,256,261	\$2,411,951
2045	24	\$160,396	\$2,324,456	\$2,484,852
2046	25	\$160,396	\$2,324,456	\$2,484,852
Total		\$3,499,726	\$38,121,797	\$41,621,522
Future Tax Revenue				
	2047	\$165,244	\$2,394,713	\$2,559,957

Source: Economic & Planning Systems

City of Colorado Springs Impact

The City of Colorado Springs has a 4.279 mill levy. The city’s share of the current property tax base is \$8,979, shown in **Table 7**, and will continue to be collected by the city. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$13,430 in year 25 and generating a total of approximately \$293,036 over the 25-year period. After the 25-year period is complete, the city’s share of property tax revenues will increase to approximately \$214,348 annually due to the new development. This includes approximately \$200,512 generated by the property tax increment from City Gate.

Table 7. City of Colorado Springs Property Tax Revenue, 2021-2047

Year	Plan Year	Colorado Springs Property Tax: 4.279 mills		Total
		Base	Increment 1-Yr. Lag	
2021	0	\$8,979	\$0	\$8,979
2022	1	\$8,979	\$0	\$8,979
2023	2	\$9,679	\$0	\$9,679
2024	3	\$9,679	\$0	\$9,679
2025	4	\$9,971	\$35,990	\$45,961
2026	5	\$9,971	\$35,990	\$45,961
2027	6	\$10,273	\$62,736	\$73,009
2028	7	\$10,273	\$62,736	\$73,009
2029	8	\$10,583	\$91,067	\$101,651
2030	9	\$10,583	\$91,067	\$101,651
2031	10	\$10,903	\$158,010	\$168,913
2032	11	\$10,903	\$158,010	\$168,913
2033	12	\$11,233	\$162,786	\$174,018
2034	13	\$11,233	\$162,786	\$174,018
2035	14	\$11,572	\$167,706	\$179,278
2036	15	\$11,572	\$167,706	\$179,278
2037	16	\$11,922	\$172,775	\$184,697
2038	17	\$11,922	\$172,775	\$184,697
2039	18	\$12,282	\$177,997	\$190,279
2040	19	\$12,282	\$177,997	\$190,279
2041	20	\$12,654	\$183,377	\$196,031
2042	21	\$12,654	\$183,377	\$196,031
2043	22	\$13,036	\$188,919	\$201,956
2044	23	\$13,036	\$188,919	\$201,956
2045	24	\$13,430	\$194,630	\$208,060
2046	25	\$13,430	\$194,630	\$208,060
Total		\$293,036	\$3,191,984	\$3,485,021
Future Tax Revenue				
2047		\$13,836	\$200,512	\$214,348

Source: Economic & Planning Systems

Pikes Peak Library District Impact

The Plan Area is located within the Pikes Peak Library District, which has a 3.8550 mill levy. The Library District’s share of the current property tax base is \$8,089, shown in **Table 8**, and will continue to be collected by the Library District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$12,099 in year 25 and generating a total of approximately \$264,000 over the 25-year period. After the 25-year period is complete, the Pikes Peak Library District’s share of property tax revenues will increase to approximately \$193,109 annually due to the new development. This includes approximately \$180,644 generated by the property tax increment from City Gate.

Table 8. Library Property Tax Revenue, 2021-2047

Year	Plan Year	Library Dist. Property Tax: 3.855 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$8,089	\$0	\$8,089
2022	1	\$8,089	\$0	\$8,089
2023	2	\$8,720	\$0	\$8,720
2024	3	\$8,720	\$0	\$8,720
2025	4	\$8,983	\$32,423	\$41,407
2026	5	\$8,983	\$32,423	\$41,407
2027	6	\$9,255	\$56,520	\$65,775
2028	7	\$9,255	\$56,520	\$65,775
2029	8	\$9,535	\$82,043	\$91,578
2030	9	\$9,535	\$82,043	\$91,578
2031	10	\$9,823	\$142,353	\$152,176
2032	11	\$9,823	\$142,353	\$152,176
2033	12	\$10,120	\$146,655	\$156,775
2034	13	\$10,120	\$146,655	\$156,775
2035	14	\$10,426	\$151,088	\$161,514
2036	15	\$10,426	\$151,088	\$161,514
2037	16	\$10,741	\$155,655	\$166,396
2038	17	\$10,741	\$155,655	\$166,396
2039	18	\$11,065	\$160,359	\$171,425
2040	19	\$11,065	\$160,359	\$171,425
2041	20	\$11,400	\$165,206	\$176,606
2042	21	\$11,400	\$165,206	\$176,606
2043	22	\$11,744	\$170,200	\$181,944
2044	23	\$11,744	\$170,200	\$181,944
2045	24	\$12,099	\$175,344	\$187,443
2046	25	\$12,099	\$175,344	\$187,443
Total		\$264,000	\$2,875,695	\$3,139,695
Future Tax Revenue				
	2047	\$12,465	\$180,644	\$193,109

Source: Economic & Planning Systems

Southeastern Colorado Water Conservancy District Impact

The Plan Area is located within the Southeastern Colorado Water Conservancy District, which has a 0.9420 mill levy. The Water Conservancy District's share of the current property tax base is \$1,977, shown in **Table 9**, and will continue to be collected by the Water Conservancy District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$2,957 in year 25 and generating a total of approximately \$64,510 over the 25-year period. After the 25-year period is complete, the Southeastern Colorado Water Conservancy District's share of property tax revenues will increase to approximately \$47,188 annually due to the new development. This includes approximately \$44,142 generated by the property tax increment from City Gate.

Table 9. Water Conservancy Property Tax Revenue, 2021-2047

Year	Plan Year	Water Conserv. Property Tax: .942 mills		Total
		Base	Increment 1-Yr. Lag	
2021	0	\$1,977	\$0	\$1,977
2022	1	\$1,977	\$0	\$1,977
2023	2	\$2,131	\$0	\$2,131
2024	3	\$2,131	\$0	\$2,131
2025	4	\$2,195	\$7,923	\$10,118
2026	5	\$2,195	\$7,923	\$10,118
2027	6	\$2,262	\$13,811	\$16,073
2028	7	\$2,262	\$13,811	\$16,073
2029	8	\$2,330	\$20,048	\$22,378
2030	9	\$2,330	\$20,048	\$22,378
2031	10	\$2,400	\$34,785	\$37,185
2032	11	\$2,400	\$34,785	\$37,185
2033	12	\$2,473	\$35,836	\$38,309
2034	13	\$2,473	\$35,836	\$38,309
2035	14	\$2,548	\$36,920	\$39,467
2036	15	\$2,548	\$36,920	\$39,467
2037	16	\$2,625	\$38,035	\$40,660
2038	17	\$2,625	\$38,035	\$40,660
2039	18	\$2,704	\$39,185	\$41,889
2040	19	\$2,704	\$39,185	\$41,889
2041	20	\$2,786	\$40,369	\$43,155
2042	21	\$2,786	\$40,369	\$43,155
2043	22	\$2,870	\$41,590	\$44,459
2044	23	\$2,870	\$41,590	\$44,459
2045	24	\$2,957	\$42,847	\$45,803
2046	25	\$2,957	\$42,847	\$45,803
Total		\$64,510	\$702,699	\$767,209
Future Tax Revenue				
	2047	\$3,046	\$44,142	\$47,188

Source: Economic & Planning Systems

Colorado Springs Downtown Development Authority (DDA)

The Plan Area is located within the Colorado Springs DDA which has a 5.0000 mill levy. The DDA's share of the current property tax base is \$10,491, shown in **Table 10** and will continue to be collected by the Authority. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$15,693 in year 25 and generating a total of approximately \$ 342,412 over the 25-year period. After the 25-year period is complete, the DDA's share of property tax revenues will increase to approximately \$250,465 annually due to the new development. This includes approximately \$234,298 generated by the property tax increment from City Gate. This total accounts for the full 5.0 mills and reflects the maximum amount of impact to the DDA. Historically, based on agreements achieved on other URA projects within the DDA, there has been a 60/40 split, with the DDA retaining 40 percent of their property tax base. If a similar agreement can be achieved on Citygate 2.0, the impact would be reduced from what is shown below.

Table 10. Colorado Springs DDA Property Tax Revenue, 2012-2047

Year	Plan Year	DT Dev. Authority Property Tax: 5. mills		Total
		Base	Increment 1-Yr. Lag	
2021	0	\$10,491	\$0	\$10,491
2022	1	\$10,491	\$0	\$10,491
2023	2	\$11,310	\$0	\$11,310
2024	3	\$11,310	\$0	\$11,310
2025	4	\$11,652	\$42,054	\$53,705
2026	5	\$11,652	\$42,054	\$53,705
2027	6	\$12,004	\$73,307	\$85,311
2028	7	\$12,004	\$73,307	\$85,311
2029	8	\$12,367	\$106,412	\$118,778
2030	9	\$12,367	\$106,412	\$118,778
2031	10	\$12,740	\$184,634	\$197,375
2032	11	\$12,740	\$184,634	\$197,375
2033	12	\$13,126	\$190,215	\$203,340
2034	13	\$13,126	\$190,215	\$203,340
2035	14	\$13,522	\$195,964	\$209,486
2036	15	\$13,522	\$195,964	\$209,486
2037	16	\$13,931	\$201,887	\$215,818
2038	17	\$13,931	\$201,887	\$215,818
2039	18	\$14,352	\$207,989	\$222,341
2040	19	\$14,352	\$207,989	\$222,341
2041	20	\$14,786	\$214,275	\$229,061
2042	21	\$14,786	\$214,275	\$229,061
2043	22	\$15,233	\$220,752	\$235,985
2044	23	\$15,233	\$220,752	\$235,985
2045	24	\$15,693	\$227,424	\$243,117
2046	25	\$15,693	\$227,424	\$243,117
Total		\$342,412	\$3,729,825	\$4,072,237
Future Tax Revenue				
2047		\$16,167	\$234,298	\$250,465

Source: Economic & Planning Systems

Sales Taxes

CSURA is expected to keep 2.0 percent of city sales tax and 1.0 percent of county sales tax revenues generated by sales on-site. This is the increment sales tax, which includes all sales tax generated from the new retail development on parcels included in the Plan Area. These revenues are necessary to allow the project to move forward and will be used to fund eligible improvements.

Assumptions

Annual sales are estimated at \$350 per square foot of retail space.

EPS has also assumed an annual growth rate in sales of 2.0 percent per year.

The 2021 El Pas County sales tax rate is 1.23 percent, of which 1.0 percent will be allocated for TIF.

Sales Tax Increment

The future sales taxes due to new retail development is referred to as the "Increment." The development of City Gate over the next 25 years is expected to generate approximately \$3.4 million in county sales tax increment over the 25-year period, which equates to an average of approximately \$136,900 per year, as shown below in **Table 11**.

Table 11. Sales Tax Increment, 2021-2046

Year	Plan Year	Phase 1		Phase 2		Phase 3		Total Ann. Sales	Sales Tax TIF Share 1.00%	Sales Tax Increment
		Program 12,342 sf [1]	Taxable Sales \$350/sf [2]	Program 12,470 sf [1]	Taxable Sales \$350/sf [2]	Program 12,534 sf [1]	Taxable Sales \$350/sf [2]			
2021	0	0%	\$0	0%	\$0	0%	\$0	\$0	\$0	\$0
2022	1	0%	\$0	0%	\$0	0%	\$0	\$0	\$0	\$0
2023	2	0%	\$0	0%	\$0	0%	\$0	\$0	\$0	\$0
2024	3	50%	\$2,247,108	0%	\$0	0%	\$0	\$2,247,108	\$22,471	\$22,471
2025	4	100%	\$4,584,100	0%	\$0	0%	\$0	\$4,584,100	\$45,841	\$45,841
2026	5	100%	\$4,675,782	0%	\$0	0%	\$0	\$4,675,782	\$46,758	\$46,758
2027	6	100%	\$4,769,298	50%	\$2,409,380	0%	\$0	\$7,178,678	\$71,787	\$71,787
2028	7	100%	\$4,864,684	100%	\$4,915,136	0%	\$0	\$9,779,820	\$97,798	\$97,798
2029	8	100%	\$4,961,977	100%	\$5,013,439	0%	\$0	\$9,975,416	\$99,754	\$99,754
2030	9	100%	\$5,061,217	100%	\$5,113,707	50%	\$2,569,976	\$12,744,901	\$127,449	\$127,449
2031	10	100%	\$5,162,441	100%	\$5,215,982	100%	\$5,242,752	\$15,621,174	\$156,212	\$156,212
2032	11	100%	\$5,265,690	100%	\$5,320,301	100%	\$5,347,607	\$15,933,598	\$159,336	\$159,336
2033	12	100%	\$5,371,004	100%	\$5,426,707	100%	\$5,454,559	\$16,252,270	\$162,523	\$162,523
2034	13	100%	\$5,478,424	100%	\$5,535,241	100%	\$5,563,650	\$16,577,315	\$165,773	\$165,773
2035	14	100%	\$5,587,993	100%	\$5,645,946	100%	\$5,674,923	\$16,908,862	\$169,089	\$169,089
2036	15	100%	\$5,699,752	100%	\$5,758,865	100%	\$5,788,421	\$17,247,039	\$172,470	\$172,470
2037	16	100%	\$5,813,747	100%	\$5,874,042	100%	\$5,904,190	\$17,591,980	\$175,920	\$175,920
2038	17	100%	\$5,930,022	100%	\$5,991,523	100%	\$6,022,274	\$17,943,819	\$179,438	\$179,438
2039	18	100%	\$6,048,623	100%	\$6,111,354	100%	\$6,142,719	\$18,302,696	\$183,027	\$183,027
2040	19	100%	\$6,169,595	100%	\$6,233,581	100%	\$6,265,573	\$18,668,750	\$186,687	\$186,687
2041	20	100%	\$6,292,987	100%	\$6,358,252	100%	\$6,390,885	\$19,042,125	\$190,421	\$190,421
2042	21	100%	\$6,418,847	100%	\$6,485,417	100%	\$6,518,703	\$19,422,967	\$194,230	\$194,230
2043	22	100%	\$6,547,224	100%	\$6,615,126	100%	\$6,649,077	\$19,811,426	\$198,114	\$198,114
2044	23	100%	\$6,678,168	100%	\$6,747,428	100%	\$6,782,058	\$20,207,655	\$202,077	\$202,077
2045	24	100%	\$6,811,732	100%	\$6,882,377	100%	\$6,917,699	\$20,611,808	\$206,118	\$206,118
2046	25	100%	\$6,947,966	100%	\$7,020,024	100%	\$7,056,053	\$21,024,044	\$210,240	\$210,240
Total			\$127,388,384		\$114,673,830		\$100,291,119			\$3,423,533

[1] Reflects a biennial reassessment.

[2] 2.0% annual escalation

Source: Economic & Planning Systems

Summary of Impact

Cost of Service and Infrastructure Costs

Development projects such as Citygate 2.0 will generate fiscal and economic impacts to El Paso County, with factors that are both positive and negative. Some uses, such as the residential (which accounts for a majority of the floor area in the development) will have an impact on County services and costs.

It is important to recognize that the cost of service and infrastructure costs vary depending on whether or not the development occurs within incorporated or unincorporated areas. The entire Plan Area is located within the City of Colorado Springs municipal boundaries. It is also noteworthy that the majority of urban services required by the new development will be provided by the City of Colorado Springs, such as police, parks and recreation, water, sewer, and general administration such as planning, zoning, land use code enforcement, business licensing, etc.

It is also important to recognize that the fiscal analysis shown above stands alone from a larger landscape of economic impact. The public improvements -- specially the 869 public structured parking spaces -- will increase visitation to downtown Colorado Springs with an accompanying level of spend that can be expected to support existing business and civic amenity in the area.

For the purposes of this analysis, EPS has provided detailed calculations of the TIF revenues to be used to service debt for City Gate 2.0, for each of the taxing entities within the county. The analysis assumes that the modest additional service cost to the County associated with the future development within the City of Colorado Springs is balanced by additional revenue sources, such as intergovernmental transfers, fees for services, and the additional visitor spend referenced above. The County is expected to have no financial exposure for infrastructure costs or other capital improvements, at time of construction or on an on-going basis. Future infrastructure costs that are associated with development on parcels included in the Plan boundary are anticipated to be financed by the developer initially, and by the Colorado Springs Urban Renewal Authority and the City of Colorado Springs in the future.

Summary of the Net County Impact

Based on the analysis included in this report, EPS anticipates that the impact of the proposed Citygate 2.0 Urban Renewal Plan on El Paso County will be positive. If the County portion of the property taxes was deferred during this period, the County would experience an annual fiscal impact of \$17,915 in 2023, the first year of development. By 2047, the end of the 25-year tax increment financing period, the County's portion of property tax is expected to increase to just under

\$400,000 per year as a result of the development. The County can expect to receive this approximate level of revenue upon the sunseting of the TIF in 2047.

Based on previous experience evaluating county fiscal structures, EPS has an understanding of expenditures, revenues, and alternative revenue sources that new development generates as well as the corresponding costs of service attributed to various development types. Moreover, because the future development will be located within the City of Colorado Springs, and the City is responsible for a majority of services, including ones with typically higher costs to local government (i.e., police, public works, water), the County's exposure in terms of its financial outlay will be modest and is expected to be mitigated with other revenue sources.

PROPERTY TAX INCREMENT REVENUE AGREEMENT
(Pikes Peak Library District)
(City Gate 2.0 Urban Renewal Plan)

This Property Tax Increment Revenue Agreement (the “Agreement”) is entered into as of _____, 2022 (the “Effective Date”) by and between the COLORADO SPRINGS URBAN RENEWAL AUTHORITY, a body corporate and politic of the State of Colorado (the “Authority”), whose address is 30 South Nevada Avenue, Colorado Springs, Colorado 80903, and the PIKES PEAK LIBRARY DISTRICT, a political subdivision of the State of Colorado (the “Library District”), whose address is 12 North Cascade Avenue, Colorado Springs, Colorado 80903. The Authority and the Library District are referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS.

The following recitals are incorporated in and made a part of this Agreement. Capitalized terms used herein and not otherwise defined are defined in Section 1 below.

A. Proposed Redevelopment. The Parties have been advised that the real property described in Exhibit A (the “Property”) lying within the corporate limits of the City of Colorado Springs, Colorado (the “City”) is being studied for designation as an urban renewal area to be redeveloped by one or more developers and/or property owner(s) as a mixed use development(s) that will eliminate existing blighted conditions which constitute threats to the health, safety and welfare of the community and barriers to development.

B. Urban Renewal and Tax Increment Financing. To accomplish the proposed redevelopment and to provide certain required public improvements, the Authority has recommended inclusion of the Property in a proposed urban renewal plan, entitled as the “City Gate 2.0 Renewal Plan” (the “Plan” or “Urban Renewal Plan”) authorizing and utilizing tax increment financing in accordance with the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”), to pay Eligible Costs of the Improvements. The proposed Plan that includes the Property has been provided to the Library District under separate cover. The final Plan approved by the City Council of the City shall be the “Plan” for purposes of this Agreement.

C. Nature of Urban Renewal Project and Purpose of Agreement. The proposed Urban Renewal Project consists of designing, developing and constructing the Improvements (which includes paying the Eligible Costs of public improvements) necessary to serve the proposed Urban Renewal Area and to comply with §31-25-107(4)(g) of the Act that requires the Plan to afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise. Approval of the Urban Renewal Plan is subject to recent legislation, including requirements imposed by HB 15-1348 for new urban renewal plans adopted after January 1, 2016.

D. Impact Report. The Authority has submitted to the Library District a copy of the Impact Report required to be submitted to El Paso County by §31-25-107(3.5) of the Act, which includes a tax forecast for the Library District.

E. Colorado Urban Renewal Law. In accordance with the Act as amended to the date of this Agreement (including the requirements of HB 15-1348 and SB 18-248), the Parties desire to enter into this Agreement to facilitate adoption of the Plan and redevelopment of the proposed Urban Renewal Area described therein. The Agreement addresses, among other things, the estimated impacts of the Urban Renewal Plan on Library District services associated solely with the Urban Renewal Plan.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants, promises and agreements of each of the Parties hereto, to be kept and performed by each of them, it is agreed by and between the Parties hereto as set forth herein.

1. DEFINITIONS. As used in this Agreement:

1.1. “Act” means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S.

1.2. “Agreement” means this Agreement, as it may be amended or supplemented in writing. References to sections or exhibits are to this Agreement unless otherwise qualified.

1.3. “Authority” means the Party described in the Preamble to this Agreement, the Colorado Springs Urban Renewal Authority, a body corporate and politic of the State of Colorado.

1.4. “Bonds” shall have the same meaning as defined in §31-25-103 of the Act.

1.5. “City” means the Party described in Recital A to this Agreement, the City of Colorado Springs, Colorado.

1.6. “District Increment” means the portion of Property Tax Increment Revenues generated by the District’s mill levy received by the Authority from the El Paso County Treasurer and paid into the Special Fund as specified in Section 3.1.

1.7. “Duration” means the twenty-five (25) year period that the tax increment or tax allocation provisions will be in effect as specified in §31-25-107(9)(a) of the Act, the Plan, and the Impact Report.

1.8. “Eligible Costs” means those costs eligible to be paid or reimbursed from the Tax Increment Revenues pursuant to the Act.

1.9. “Future Mill Levy” has the meaning set forth in Section 3.2.

1.10. “Impact Report” means the impact report setting forth the burdens and benefits of the Urban Renewal Project previously submitted to the Library District.

1.11. “Improvements” means the public improvements and private improvements to be constructed on the Property pursuant to the Plan.

1.12. “Library District” means the Party described in the Preamble to this Agreement, Pikes Peak Library District, a public body corporate and political subdivision of the State of Colorado.

1.13. “Party” or “Parties” means the Authority or the Library District or both and their lawful successors and assigns.

1.14. “Plan” means the urban renewal plan defined in Recital B above.

1.15. “Project” shall have the same meaning as Urban Renewal Project.

1.16. “Property Tax Increment Revenues” means all the TIF revenues derived from ad valorem property tax levies described in §31-25-107(9)(a)(II) of the Act allocated to the Special Fund for the Duration of the Urban Renewal Project.

1.17. “Special Fund” means the fund described in the Plan and §31-25-107(9)(a)(II) of the Act into which the Property Tax Increment Revenues will be deposited.

1.18. “TIF” means the property tax increment portion of the property tax assessment roll described in §31-25-107(9)(a)(II) of the Act.

1.19. “Urban Renewal Area” means the area included in the boundaries of the Plan.

1.20. “Urban Renewal Plan” means the urban renewal plan defined in Recital B above.

1.21. “Urban Renewal Project” means all undertakings and activities, or any combination thereof, required to carry out the Urban Renewal Plan pursuant to the Act.

2. Impact Report. The Parties acknowledge and agree that the Impact Report addresses the following information and hereby make and adopt the following findings relating to the Impact Report:

(a) The Urban Renewal Project is projected to create significant new employment opportunities and other benefits as specified in the Impact Report that will benefit the Parties, the region, and the State of Colorado.

(b) The Duration of time estimated to complete the Urban Renewal Project is the twenty-five (25) year period of time specified in §31-25-107(9)(a) of the Act.

(c) The estimated annual Property Tax Increment Revenue to be generated by the Urban Renewal Project for the Duration of the Urban Renewal Project and the portion of such Property Tax Increment Revenue to be allocated to fund the Urban Renewal Project are set forth in this Agreement and the Impact Report.

(d) The nature and relative size of the revenue and other benefits expected to accrue to the City, the Library District, and other taxing entities that levy property taxes in the Urban Renewal Area are set forth in the Impact Report and include, without limitation:

- (i) The increase in base value resulting from biennial general reassessments for the Duration in accordance with §31-25-107(9)(e) of the Act;
- (ii) The benefit of improvements in the Urban Renewal Area to existing taxing entity infrastructure in accordance with §31-25-107(3.5) of the Act;
- (iii) The estimate of the impact of the Urban Renewal Project on Library District and taxing entity revenues in accordance with §31-25-107(3.5) of the Act;
- (iv) The cost of additional Library District and taxing body infrastructure and services required to serve development in the Urban Renewal Area in accordance with §31-25-107(3.5) of the Act;
- (v) The capital or operating costs of the Parties, the City, and other taxing bodies that are expected to result from the Urban Renewal Project in accordance with HB 15-1348;
- (vi) The legal limitations on the use of revenues belonging to the Parties, the City, and any taxing entity in accordance with HB 15-1348 and SB 18-248; and
- (vii) The other estimated impacts of the Urban Renewal Project on Library District and other taxing body services or revenues in accordance with §31-25-107(3.5) of the Act.

3. RETENTION OF PROPERTY TAX INCREMENT REVENUES. In compliance with the requirements of HB 15-1348 and SB 18-248, the Parties have negotiated and agreed to the sharing of Property Tax Increment Revenues as set forth herein.

3.1. District Increment Revenues. The Library District and the Authority agree that the Authority may retain and expend in furtherance of the Urban Renewal Project one hundred percent (100%) of the District Increment, commencing on the date of approval by the City of the Plan, and lasting for the Duration.

3.2. Mill Levy Allocation. If the Library District’s eligible electors approve a new or increased mill levy for any lawful purpose (“Future Mill Levy”), any revenue derived from the Future Mill Levy shall not be considered part of the District Increment. Rather, upon approval by the eligible electors of the Library District of a Future Mill Levy, the Library District shall provide notification of the same to the Authority. From the date of such notice until the Duration has expired, the Authority shall annually deduct from the Property Tax Increment Revenue it receives any revenues attributable to the Future Mill Levy, as applicable, and shall remit such revenues to the Library District.

4. PLEDGE OF PROPERTY TAX INCREMENT REVENUES. The Library District recognizes and agrees that in reliance on this Agreement and in accordance with the provisions of §31-25-109(12) of the Act, the adoption and approval of the Plan includes an irrevocable pledge of all of the Property Tax Increment Revenues, including the District

Increment, to pay the Authority's Bonds and other financial obligations in connection with the Urban Renewal Project. The Authority has elected to apply the provisions of §11-57-208, C.R.S., to this Agreement. The Property Tax Increment Revenues, when and as received by the Authority are and shall be subject to the lien of such pledge without any physical delivery, filing, or further act and are and shall be an obligation of the Parties pursuant to §31-25-107(9) of the Act. The Parties agree that the creation, perfection, enforcement and priority of the pledge of the Property Tax Increment Revenues as provided herein shall be governed by §11-57-208, C.R.S. The lien of such pledge on the Property Tax Increment Revenues shall have priority over any of all other obligations and liabilities of the Parties with respect to the Property Tax Increment Revenues.

5. NOTIFICATION OF PROPOSED MODIFICATIONS OF THE PLAN; AGREEMENT NOT PART OF PLAN. The Authority agrees to notify the Library District of any intended modification of the Plan as required by §31-25-107(7) of the Act. This Agreement is not part of the Plan.

6. WAIVER. Except for the notices required by this Agreement, the Library District, as authorized by §31-25-107(9.5)(b) and §31-25-107(11) of the Act, hereby waives any provision of the Act that provides for notice to the Library District, requires any filing with or by the Library District, requires or permits consent from the Library District, and provides any enforcement right to the Library District for the Duration, provided, however, that the Library District shall have the right to enforce this Agreement.

7. LIMITATION OF AGREEMENT. This Agreement applies only to the District Increment, as calculated, produced, collected and paid to the Authority from the Urban Renewal Area by the El Paso County Treasurer in accordance with §31-25-107(9)(a)(II) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of the City or the Authority.

8. MISCELLANEOUS.

8.1. Delays. Any delays in or failure of performance by any Party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God; fires; floods; earthquake; abnormal weather; strikes; labor disputes; accidents; regulation or order of civil or military authorities; shortages of labor or materials; or other causes, similar or dissimilar, including economic downturns, which are beyond the control of such Party.

8.2. Termination and Subsequent Legislation or Litigation. In the event of termination of the Plan, including its TIF financing component, the Authority may terminate this Agreement by delivering written notice to the Library District. The Parties further agree that in the event legislation is adopted or a decision by a court of competent jurisdiction after the Effective Date of this Agreement that invalidates or materially effects any provisions hereof, the Parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement, but does not impair any otherwise valid contracts in effect at such time.

8.3. Entire Agreement. This instrument embodies the entire agreement of the Parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the Parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the Parties.

8.4. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their successors in interest.

8.5. No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned Parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that any person or entity other than the undersigned Parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

8.6. No Waiver of Immunities. Nothing in this Agreement shall be construed as a waiver of the rights and privileges of the Parties pursuant to the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as the same may be amended from time to time. No portion of this Agreement shall be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

8.7. Amendment. This Agreement may be amended only by an instrument in writing signed by the Parties.

8.8. Parties not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties shall not be deemed to be partners or joint venturers, and no Party shall be responsible for any debt or liability of any other Party.

8.9. Interpretation. All references herein to Bonds shall be interpreted to include the incurrence of debt by the Authority in any form consistent with the definition of “Bonds” in the Act, including payment of Eligible Costs or any other lawful financing obligation.

8.10. Incorporation of Recitals and Exhibits. The provisions of the Recitals and the Exhibits attached to this Agreement are incorporated in and made a part of this Agreement.

8.11. No Assignment. No Party may assign any of its rights or obligations under this Agreement.

8.12. Section Captions. The captions of the sections are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

8.13. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

8.14. Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.

8.15. No Presumption. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the Party causing the Agreement to be drafted.

8.16. Notices. Any notice required by this Agreement shall be in writing. All notices, demands, requests and other communications required or permitted hereunder shall be in writing, and shall be (a) personally delivered with a written receipt of delivery; (b) sent by a nationally-recognized overnight delivery service requiring a written acknowledgement of receipt or providing a certification of delivery or attempted delivery; (c) sent by certified or registered mail, return receipt requested; or (d) sent by confirmed facsimile transmission or electronic delivery with an original copy thereof transmitted to the recipient by one of the means described in subsections (a) through (c) no later than 5 business days thereafter. All notices shall be deemed effective when actually delivered as documented in a delivery receipt; provided, however, that if the notice was sent by overnight courier or mail as aforesaid and is affirmatively refused or cannot be delivered during customary business hours by reason of the absence of a signatory to acknowledge receipt, or by reason of a change of address with respect to which the addressor did not have either knowledge or written notice delivered in accordance with this paragraph, then the first attempted delivery shall be deemed to constitute delivery. Each Party shall be entitled to change its address for notices from time to time by delivering to the other Party notice thereof in the manner herein provided for the delivery of notices. All notices shall be sent to the addressee at its address set forth in the Preamble to this Agreement.

8.17. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to C.R.S. § 24-11-101(1), such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.

8.18. Authority. The persons executing this Agreement on behalf of the Parties covenant and warrant that each is fully authorized to execute this Agreement on behalf of such Party.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Authority and the Library District have caused their duly authorized officials to execute this Agreement effective as of the Effective Date.

PIKES PEAK LIBRARY DISTRICT, a political
subdivision of the State of Colorado

By: _____
Title: _____

ATTEST:

By: _____

COLORADO SPRINGS URBAN RENEWAL
AUTHORITY, a body corporate and politic of the
State of Colorado

By: _____
Title: _____

ATTEST:

By: _____

Exhibit A

The Property



Condition Study Report

City Gate Existing Conditions Survey

The Economics of Land Use



Prepared for:
City of Colorado Springs Urban Renewal Authority

Prepared by:
Economic & Planning Systems, Inc.

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EPS #213039

September 22, 2021

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1. Introduction

In September of 2021, Economic & Planning Systems (EPS), working with the City of Colorado Springs Urban Renewal Authority (CSURA), conducted the following existing conditions survey (Survey) of the proposed City Gate Urban Renewal Plan Area (Study Area). This proposed plan area is located in southwest Downtown Colorado Springs with West Cimarron Street to the north, West Rio Grande Street to the south, Sahwatch Street to the east, and the railroad to the west, as shown in **Figure 1** on page 6.

The CSURA anticipates creating a new plan area to support redevelopment plans of the site. The proposed Urban Renewal Area captures the redevelopment plans and, if approved, will aide in supporting the proposed redevelopment and enabling needed public improvements to be constructed in the area.

Purpose

The primary purpose of this Survey is to determine whether the Study Area qualifies as a “blighted area” within the meaning of Colorado Urban Renewal Law. Secondly, this Survey will influence whether the Study Area should be recommended to be established as a URA Plan Area for such urban renewal activities, as the URA and City Council deem appropriate.

Colorado Urban Renewal Law

The requirements for the establishment of a URA plan are outlined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq. In order to establish an area for urban renewal, there are an array of conditions that must be documented to establish a condition of blight. The determination that constitutes a blighted area depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a multiplicity of conditions which, in combination, tend to accelerate the phenomenon of deterioration of an area and prevent new development from occurring.

Urban Renewal Law

Blight Factors (C.R.S. § 31-25-103)

"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of defective or inadequate street layout;*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) Unsanitary or unsafe conditions;*
- (e) Deterioration of site or other improvements;*
- (f) Unusual topography or inadequate public improvements or utilities;*
- (g) Defective or unusual conditions of title rendering the title nonmarketable;*
- (h) The existence of conditions that endanger life or property by fire or other causes;*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) Environmental contamination of buildings or property;*
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or*
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation."*

Use of Eminent Domain

In order for an Urban Renewal Authority to use the powers of eminent domain to acquire properties, 5 of the 11 blight factors must be present (C.R.S. § 31-25-105.5(a)).

"Blighted area" shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "blighted area" means an area that, in its present condition and use and, by reason of the presence of at least five of the factors specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare."

Urban Renewal Case Law

In addition to the State statute, several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. The following parameters have been established through case law for determining blight and the role of judiciary review.

Tracy v. City of Boulder (Colo. Ct. App. 1981)

- Upheld the definition of blight presented in the Urban Renewal Law as a broad condition encompassing not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisioning the prevention of deterioration. Therefore, the existence of widespread nuisance violations and building condemnation is not required to designate an area blighted.
- Additionally, the determination of blight is the responsibility of the legislative body and a court's role in review is to verify if the conclusion is based upon factual evidence determined by the City Council at the time of a public hearing to be consistent with the statutory definition.

Interstate Trust Building Co. v. Denver Urban Renewal Authority (Colo. 1970)

- Determined that blight assessment is not on a building-to-building basis but is based on conditions observed throughout the plan area as a whole. The presence of one well maintained building does not defeat a determination that an area constitutes a blighted area.

Methodology

This Survey was completed by EPS to inventory and establish the existing conditions within the Study Area through data gathering and field observations of physical conditions. The Study Area was defined by the URA to encompass the proposed redevelopment of 13 properties located in southwest Downtown Colorado Springs with West Cimarron Street to the north, West Rio Grande Street to the south, Sahwatch Street to the east, and the railroad to the west. An inventory of parcels within the Study Area was compiled using parcel data from the El Paso County Assessor, documenting parcel ownership, size, use, vacancy, and assessed value. A series of Study Area maps were then developed to facilitate the field survey, and parcels were photographed to illustrate site conditions.

The field survey was conducted by EPS in September of 2021. The 11 factors of blight in the state statute were broken down into "conditions" - existing situations or circumstances identified in the Study Area that may qualify as blight under each of the 11 factors. The conditions documented in this report are submitted as evidence to support a "finding of blight" according to Urban Renewal Law. Under the Urban Renewal Law, the final determination of blight within the Study Area is within the sole discretion of the Colorado Springs City Council.

2. Study Area Analysis

Study Area

The proposed City Gate Urban Renewal Plan Area is comprised of 13 parcels on approximately 11.63 acres of land and adjacent right of way (ROW), as shown in **Table 1** and **Figure 1**. The Study Area is bound by West Cimarron Street to the north, West Rio Grande Street to the south, Sahwatch Street to the east, and the railroad to the west. All parcels are owned by the City Gate Apartments ownership group. Each phase of planned development has a specific ownership LLC including City Gate Apartment I LLC, City Gate Apartment II LLC, City Gate Apartment III LLC, and City Gate Apartment V LLC. Parcels 9 to 13 are currently vacant, and all previous buildings were demolished.

Table 1. Parcels Contained in the URA Study Area

#	Parcel	Address	Owner	Land Use	Occupancy	Land		Bldg. Sq. Ft.	Assessed Value
						Acres	Sq. Ft.		
1	6418322017	211-215 W Cimarron St	CITY GATE APARTMENTS V LLC	Warehouse	Occupied	1.66	72,310	25,452	\$655,010
2	6418322015	S Sierra Madre St	CITY GATE APARTMENTS V LLC	Vacant	Vacant	0.29	12,632	---	\$27,780
3	6418322012	514 S Sierra Madre St	CITY GATE APARTMENTS III LLC	Manufacturing	Occupied	2.27	98,881	26,764	\$442,940
4	6418323038	W Moreno Ave	CITY GATE APARTMENTS III LLC	Vacant	Vacant	0.40	17,424	---	\$37,940
5	6418323035	213 W Moreno Ave	CITY GATE APARTMENTS II LLC	Manufacturing	Occupied	0.67	29,185	5,977	\$94,630
6	6418323034	207 W Moreno Ave	CITY GATE APARTMENTS II LLC	Manufacturing	Occupied	1.21	52,708	4,800	\$157,540
7	6418323036	227 W Moreno Ave	CITY GATE APARTMENTS II LLC	Manufacturing	Occupied	0.77	33,541	2,937	\$101,670
8	6418323037	235 W Moreno Ave	CITY GATE APARTMENTS II LLC	Vacant	Vacant	0.92	40,075	---	\$115,870
9	6418324039	Sawatch St	CITY GATE APARTMENTS I LLC	Vacant	Vacant	0.40	17,424	---	\$580
10	6418324040	608 Sahwatch St	CITY GATE APARTMENTS I LLC	Warehouse	Vacant	1.52	66,211	18,671	\$452,620
11	6418324044	625 S Sierra Madre St	CITY GATE APARTMENTS II LLC	Vacant	Vacant	0.08	3,485	---	\$16,680
12	6418324043	120 W Rio Grande St	CITY GATE APARTMENTS I LLC	Office	Vacant	0.63	27,443	46,050	\$919,760
13	6418324042	112 W Rio Grande St	CITY GATE APARTMENTS I LLC	Exempt	Vacant	0.81	35,284	12,000	\$0
Total						11.63	506,603	142,651	\$3,023,020

Source: El Paso County Assessor; Economic & Planning Systems

Figure 1. City Gate Proposed URA Boundary and Parcels



Field Survey Approach

The following assessment is based on a field survey conducted by EPS in September 2021. The survey team walked the entire Study Area, taking notes and photographs to document existing conditions corresponding to the blight factor evaluation criteria detailed in the following section.

Blight Factor Evaluation Criteria

This section details the conditions used to evaluate blight during the field survey. The following conditions correspond with 6 of the 11 blight factors in the Urban Renewal Law. Additional information on a number of these factors for which data was available was also collected. The remaining blight factors cannot be visually inspected and are dependent on other data sources. Given the prevalence of physically observable conditions of blight, these remaining blight factors were not investigated.

Buildings

The following conditions establish evidence of Urban Renewal Law blight factor “(a) *slum, deteriorated, or deteriorating structures*”, by an evaluation of the overall condition and level of deterioration of structures within the plan area.

Typical examples of conditions that illustrate blighted buildings include:

- Deteriorated External Walls / Visible Foundation
- Deteriorated Roof
- Deteriorated Fascia/Soffits
- Deteriorated Gutters/Downspouts
- Deteriorated Exterior Finishes
- Deteriorated Windows and Doors
- Deteriorated Ancillary Structures

Street Layout

The following conditions evaluate the Urban Renewal Law blight factor “(b) *predominance of defective or inadequate street layout*,” through assessment of the safety, quality, and efficiency of street layouts, site access, and internal circulation.

Typical examples of conditions that portray this criterion include:

- Inadequate Street or Alley Width / Cross-section / Geometry
- Poor Provision of Streets or Unsafe Conditions for Vehicular Traffic
- Poor Provision of Sidewalks/Walkways or Unsafe Conditions for Pedestrians
- Insufficient Roadway Capacity
- Inadequate Emergency Vehicle Access
- Poor Vehicular or Pedestrian Access to Buildings or Sites
- Excessive Curb Cuts / Driveways along Commercial Blocks
- Poor Internal Vehicular or Pedestrian Circulation

Unsafe/Unsanitary

The following conditions establish evidence of Urban Renewal Law blight factor “(d) *unsanitary or unsafe conditions*,” by evaluating visual conditions that indicate

the occurrence of activities that inhibit the safety and health of the area including, but not limited to, excessive litter, unenclosed dumpsters, and vandalism.

Typical examples include:

- Floodplains or Flood Prone Areas
- Inadequate Storm Drainage Systems/Evidence of Standing Water
- Poor Fire Protection Facilities
- Above Average Incidences of Public Safety Responses
- Inadequate Sanitation or Water Systems
- Existence of Contaminants or Hazardous Conditions or Materials
- High or Unusual Crime Statistics
- Open/Unenclosed Trash Dumpsters
- Cracked or Uneven Surfaces for Pedestrians
- Illegal Dumping/Excessive Litter
- Vagrants/Vandalism/Graffiti/Gang Activity
- Open Ditches, Holes, or Trenches in Pedestrian Areas
- Poorly Lit or Unlit Areas
- Insufficient Grading/Steep Slopes
- Unsafe or Exposed Electrical Wire

Site Improvements

The following conditions evaluate the Urban Renewal Law blight factor "(e) *deterioration of site or other improvements,*" by evidence of overall maintenance deficiencies within the plan area including, deterioration, poorly maintained landscaping, and overall neglect.

Examples of blighted site improvements include:

- Neglected Properties or Evidence of Maintenance Deficiencies
- Deteriorated Signage or Lighting
- Deteriorated Fences, Walls, or Gates
- Deteriorated On-Site Parking Surfaces, Curb and Gutter, or Sidewalks
- Unpaved Parking Lot (Commercial Properties)
- Poor Parking Lot/Driveway Layout
- Poorly Maintained Landscaping/Overgrown Vegetation

Infrastructure

The observation of the following infrastructure insufficiencies is evidence of Urban Renewal Law blight factor "(f) *unusual topography or inadequate public improvements or utilities.*"

Prototypical features of blight under this topic include:

- Deteriorated Pavement, Curb, Sidewalks, Lighting, or Drainage
- Lack of Pavement, Curb, Sidewalks, Lighting, or Drainage

- Presence of Overhead Utilities or Billboards
- Inadequate Fire Protection Facilities/Hydrants
- Inadequate Sanitation or Water Systems
- Unusual Topography

Vacancy

The following conditions are evidence of Urban Renewal Law blight factor "(k) the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements." Various examples of features that fulfill this criterion include:

- An Undeveloped Parcel in a Generally Urbanized Area
- Disproportionately Underdeveloped Parcel
- Vacant Structures
- Vacant Units in Multi-Unit Structures

Other Considerations

The remaining five blight factors specified in the Urban Renewal Law were not investigated further due to sufficient evidence from the visual field survey supporting a condition of blight in 6 of the 11 blight factors.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

(g) Defective or unusual conditions of title rendering the title nonmarketable.

(h) The existence of conditions that endanger life or property by fire or other causes.

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities.

(j) Environmental contamination of buildings or property.

Results of Field Survey

This section summarizes the findings of the visual field survey of the Study Area conducted in September 2021. **Table 2** documents the specific blight conditions observed. These conditions are further detailed following the table, for each specific category, and include image documentation.

Table 2. Blight Conditions Observed in Study Area

Conditions Observed			
Buildings	1.01	Deteriorated External Walls / Visible Foundation	
	1.02	Deteriorated Roof	
	1.03	Deteriorated Fascia/Soffits	
	1.04	Deteriorated Gutters/Downspouts	
	1.05	Deteriorated Exterior Finishes	X
	1.06	Deteriorated Windows and Doors	
	1.07	Deteriorated Stairways/Fire Escapes/Loading Docks	
	1.08	Deteriorated Ancillary Structures	X
Street Layout	2.01	Inadequate Street or Alley Width / Cross-section / Geometry	
	2.02	Poor Provisions or Unsafe Conditions for Vehicular Traffic	X
	2.03	Poor Provisions or Unsafe Conditions for Pedestrians	X
	2.04	Insufficient Roadway Capacity Leading to Unusual Congestion	
	2.05	Inadequate Emergency Vehicle Access	
	2.06	Poor Vehicular or Pedestrian Access to Buildings or Sites	
	2.07	Excessive Curb Cuts / Driveways along Commercial Blocks	
	2.08	Poor Internal Vehicular or Pedestrian Circulation	
Unsafe / Unsanitary	4.01	Floodplains or Flood Prone Areas	
	4.02	Inadequate Storm Drainage Systems/Evidence of Standing Water	
	4.03	Poor Fire Protection Facilities	
	4.04	Above Average Incidences of Public Safety Responses	
	4.05	Inadequate Sanitation or Water Systems	
	4.06	Existence of Contaminants or Hazardous Conditions or Materials	
	4.07	High or Unusual Crime Statistics	X
	4.08	Open / Unenclosed Trash Dumpsters	
	4.09	Cracked or Uneven Surfaces for Pedestrians	X
	4.10	Illegal Dumping / Excessive Litter	X
	4.11	Vagrants/Vandalism/Graffiti/Gang Activity	X
	4.12	Open Ditches, Holes, or Trenches in Pedestrian Areas	
Site Improvements	5.01	Neglected Properties or Evidence of Maintenance Deficiencies	
	5.02	Deteriorated Signage or Lighting	
	5.03	Deteriorated Fences, Walls, or Gates	
	5.04	Deteriorated On-Site Parking Surfaces, Curb & Gutter, or Sidewalks	X
	5.05	Unpaved Parking Lot (Commercial Properties)	
	5.06	Poor Parking Lot / Driveway Layout	
	5.07	Poorly Maintained Landscaping / Overgrown Vegetation	X
Infrastructure	6.01	Deteriorated pavement, curb, sidewalks, lighting, or drainage	X
	6.02	Lack of pavement, curb, sidewalks, lighting, or drainage	X
	6.03	Presence of Overhead Utilities or Billboards	
	6.04	Inadequate Fire Protection Facilities / Hydrants	
	6.05	Inadequate Sanitation or Water Systems	
	6.06	Unusual Topography	
Vacancy	11.04	An Undeveloped Parcel in a Generally Urbanized Area	X
	11.05	Disproportionately Underdeveloped Parcel	X
	11.06	Vacant Structures	
	11.07	Vacant Units in Multi-Unit Structures	

1. Buildings: slum, deteriorated, or deteriorating structures

Structures located on parcel 3 in the Study Area have deteriorated exterior finishes with rusted and worn-out metal siding, shown in **Figure 2**. These structures are for industrial manufacturing and were constructed in 1980 or earlier.

Figure 2. Deteriorated Exterior Finishes and Ancillary Structures



2. Street Layout; predominance of defective or inadequate street layout

Along South Sierra Madre Street on parcel 6 in the Study Area, poor provisions of street improvements for pedestrians were observed in the form of lack of sidewalks, shown in **Figure 3**. Throughout this portion of the Study Area, provisions of walkways for pedestrians were missing and an informal dirt path shows evidence of pedestrian use. There is a curb, but not a paved sidewalk to connect to the sidewalks along parcels 3 and 8. This is a disconnect in the existing pedestrian network on adjacent properties. Additionally, poor provisions of street improvements for vehicles were observed in the form of potholes and cracked pavement throughout the study area, shown below in **Figure 4**.

Figure 3. Poor Provision of Street Improvements for Pedestrians





Figure 4. Poor Provision of Street Improvements for Vehicles



3. Unsafe/Unsanitary: unsaitary or unsafe conditions

Throughout the Study Area unsafe and unsanitary conditions were documented, including cracked or uneven surfaces for pedestrians, litter, and vandalism/graffitti. Cracked and uneven surfaces for pedestrians were observed along South Sierra Madre Street, shown in **Figure 5**. Excessive litter was observed and documented throughout the Study Area and was especially apparent along South Sierra Madre Street and parcel 8, shown in **Figure 6**. Vandalism/graffitti was observed on a building on parcel 3, shown in **Figure 7**.

Figure 5. Cracked or Uneven Surfaces for Pedestrians



Figure 6. Excessive Litter





Figure 7. Vandalism/Graffiti



4. Site Improvements: deterioration of site or other improvements

Deteriorated site improvements observed include deteriorated on-site parking surfaces, curb, and sidewalks, shown in **Figure 8**. The parking lot on parcel 8 has cracked pavement and potholes. Additionally, cracked sidewalks were observed along South Sierra Madre Street adjacent to parcel 3 and deteriorated curb was observed along West Rio Grande Street. Overgrown vegetation was observed throughout the Study Area, shown in **Figure 9**.

Figure 8. Deteriorated On-Site Parking Surfaces, Curb, & Sidewalks



Figure 9. Overgrown Vegetation



5. Infrastructure: unusual topography or inadequate public improvements or utilities

Inadequate infrastructure was observed throughout the Study Area, predominately in the form of deteriorated pavement, curbs, and sidewalks, shown in **Figure 10**. Additionally, a portion of the Study Area along South Sierra Madre Street is missing a sidewalk, shown in **Figure 11**.

Figure 10. Deteriorated Pavement, Curb, and Sidewalks





Figure 11. Lack of Sidewalks



6. *Vacancy: the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.*

The Study Area is comprised of parcels that are undeveloped/vacant and underdeveloped, shown in **Figure 12**. Parcel 8 is undeveloped and was previously used as a surface parking lot and parcels 2, 4, 9, and 11 are vacant with no building improvements. All other parcels in the Study Area are older industrial properties with buildings constructed as early as the 1950s. The Study Area is within the Colorado Springs Downtown and is adjacent to the Weidner Soccer Stadium. Additionally, the area is urbanized with development to the north, south, and east of the Study Area and a railroad to the west.

Figure 12. Undeveloped/Underdeveloped Parcels in a Generally Urbanized Area



Other Considerations

The team collected and analyzed additional non-visual information on the Study Area that contributed to the documentation of blight factors.

Crime

High or unusual crime is one determining criteria for the Urban Renewal Law blight factor “(d) Unsanitary or unsafe conditions.” The Colorado Springs Police Department tracks the number of crime offenses reported, including unfounded offenses, by Census Tract and citywide. The Study Area is located within Census Tract 23. From 2012 to 2018, Census Tracts 23 had a total of 19,384 offenses reported, which is an average of 2,769 offenses per year, shown in **Table 3**. This represents an average of 6.8 percent of the total crime offenses in the city over this time period. On a per capita basis, Census Tracts 23 had more crime offenses compared to the city as whole. From 2012 to 2018, Census Tracts 23 averaged 1.61 offenses per resident, while the city averaged 0.09 offenses per resident. Based on this data, there is evidence of high or unusual crime in the Study Area.

Table 3. Annual Crime Offenses, 2012-2018

Offenses	2012	2013	2014	2015	2016	2017	2018	2012-2018	
								Total	Avg.
Colorado Springs	35,143	48,602	49,064	47,366	36,091	33,845	36,991	287,102	41,015
Census Tract 23	2,178	3,118	3,354	3,442	2,518	2,424	2,350	19,384	2,769
<i>% of City</i>	6.2%	6.4%	6.8%	7.3%	7.0%	7.2%	6.4%	6.8%	6.8%
Offenses Per Capita									
Colorado Springs	0.08	0.11	0.11	0.11	0.08	0.08	0.08	---	0.09
Census Tract 23	1.24	1.80	1.94	2.10	1.50	1.39	1.32	---	1.61

Source: Colorado Springs Police Department; U.S. Census ACS 5-Yr; Economic & Planning Systems

3. Conclusions

Based on the definition of a blighted area in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq., and based on the field survey results of the Study Area, EPS concludes that the Study Area is a blighted area as defined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq.

The visual field survey conducted in September 2021 documented 6 of the 11 factors of blight within the Study Area. Therefore, this blighted area, as written in the Urban Renewal Law, “substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.”

Evidence of the following Urban Renewal Law blight factors are documented in this report:

- (a) Slum, deteriorated, or deteriorating structures.*
- (b) Predominance of defective or inadequate street layout.*
- (d) Unsanitary or unsafe conditions.*
- (e) Deterioration of site or other improvements.*
- (f) Unusual topography or inadequate public improvements or utilities.*
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.*

Evidence of the following Urban Renewal Law blight factors were not visually observable, and based on the presence of other, more significant physical conditions, these factors of blight did not warrant further investigation.

- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.*
- (g) Defective or unusual conditions of title rendering the title nonmarketable.*
- (h) The existence of conditions that endanger life or property by fire or other causes.*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities.*
- (j) Environmental contamination of buildings or property.*

As established by Urban Renewal case law in Colorado, this assessment is based on the condition of the Study Area as a whole. There is substantial evidence and documentation of 6 of the 11 blight factors in the Study Area as a whole.

Final Report

City Gate Urban Renewal Plan

The Economics of Land Use



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1. Introduction

Preface

This City Gate Urban Renewal Plan (“Plan” or the “Urban Renewal Plan”) has been prepared for the City of Colorado Springs, Colorado, a home rule municipal corporation of the State of Colorado (the “City”). The Plan will be carried out by the Colorado Springs Urban Renewal Authority (the “Authority”), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended to date (the “Act”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

Blight Findings

Under the Act, an urban renewal area is a blighted area, as defined by the Act, and has been designated as appropriate for an urban renewal project by the City Council of the City (the “City Council”). In each urban renewal area, conditions of blight must be present, and the City Council must find that the presence of those conditions of blight substantially impair or arrest the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in order for the Authority to exercise its powers.

The City Gate Conditions Survey prepared by Economic & Planning Systems (EPS) in September 2021 (“Conditions Survey”) was provided to the Authority under separate cover and demonstrates that the City Gate Study Area (“Study Area”), as defined in the Conditions Study, is eligible to be declared a blighted area by the City Council under the Act. The Conditions Survey identified and documented 6 of the 11 blight factors present in the Study Area. A description of the blight factors and observations is presented below in Section 4 of this report.

Urban Renewal Area Boundaries

The City Gate Urban Renewal Area (“URA” or “Plan Area”) is located in the City of Colorado Springs in El Paso County. The Plan Area is comprised of 13 parcels on approximately 11.63 acres of land. The boundaries of the Plan Area to which this Plan applies includes West Cimarron Street to the north, West Rio Grande Street to the south, Sahwach Street to the east, and the railroad to the west, as shown below in **Figure 1**.

Figure 1. City Gate Urban Renewal Plan Area



Ownership

The parcels located within the Plan Area are all owned by the City Gate Apartments ownership group, which includes specific ownership LLC for each phase of development including City Gate Apartment I LLC, City Gate Apartment II LLC, City Gate Apartment III LLC, and City Gate Apartment V LLC. The City Gate Apartments ownership group is anticipated to be the developer for the project, if approved.

Zoning and Land Use

The Plan Area is zoned as a Form-Based Zone District (FBZ), which encourages flexibility, innovation of design, and a variety of development types to improve the quality of development. FBZ is defined by the Colorado Springs Zoning Code as a district in which, “the allowable urban form and the treatment of the public realm define the district. Uses allowed in this zone are determined at the time of approval or amendment of an FBZ regulating plan. Development standards are determined by the FBZ regulating plan, the development plan and a development agreement if applicable.” The Plan Area is within the FBZ Central Sector (CEN), which is the urban core in Downtown Colorado Springs. The Central Sector is expected to have the highest density in downtown with commercial uses on the first level of most buildings with residential, lodging, or office uses above. The goal of the Central Sector Form Based Zone is to increase density and create a high-quality pedestrian environment.

2. Definitions

Terms used in this Plan are defined below and are representative of Urban Renewal Law C.R.S. 31-25-103.

- **Act or Urban Renewal Law** – Urban Renewal Law of the State of Colorado, Colo. Rev. Stat. § 31-25-101 et seq.
- **Available Property Tax Increment Revenues** – all Property Tax Increment Revenues available pursuant to the Tax Increment Financing provisions of the Act not payable to taxing bodies pursuant to agreements, if any, with the Authority or otherwise as provided in §31-25-107(9.5) of the Act. In the event that an agreement is reached with a taxing body pursuant to § 31-25-107(9.5) of the Act after the effective date of Plan approval by the City Council, the Property Tax Increment Revenues generated by said taxing body’s mill levy shall become Available Property Tax Increment Revenues, and the addition of such revenue shall not be a substantial modification to this Plan.
- **Available Revenues** – any and all revenues available to the Authority, including, without limitation, Available Property Tax Increment Revenues, any revenues available to the Authority from Districts, or any other source that are available under this Plan or otherwise under the Act.
- **Bonds** – any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations.
- **District (or Districts)** – means a metropolitan district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et seq., C.R.S., as from time to time amended, or a business improvement district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Business Improvement District Act, 31-25-1201, et seq., C.R.S., as from time to time amended, or any successor District or Districts thereto as may be approved by the City.
- **Property Taxes** – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in the Area.
- **Property Tax Increment Revenues** – the property tax revenues allocated to the Authority pursuant to §31-25-107(9) of the Act and Section 7.0 of this Plan.

- **Real property** – lands, lands under water, structures, and any and all easements, franchises, incorporeal hereditaments, and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage, or otherwise.
- **Redevelopment/Development Agreement** – one or more agreements between the Authority and developer(s) and/or property owners or such other individuals or entities as determined by the Authority to be essential to carry out the objectives of this Plan.
- **Slum area** – an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.
- **Tax increment financing (TIF)** – the tax allocation financing as described in C.R.S. 31-25-107(9) of the Act as in effect on the date this Plan is approved by City Council.
- **Urban Renewal Authority or Authority** – a corporate body organized pursuant to the provisions of the Act for the purposes, with the powers, and subject to the restrictions set forth in the Act.
- **Urban Renewal Plan or Plan** – a plan, as it exists from time to time, for an urban renewal project, which plan conforms to a general or master plan for the physical development of the municipality as a whole and which is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
- **Urban Renewal Project** – undertakings and activities for the elimination and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation, or any combination or part thereof, in accordance with an urban renewal plan.

3. Purpose

The purpose of this Plan is to reduce, eliminate, and prevent the spread of blight within the Plan Area through private development. The Plan sets goals to achieve this through implementing established objectives for the Area and assisting with the eligible costs of redevelopment, promoting economic growth and private investment through the tools available within the context of urban renewal tools, laws, and guidelines, including, without limitation, tax increment financing (TIF).

Establishment of the Urban Renewal Area will take advantage of improving conditions and the upcoming development cycle by focusing urban renewal efforts in a small area for the duration in accordance with the mandates of the Act.

Vision

The vision of the Plan Area, as expressed by the developer, is a mixed use development with residential and retail uses, as shown in the site plan illustrated in **Figure 2**. The proposed development includes approximately 1,200 apartment units and 37,000 square feet of retail space. The Plan Area will be redeveloped into a vibrant, walkable area adjacent to the Weidner Soccer Field in Downtown Colorado Springs. West Moreno Avenue on the north side of the Plan Area will be developed into a pedestrian plaza to create street activation and strengthen the soccer stadium directly north, shown in **Figure 3**. Additional public amenities include streetscape, sidewalks, trees, and public structured and off-street parking. The proposed development includes public parking in addition to the residential parking requirements.

Figure 2. City Gate Site Plan



Figure 3. City Gate Phase 1 Rendering



4. Blight Conditions

Before an urban renewal plan can be adopted by the City Council, there must be a determination that an area constitutes a blighted area. This determination depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a range of conditions that, in combination, tend to accelerate the phenomenon of deterioration of an area. The definition of a blighted area is based upon the definition articulated in the Urban Renewal Law (C.R.S. § 31-25-103) as follows:

"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- a. Slum, deteriorated, or deteriorating structures;*
- b. Predominance of defective or inadequate street layout;*
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- d. Unsanitary or unsafe conditions;*
- e. Deterioration of site or other improvements;*
- f. Unusual topography or inadequate public improvements or utilities;*
- g. Defective or unusual conditions of title rendering the title nonmarketable;*
- h. The existence of conditions that endanger life or property by fire and other causes;*
- i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- j. Environmental contamination of buildings or property;*
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, building, or other improvements; or*
- l. If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5)*

of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

To use the powers of eminent domain, the definition of “blighted” is broadened to require that five of the eleven blight factors must be present (C.R.S. § 31-25-105.5(5)(a)):

(a) “Blighted area” shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, “blighted area” means an area that, in its present condition and use and, by reason of the presence of at least five of the factors specified in section 31-25-103 (2)(a) to (2)(l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The methodology used to prepare the Conditions Survey for the Plan Area involved the following steps: (i) identify parcels to be included in the Plan Area; (ii) gather information about the properties and infrastructure within the Plan Area boundaries; (iii) evaluate evidence of blight through field reconnaissance; and (iv) record observed and documented conditions listed as blight factors in State Statute. The entire Conditions Survey is provided under separate cover.

5. Plan Goals and Conformance

Plan Goals and Objectives

The overall objective of this Plan is to remediate unfavorable existing conditions and prevent further deterioration by implementation of the relevant provisions contained in the following documents:

- PlanCOS (City of Colorado Springs Comprehensive Plan), 2019
- City of Colorado Springs Strategic Plan, 2020-2024

The Plan is intended to stimulate private sector development in the Plan Area with a combination of private investment and Authority financing. The Plan has the following objectives:

- Implement PlanCOS
- Prevent and eliminate conditions of blight within the City of Colorado Springs
- Encourage and provide incentives for the private development of housing
- Encourage the development of projects that would not otherwise be considered financially feasible without the participation of Colorado Springs Urban Renewal Authority (CSURA)
- Enhance the current property tax revenue within the City and county with development that will increase the assessed valuation and provide additional sales tax collections throughout the city.

Plan Conformance

Urban Renewal Law

This Plan is in conformity with and subject to the applicable statutory requirements of the Urban Renewal Law.

PlanCOS

The City of Colorado Springs' adopted Comprehensive Plan, known as *PlanCOS*, describes the City's vision of creating a vibrant community organized around six themes of vibrant neighborhoods, unique places, thriving economy, strong connections, renowned culture, and majestic landscapes. This Plan is intended to implement *PlanCOS* and is in direct conformance with *PlanCOS*. The URA Plan supports three themes in *PlanCOS* of vibrant neighborhoods, unique places, and thriving economy. The following excerpts from *PlanCOS* highlight the linkage

between *PlanCOS* and this Plan under these three themes. These are representative excerpts, and not an all-inclusive list of relevant statements:

- **Vision Map** – The Plan Area in the PlanCOS Vision Map is within Downtown Colorado Springs.
- **Vibrant Neighborhoods Framework** – The Plan Area is located in Downtown Colorado Springs.
- **Goal VN-2** – Strive for a diversity of housing types, styles, and price points distributed throughout the city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.
- **Goal VN-3** – Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.
- **Unique Places Framework** – The unique places framework shows the vision of unique places in the city and focuses on designing these places to be compatible with surrounding neighborhoods and business areas. The Plan Area is located within Downtown. The goal of Downtown is to continue to grow and adapt Downtown Colorado Springs as the singular economic and cultural heart of the city and region, consistent with the Experience Downtown Colorado Springs Plan.
- **Goal UP-2** – Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.
 - **Policy UP-2.A:** Support infill and land use investment throughout the mature and developed areas of the city.
- **Goal UP-3** – Continue to grow and support Downtown as an inclusive, mixed use, cultural, and economic heart of the region.
- **Goal UP-4** – Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.
- **Thriving Economy Framework** – The Plan Area in Downtown is located within a Critical Support Typology. The goal of Critical Support Typology is to ensure fundamental needs of residents and businesses are met every day by providing fundamental services and activities.
- **Goal TE-1** – Build on our quality of place and existing competitive advantages.
- **Goal TE-4** – Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.

City of Colorado Springs Strategic Plan

The City of Colorado Springs Strategic Plan for 2020-2024 ensures programs, services, and initiatives are aligned and serve a strategic vision. The Strategic Plan's core values include promoting job creation, investing in infrastructure, excelling in City services, and building community and collaborative relationships. The City Gate URA Plan directly implements the Strategic Plan and the following excerpt are representative of the alignment between the two:

- **Building Community and Collaborative Relationships – 3.0** – Provide strategic City services and community partnerships to improve citizen quality of life by reducing crime, reducing the number of persons experiencing chronic homelessness, increasing affordable housing opportunities, and facilitating community investment.

Development Standards and Procedures

All development within the Plan Area shall conform to the City's Land Use Code and any site-specific City zoning regulations and policies that might impact properties in the Plan Area, all as in effect and as may be amended. However, as authorized by the Urban Renewal Law, the Authority may arrange with the City for the planning, replanning, zoning or rezoning of any part of the Plan Area as needed in connection with the urban renewal project described in this Plan.

6. Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. The Authority is authorized to provide both financial assistance and improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public private partnerships and other forms of cooperative development, including Cooperation Agreements, will be essential to the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions. Without limitation, undertakings and activities of the Authority in the furtherance of this Plan as described as follows.

Undertakings and Activities to Remedy Blight

As described in **Section 4** of this Plan, six qualifying conditions of blight were identified in the Study Area of which this Urban Renewal Areas is a part. Each of the six qualifying conditions was observed within the Urban Renewal Area. Implementation of this Plan by providing urban renewal resources for public and private improvements will remedy the conditions identified:

(a) *Slum, deteriorated, or deteriorating structures – Observed*

The development of the Plan Area will remove existing structures that are deteriorated and replace them with new residential and commercial development with quality materials and designs.

(b) *Predominance of defective or inadequate street layout - Observed*

Roadway improvements including sidewalks, curbs, and filling/repaving pot holes will improve the existing street layout and function ability for pedestrians and vehicles.

(d) *Unsanitary or unsafe conditions – Observed & data supported*

The private investments and onsite development will eliminate the excessive litter and graffiti as well as provide a safe and welcoming environment with enhanced lighting and streetscape for vehicles and pedestrians.

(e) *Deterioration of site or other improvements - Observed*

The development of the Plan Area will remove deteriorated site improvements including on-site parking surfaces, sidewalks, curbs, and overgrown vegetation and replace with adequate improvements

associated with the site plan and development standards. The Plan Area will be landscaped and maintained appropriately.

(f) Unusual topography or inadequate public improvements or utilities - Observed

Infrastructure improvements associated with the development of the Plan Area will repair and replace deteriorated pavement, curb, and sidewalks to provide safe and adequate conditions for pedestrians.

(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements - Observed

The Plan Area is currently underdeveloped with portions vacant or undeveloped. Through private investment and support from the Authority, the Plan Area will development into a vibrant property and be fully utilized.

Project Development Plan

The primary goal of this Plan is to eliminate the current conditions of blight in the Urban Renewal Area and prevent those conditions from reoccurring. The contemplated redevelopment of the Area is for use as housing, retail, and related facilities; provided however, the Authority is authorized to approve any uses for the Area that eliminate blight and are consistent with the Comprehensive Plan and applicable zoning, including, without limitation, mixed use development, including residential, hotel, commercial, retail, office, industrial, cultural, and public uses.

Complete Public Improvements and Facilities

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or may cause others, including, without limitation, one or more Districts to install, construct, and reconstruct any public improvements, including, without limitation, parking facilities. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

Plan Modification

The Authority may propose, and City Council may make, modifications to this Plan as may be necessary; provided, however, any modification of the Plan shall (a) comply with the provisions of the Act, including §31-25-107(7); (b) not impair Available Revenues then-pledged by the Authority or the ability of the Authority to

pay any outstanding Bonds, including any reimbursement obligations of the Authority; or (c) not impair the ability of the Authority or any party to any then-existing agreement to fully perform their respective covenants and duties under any such agreement. The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement or application of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

Provide Relocation Assistance

While it is not anticipated as of the date of this Plan that acquisition of real property will result in the relocation of any individuals, families, or business concerns; if such relocation becomes necessary, the Authority will adopt a relocation plan as necessary to comply with applicable provisions of the Act.

Demolition, Clear and Prepare Improvements

The Authority is authorized to demolish or cooperate with others to clear buildings, structures, and other improvements within the Area in an effort to advance projects deemed consistent with the vision stated herein. Such demolition or site clearance is necessary to eliminate unhealthy, unsanitary, and unsafe conditions; eliminate obsolete uses deemed detrimental to the public welfare; remove and prevent the spread of blight; and facilitate redevelopment of the Area by private enterprise.

Acquire and Dispose of Property

It is not expected that the Authority will be required to acquire property to carry out the project. However, if the Authority determines such acquisition is necessary, it is authorized to acquire any such property by negotiation or any other method, except that the Authority is not authorized to acquire property by eminent domain. Properties acquired by the Authority by negotiation may be temporarily operated, managed and maintained by the Authority if requested to do so by the acquiring entity and deemed in the best interest of the Urban Renewal Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the Act and this Plan.

Enter into Redevelopment/Development Agreements

The Authority may enter into Redevelopment/Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this Plan, including the

pledge by the Authority of Available Revenues to pay eligible costs pursuant to the Act or any other applicable law. Further, such Redevelopment/Development Agreements, or other contracts, may contain terms, provisions, activities, and undertakings contemplated by this Plan and the Act. Any existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect unless all parties to such agreements agree otherwise.

Enter into Cooperation Agreements

The Authority is authorized to enter into such Cooperation Agreements as may be required by the Act, including tax sharing agreements. The Authority may also use the mediation and other provisions of the Act when necessary to provide adequate financing to carry out this Plan. This paragraph shall not be construed to require any particular form of cooperation.

Other Project Undertakings and Activities

Other project undertakings and activities deemed necessary by the Authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any applicable law or laws.

7. Project Financing

Financing Powers

Except as hereafter specifically provided, the undertakings and activities of the urban renewal project described in this Plan may be financed, in whole or in part, by the Authority to the full extent authorized under the TIF provisions of CRS § 31-25-107(9)(a) in the Urban Renewal Law, as amended, and with any other available sources of revenues and means of financing authorized to be undertaken by the Authority pursuant to the Urban Renewal Law and under any other applicable law, which shall include, without limitation:

- The collection and use of revenues from property tax increments, sales and use tax increments, interest income, federal loans or grants, agreements with public, quasi-public, or private parties and entities, loans or advances from any other available source, and any other available sources of revenue.
- The issuance of bonds and other indebtedness, including, without limitation, notes or any other financing instruments or documents in amounts sufficient to finance all or part of the Plan. The borrowing of funds and creation of other indebtedness.
- The use of any and all financing methods legally available to the City, the Authority, any private developer, redeveloper, or owner to finance in whole or in part any and all costs, including without limitation the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development of the Plan Area. Such methods may be combined to finance all or part of activities and undertakings throughout the Plan Area.
- The principal, interest, any premiums and any other amounts legally due on or in connection with any indebtedness or obligation of the Authority may be paid from property tax increments, sales tax increments or any other funds, revenues, assets or property legally available to the Authority.

This Plan contemplates, however, that the primary method of assisting with financing eligible expenses in the Plan Area will be through the use of revenues generated by Property Tax Increment and Sales Tax Increment. It is the intent of the City Council in approving this Plan to authorize the use of TIF by the Authority as part of its efforts to advance the vision, objectives, and activities described herein.

Tax Increment Financing District

Pursuant to the provisions of Section 31-25-107(9) of the Urban Renewal Law, in approving this Plan, the City Council hereby approves the Plan Area as a single tax increment financing district with the same boundary as the Plan Area (the "TIF District"). The boundaries of this TIF District shall therefore be as depicted in **Figure 1**.

Property Tax Increment Financing

The Authority is specifically authorized to collect and expend property tax increment revenue to the full extent authorized by the Urban Renewal Law and to use that revenue for all purposes authorized under this Plan.

Property Tax Increment Limitations

The Authority shall establish a fund for the financing authorized under this Plan that shall be funded with the property tax allocation authorized to the Authority under the Urban Renewal Law in C.R.S. Section 31-25-107(9). Under this method, the property taxes of specifically designated public bodies, if any, levied after the effective date of the approval of this Plan upon taxable property in the Plan Area each year by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

Base Amount – That portion of the taxes that are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Plan Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Plan Area, the effective date of the modification of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

Increment Amount – That portion of said property taxes in excess of such base amount must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess property tax collections not allocated in this way must be paid into the funds of the municipality or other taxing entity, as applicable.

Unless and until the total valuation for assessment of the taxable property in the Plan Area exceeds the base valuation for assessment of the taxable property in the Plan Area, all of the taxes levied upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies.

When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies, and all moneys remaining in the special fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body, other than the City, within the boundaries of the Plan Area must be repaid to each taxing body based on the pro rata share of the prior year's property tax increment attributable to each taxing body's current mill levy in which property taxes were divided. Any moneys remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement. Notwithstanding any other provision of law, revenues excluded by §31-25-107(9)(a)(II) of the Act are not intended to be included in Available Property Tax Increment Revenues.

Notwithstanding any other provision of law, any additional revenues the City, county, special district, or school district receives either because the voters have authorized the City, county, special district, or school district to retain and spend said moneys pursuant to section 20(7)(d) of Article X of the Colorado Constitution subsequent to the creation of this special fund or as a result of an increase in the property tax mill levy approved by the voters of the City, county, special district, or school district subsequent to the creation of the special fund, to the extent the total mill levy of the City, county, special district, or school district exceeds the respective mill levy in effect at the time of approval or substantial modification of the Plan, are not included in the amount of the increment that is allocated to and, when collected, paid into the special fund of the authority.

In calculating and making these payments, the County Treasurer may offset the Authority's pro rata portion of any property taxes that are paid to the Authority under these terms and that are subsequently refunded to the taxpayer against any subsequent payments due to the Authority for an urban renewal project. The Authority shall make adequate provision for the return of overpayments in the event that there are not sufficient property taxes due to the Authority to offset the Authority's pro rata portion of the refunds. The Authority may establish a reserve fund for this purpose or enter into an intergovernmental agreement with the municipal governing body in which the municipality assumes responsibility for the return of the overpayments.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S. The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

At the time of general reassessment of taxable property valuations in El Paso County, including all or part of the Plan Area subject to division of valuation for assessment between base and increment, as provided above, the portions of valuations for assessment to be allocated as provided above shall be proportionately adjusted in accordance with such reassessment or change. Note that at the time of this Plan adoption, such a general reassessment occurs every two years, in the odd-numbered years

Sales and Use Tax Increment Financing

The urban renewal project under the Plan may also be financed by the Authority under the sales and use tax allocation financing provisions of the Urban Renewal Law in C.R.S. Section 31-25-107(9). The Urban Renewal Law allows that upon the adoption or amendment of an Urban Renewal Plan, sales taxes flowing to the city and/or county may be “frozen” at their current level. The current level is established based on the previous 12 months prior to the adoption of this Plan. Thereafter, the jurisdiction can continue to receive this fixed sales tax revenue. The Authority thereafter may receive all, or an agreed upon portion of the additional sales taxes (the increment) that are generated above the base. The Authority may use these incremental revenues to finance the issuance of bonds, reimburse developers for public improvement costs, reimburse the city for public improvement costs, and pay off financial obligations and other debts incurred in the administration of the Plan. This increment is not an additional sales and use tax, but rather is a portion of the established tax collected by the jurisdiction, and the sales and use tax increment resulting from redevelopment efforts and activities contemplated in this Plan.

Sales Tax Increment Limitations

A fund for financing projects may be accrued and used by the Authority under the tax allocation financing provisions of the Urban Renewal Law. Under this method, municipal and county sales taxes collected within the Plan Area, by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

Base Amount – That portion of sales taxes, not including any sales taxes for remote sales as specified in § 39-26-104 (2), C.R.S., collected within the boundaries of the Plan Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

Increment Amount – All or any portion of said sales taxes in excess of such base amount, must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by,

whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess sales tax collections not allocated in this way must be paid into the funds of the jurisdiction, as applicable.

Unless and until the total sales tax collections in the Plan Area exceed the base year sales tax collections in the Plan Area, all such sales tax collections must be paid into the funds of the respective taxing entity.

The portion of taxes collected may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with C.R.S. Section 31-25-107(9)(a)(III) and (b). The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

In the event there is a change in the sales tax percentage levied in the city or county including all or part of the Plan Area subject to division of sales taxes between base and increment, as provided above, the portions of valuations for sales taxes to be allocated as provided above shall be proportionately adjusted in accordance with such change.

Tax Increment Reimbursements

Tax increment revenues may be used to reimburse the city and/or a developer for costs incurred for improvements related to a project to pay the debt incurred by the Authority with such entities for urban renewal activities and purposes. Tax increment revenues may also be used to pay bonded indebtedness, financial obligations, and debts of the Authority related to urban renewal activities under this Plan.

Within the 12-month period prior to the effective date of the approval or modification of the Plan requiring the allocation of moneys to the Authority as outlined previously, the city, county, special district, or school district is entitled to the reimbursement of any moneys that such city, county, special district, or school district pays to, contributes to, or invests in the Authority for a project. The reimbursement is to be paid from the special fund of the Authority.

8. Severability and Reasonable Variations

The Authority shall have the ability to approve reasonable variations (as determined by the Board) from the strict application of these Plan provisions, so long as such variations reasonable accommodate the intent and purpose of this Plan and the Urban Renewal Law. Plan provisions may be altered by market conditions, redevelopment opportunities and/or the needs of the community affected by the Plan.

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

9. Effective Date of the Plan

This Plan shall be effective upon its final approval by the City Council. Except as otherwise permitted under the Urban Renewal Law, the term of the TIF period is twenty-five (25) years from the effective date of the Plan, unless the Authority deems, to the extent consistent with the terms in the applicable, agreements, including, without, limitation, Redevelopment/Development Agreements and Cooperation Agreements, that all activities to accomplish the Project have been completed and all debts incurred to finance such activities and all expenses of the Authority have been repaid. In that event, the Authority may declare the Plan fully implemented.



Patron Computer Use Policy

BOARD POLICY

Pikes Peak Library District (PPLD) provides ~~free~~-access to Library resources and information through physical and virtual materials and technology. These include electronic resources, services, networks, and computer access that meet the informational needs and interests of the patrons we serve and to ~~protect~~ provide access to diverse ideas.

DISTRICT PROCEDURES

To protect the patron's right of access, ensure the safety of public and staff, and protect Library resources and facilities, PPLD prohibits certain activities that constitute unacceptable use of the Library. Such use may result in suspension or loss of Library privileges, including removal from the Library and/or criminal prosecution or other legal action. Unacceptable use of Library technology and resources includes, but is not limited to:

- Theft, damage, or destruction of Library property, including software or hardware components of a computer or computing system.
- Use of programs that infiltrate a computer or computing system, including uploading harmful programming, vandalism, hacking, and the production or use of malware or spam.
- Violation of the legal protection provided by copyright laws and licenses for print, electronic, video, or digital resources, programs, and data. This includes downloading or transmitting confidential, trade secret, or plagiarized information/materials.
- Assuming the identity of another person without the explicit authorization of the other person.
- Seeking information on, obtaining copies of, or modifying files, data, or passwords belonging to other users of PPLD's electronic resources.
- Viewing or downloading obscene materials.
- Illegal activities in violation of federal, state, or local laws.
- Installing software or changing configurations of Library property.

PPLD may restrict use of computers based on age in areas designated for teens and children.

As with all Library materials, PPLD affirms the responsibility of parents/guardians, not Library staff, to determine and monitor their child's (under 17 years old) use of the internet. Because we

cannot control all aspects of this vast resource, we urge parents to continually participate in their child's learning process by helping them make good choices in selecting appropriate materials and websites.

PPLD filters all of our computers and Wi-Fi access equally. We apply a category-based content filter of pornography to our internet access. This means if the requested site is on that list, we block access to it. Our filtering system meets the [Children's Internet Protection Act \(CIPA\)](#) and Colorado state law regulations. We also filter access on our circulating wireless internet devices.

If a patron wants an unfiltered session, they can request an override code from Library staff. The override code will not work with domains blocked due to malicious activity. Regardless of filtered or unfiltered sessions, patrons are expected to comply with PPLD's code of conduct.

PPLD does not assume any responsibility for the accuracy of its internet filters. We welcome patrons to consult with staff on finding the most appropriate resources for their information needs.

PPLD reserves the right to ask any person who is not complying with posted restrictions to stop using the computer, and if that person does not comply, to leave the Library.

PPLD does not guarantee the protection of users' personal information due to the public nature of the Library user computer systems.

By accessing or using the Library's computers or network, you signify that you have read, understood, and agree to comply with the terms of this policy.



Code of Conduct Policy

BOARD POLICY

Pikes Peak Library District (PPLD) welcomes every member of the community to use and enjoy the Library's facilities, collections, programs, and services. The Code of Conduct Policy defines expectations for behavior for all patrons regardless of age. ~~This policy, in conjunction with all other policies, ensures that PPLD can carry out its mission as well as ensures that no person or group is denied access to Library facilities or a safe and welcoming environment.~~

Library patrons are expected to:

- Respect other patrons and library staff.
- Respect library property.
- Obey the law.
- Comply with requests from staff.

DISTRICT PROCEDURES

A. ~~PPLD's~~The Code of Conduct ~~Policy~~ applies to all patrons. It applies everywhere ~~that~~ the Library provides service, whether on Library property, in the community, through our website or social media, and by phone or email. Parents, guardians, or designated caregivers are responsible for their child's personal safety and behavior at all times.

B. Library staff will intervene to stop prohibited activities and behaviors. Failure to comply with the Code of Conduct may result in expulsion from the Library with revocation of library privileges or in arrest and possibly prosecution.

C. The following ~~observable behaviors and activities~~ are examples of behavior and activities that are not allowed, ~~but is not an exclusive list:~~

Commented [RM1]: I think by saying examples this demonstrates it is not comprehensive -- and why I recommend deleting that note.

<p>UNSAFE OR DISRUPTIVE TO OTHERS</p> <p>Any activity that unreasonably interferes with others' use and enjoyment of the <u>L</u>ibrary or with the functioning of <u>L</u>ibrary staff</p>	<p>Examples (including but not limited to):</p> <ul style="list-style-type: none"> • Interfering with <u>L</u>ibrary employees in the performance of their duties, including but not limited to: inappropriate personal comments, staring, sexual advances, or physical and/or verbal harassment • Interfering with the free passage of staff or <u>others</u>
	<p>Others</p> <ul style="list-style-type: none"> • Use of profane, obscene, or aggressive language and/or gestures and excessive displays of affection • Activities or behaviors that may result in injury or harm to self or others • Violation of PPLD's <u>Animal Policy</u> (insert hyperlink here). <u>PePet/Service Animal Procedure. Bringing animals into the library, except for service animals as defined by the American with Disabilities Act (ADA)</u> • Wearing clothing that violates other components of PPLD's Code of Conduct. <u>Library asCCexpectations (profane, obscene language, sexual reference, etc.)</u> inappropriate clothing • Noise considered loud enough to impact other Library users' experience negatively. <u>Excessive noise</u> • Bodily hygiene or scent so strong as to constitute a nuisance to others • Violation of PPLD's <u>the Child Safety Policy</u> (Attach hyperlink here). • Use of tobacco or marijuana products, including chewing tobacco, synthetic tobacco products, or electronic- cigarettes(smokeless- or their equivalent) on Library property. • Violation of PPLD's <u>the Food and Drink Policy</u> (attach hyperlink here).

Commented [RM2]: Is that it's official name? And is it a Board-approved policy? I don't see it on our policies web page anywhere: [Policies | Pikes Peak Library District \(ppld.org\)](https://www.ppld.org/policies)

Commented [FL3R2]: It is an internal procedure and not a Board approved policy.

Commented [RM4]: Added this link: [childsafetypolicy.pdf \(ppld.org\)](https://www.ppld.org/child-safety-policy)

Commented [RM5]: Linked to [foodanddrinkpolicy.pdf \(ppld.org\)](https://www.ppld.org/food-and-drink-policy)

<p>INAPPROPRIATE USE OF LIBRARY PRIVILEGES OR PROPERTY</p> <p>Using <u>L</u>ibrary privileges, materials, equipment, fixtures, furniture, buildings or grounds in any manner other than intended</p>	<p>Examples (including but not limited to):</p> <ul style="list-style-type: none"> • Entering non-public areas in the <u>L</u>ibrary without authorization • Posting signs on <u>L</u>ibrary property without approval • Activities or behavior that may result in damage to <u>L</u>ibrary property or property of others • Violation of the PPLD's Personal Belongings Policy. Leaving personal property unattended (Attach hyperlink here. SEE Personal Belongings Policy.) • Habitual sleeping on <u>L</u>ibrary property • Use of restrooms for bathing, shaving, or washing hair or clothes • Sales or Any solicitation inside or outside of Library property without prior approval if needed (SEE Solicitation Policy.) • Violation of PPLD's Patron Computer Use Policy/Agreement Attach Computer use policy here. • <u>Use of <u>L</u>ibrary equipment or materials that present a health or sanitation concern.</u>
<p>ILLEGAL</p> <p>Any observable behavior that is prohibited by law</p>	<p>Examples (including but not limited to):</p> <ul style="list-style-type: none"> • Intimidating, threatening, or harassing behavior towards other patrons or staff • Theft • Viewing or printing child pornography • Open display and/or open carry of firearms or other weapons including knives • Use of tobacco or marijuana products, including chewing tobacco, synthetic tobacco products or electronic (smokeless, or their equivalent) or cigarettes on library property • <u>Use, display, or distribution of alcohol or illegal drugs</u> • <u>Public intoxication.</u>
<p>NONCOMPLIANCE WITH STAFF</p>	
<p>Ignoring requests or disobeying the direction of a <u>L</u>ibrary staff member</p>	

Commented [RM6]: Linked to [personalbelongingspolicy.pdf \(ppld.org\)](#)

Commented [RM7]: Linked to [solicitationpolicy.pdf \(ppld.org\)](#)

Also note: Petitioning outside of Library facilities does not require PPLD approval

Commented [RM8]: Linked to [patroncomputersepolicy.pdf \(ppld.org\)](#)

Suspension Procedures:

1. If a patron violates a PPLD policy, any ~~PPLD Library~~ staff member may ask them to leave for the day. The patron will be verbally notified of the reason and will be asked to depart the Library facility for the remainder of the day. The patron will be welcome to return on the next open day of business. Patrons who refuse to comply with the one-day notification, or return to the facility the same day, will then have their ~~L~~ibrary privileges suspended.
2. If a more serious violation of a PPLD policy occurs, the person in charge at any PPLD facility or a Security Officer may suspend the Library privileges of said patron. This includes access to all activities, services, and facilities.
3. A patron whose Library privileges are suspended will be verbally notified of the reason for the suspension and handed a suspension letter with PPLD's [Suspension Appeal Form](#).
4. If a patron has been suspended and then returns for any reason other than to schedule an appeal meeting or to inquire about the suspension process with staff, that patron is trespassing. This includes all PPLD properties and facilities.
5. PPLD will call the police and request that any trespassing individuals are removed from the Library facility and charged.
6. An incident report will be written by either the Security Officer or the person in charge of handing out the suspension. This report may include photographs or recordings of the suspended patrons for inclusion in the security report database.

Right of Suspension Appeal:

1. It is the responsibility of the suspended patron to initiate the appeals process.
2. A patron whose Library privileges have been suspended has several avenues available to schedule a meeting and appeal the suspension.
 - a. Suspended patrons can fill out the [Suspension Appeal Form](#), which is attached to the suspension letter and available online. This can be mailed to PPLD or dropped off at any PPLD facility. ~~A Security Staffer~~~~staff member~~~~The Security Manager~~ will contact the suspended patron once the appeal is received to schedule the meeting, OR
 - b. Suspended patrons can call the ~~Security Operations Center~~~~Security Manager~~ directly to schedule an appeal meeting, OR

- c. Suspended patrons can come into any PPLD facility to schedule an appeal meeting through Library staff.
- 3. Suspension appeal meetings are held twice a month on a bi-weekly basis. Meetings are attended by a member of PPLD's Security Leadership~~the Security Manager, a the and PPLD-Community Resources Staffeam~~Social Worker, any specific witness needed, and the suspended patron.
- 4. The decision of the suspension appeal meeting may be appealed to PPLD's~~the~~ Chief Librarian and CEO in writing. The Chief Librarian's decision is final.
- 5. Suspended patrons whose appeal has been denied are welcome to resubmit an appeal through the process at a later time if they feel personal actions or other circumstances have been remedied or they have addressed the cause of the original suspension.



Food and Drink Policy

BOARD POLICY

Pikes Peak Library District strives to create a welcoming, clean, and comfortable environment. It is consistent with this goal to allow food and drinks in Library buildings in a responsible and considerate manner to minimize the risk of damage to Library collections, computers, and furnishings while meeting the needs of users who are in the Library for extended periods.

Considerate consumption of snack food or a covered beverage is allowed in public areas of the Library unless otherwise noted.

I. DISTRICT PROCEDURES

~~A. Love your library, leave no trace.~~

A. Certain areas of the Library may be designated as “No Food or No Drink” zones.

- Neither food nor drinks are allowed in Special Collections at Penrose Library.
- Food is not permitted while using Library computers, printers, photocopiers, microfilm readers, or other electrical equipment.
- Drinks can be kept on the floor of computer labs if they have securable tops and are not permitted on desks or tables in the computer lab
- Neither food nor drinks are allowed in makerspaces.

Note: There is appropriate signage displayed for designated areas. If you should have questions, please contact the staff or Library manager.

B. Snacks and nonalcoholic beverages may be consumed by patrons seated at worktables and in armchairs.

- Beverages must be in a can with a pull tab or a container with a lid or cap.
- ~~Snacks must be prepackaged.~~ Food preparation is not allowed.
- ~~Snacks Food should not cannot~~ be messy, greasy or have strong odor. ~~Pizza, hamburgers, fries, salads, soups and similar or any heated foods are not allowed in the library.~~
- ~~Snacks should not Food cannot~~ disturb others.
- Food cannot pose a threat to library resources.

C. ~~Snacks should not Food cannot~~ be left unattended. Unattended food and drink openly displayed in public areas will be discarded.

D. No group meals are allowed in public areas.

E. Library patrons are expected to be responsible for food and drinks consumed in the library. Trash should be disposed of in the receptacles provided. Spills should be reported immediately to staff. Areas should be left clean for use by others.

~~Certain areas of the library may be designated as “No Food or No Drink” zones. Neither food nor drinks are allowed in Special Collections at the Penrose Library. Food is not permitted while using library computers, printers, photocopiers, microfilm readers or other electrical equipment.~~

F. Users violating this policy will be asked to remove their food and drink from the library. ~~Repeat offenders will be subject to losing library privileges. Violators of the policy may be subject to individual to loss of library privileges.~~

G. The [Event, Meeting and Study Room Policy](#) details rules for food and beverages in meeting rooms. A clean- up fee may be assessed.

H. Other types of food may be allowed at specific locations in designated areas (i.e., café) or at the discretion of the Library manager.



Use of Force Policy

BOARD POLICY

The purpose of this policy is to provide guidance to Pikes Peak Library District Security Officers in using force in connection with their duties with PPLD. As a general matter, Security Officers are expected to attempt to de-escalate, without using force, situations that interfere with the operation of PPLD facilities and the use of those facilities by PPLD patrons. ~~PPLD Security Officers are not authorized to use weapons.~~

Security Officers are not required to use force to defend themselves or third parties, including PPLD patrons and employees. In general, they are expected to observe, contact and summon law enforcement, report, and attempt to cease any altercations with loud verbal commands and de-escalation techniques. Security Officers should focus on keeping other patrons and employees safely out of the way until law enforcement arrives. Although not required to do so, Security Officers may decide to use reasonable force to protect themselves and PPLD patrons and employees.

PROCEDURES

I. Operations

Security Officers may use physical force against another person in order to defend themselves or PPLD patrons or employees from what they reasonably believe to be the use or imminent use of unlawful physical force on another person. Security Officers may use a degree of force which they reasonably believe to be necessary for that purpose.

- A. When using force, Security Officers must immediately cease such use when the offending party ceases the aggressive behavior.
- B. An officer has a duty to intervene or stop the use of excessive force by another officer when it is safe and reasonable to do so.
- C. Any use of force by Security Officers must be consistent with state and federal laws applicable to the use of force, the parameters of this policy, and the training provided by PPLD, including, but not limited to, training in Crisis Prevention Institute Nonviolent Crisis Intervention.

II. Reporting

If force is utilized to protect an officer, another staff member, or a patron, the Security Officer must immediately call 911 and request both law enforcement and medical responses. A paramedic will provide an opportunity for the Security Officer and the offending person to receive immediate medical treatment and for the paramedic or other medical professional to document any visual injuries to, or medical complaints made by, the offending person.

- A. Security Officers must immediately report any use of force to a member of the Security leadership team (~~CSO, any Regional Security Supervisor~~) and complete an incident report as soon as it is safe to do so.
- B. Security Officers should immediately obtain witness statements from all available patrons and employees in the area.

III. Review

All instances of use of force will be reviewed by PPLD's Use of Force Review Team based on a standard of "objective reasonableness." The Use of Force Review Team will consist of the ~~Security Manager~~Chief Security Officer, Chief Librarian, Chief Human Resources and Organizational Development Officer, and Chief Financial Officer. Specifically, PPLD's Use of Force Review Team will review the facts of a case as they were presented to the Security Officer when the decision to use force was made and determine if the actions were "reasonable" given the circumstances and what was known to the Security Officer at the time.

- A. Security Officers will receive training at least annually on PPLD's Use of Force Policy and related legal updates.
- B. This policy will be reviewed annually, and any questions or concerns may be addressed to the ~~Security Manager~~Chief Security Officer for clarification.



Personal Belongings Policy

BOARD POLICY

Pikes Peak Library District (PPLD) welcomes every member of the community to use and enjoy the Library's facilities, collections, programs, and services. The Personal Belongings Policy ensures that a safe and welcoming environment is provided for all patrons and enables the library to carry out its mission.

The policy applies both inside our facilities and outside on Library property. The Library is not responsible for lost or stolen personal items.

Library users are expected to keep:

- ~~Access to resources available to all users.~~ Unobstructed access to Library resources.
- Walkways and exits open and clear. ~~For everyone's safety.~~
- Personal belongings with them at all times, except in designated areas.

DISTRICT PROCEDURES

- A. The Personal Belongings Policy applies to all patrons. Parents, guardians, or designated care givers are responsible for children's personal safety and their belongings.
- B. Library staff will intervene to ensure that personal belongings comply with access and safety measures. Failure to comply may ~~result in suspension~~ be subject to a one-day removal or loss of Library privileges.
- C. Any item may be disallowed if staff determines it ~~is a~~ poses potential health or safety risk for staff or other visitors.
- D. The following are not permitted in or outside of the Library. Examples include but are not limited to:
 - Restricting access to furniture, shelving, or computers by placing belongings on or in front of resources.
 - Sitting or lying on any exterior walkway.
 - Spreading out personal belongings unrelated to the use of Library services.
 - Uncontained bedding
 - Shopping carts, bicycles, strollers, wagons, and trash cans. ~~and uncontained bedding.~~
Patrons are permitted to transport children, Library materials, and supplies for meetings in wheeled carts, strollers, or wagons. Electric scooters are allowed inside only for charging purposes.

E. Lost and Found Procedures:

PPLD and its employees are not responsible for the security of personal items brought into any Library facility. Patrons are expected to maintain their belongings and keep them within their sight. This includes valuables such as wallets, purses, cell phones, bags, and laptops.

Property Found Inside Library Facilities:

All found property will be logged ~~and stored~~ by Library ~~staff~~ staff and stored by Security. A reasonable attempt will be made to return lost property to the proper owner. After a specified time, all items will be donated, destroyed, or turned over to Colorado Springs Police Department (CSPD).

- High value items, such as wallets, cell phones, and legal documents, will be retained for 30 days.
- ~~Other~~ Items such as water bottles will be held for 24 hours and clothing will be held for 10 days at the library where they were found.
- Items identified as trash, hazardous, ~~soiled~~ or perishable will not be stored and will be disposed of immediately.

Property Left Unattended Outside of Library Facilities:

- ~~In order~~ To maintain the safety of patrons and staff, clean and attractive Library grounds, and unobstructed access to Library entrances, PPLD does not allow individuals to leave personal items on Library grounds. (Bicycles, which are ~~left in~~ temporarily stored in the provided bicycle racks while patrons or staff are inside the facility, are exempt from this provision.)
- Items left on Library grounds are subject to disposal by Library staff. Items left on public right of ways and sidewalks are subject to disposal by law enforcement. ~~CSPD~~.
- Library staff will not typically open backpacks and other similar items left outside in an attempt to determine ownership or whether valuables are contained therein.
- Items found on Library grounds will be stored for 48 hours from time of pickup, and then are subject to disposal. Persons who have questions about items left outside of library facilities should contact the library security staff, who will inform them if the items are currently in the library's possession. PPLD has no authority over items picked up by law enforcement ~~CSPD~~ and can only provide the non-emergency contact of (719) 444-7744.

- Items identified as trash, hazardous, or perishable will not be stored and will be disposed of immediately.
- Items left in a designated storage area will be disposed of after the library closes for the day.

Note: Library staff will not sort and determine the value of items left in designated storage areas.

PIKES PEAK LIBRARY DISTRICT

2023 Employee Benefit Programs

BENEFIT AND POLICY REVIEW TEAM

The Benefits and Policy Review Team reviews employee benefit programs and makes recommendations to the Pikes Peak Library District's Chief Librarian & CEO and Leadership Team. Moody Insurance, the Employee Benefits Consultant for the District, has handled the 2023 benefits renewal process. This memo outlines the District's benefit options and presents recommendations to the Board of Trustees for the District's 2023 benefit programs.

HEALTH PLAN

The Health Plan is offered to District employees with a regularly scheduled workweek of 30 – 40 hours and in accordance with the provisions of the Patient Protection and Affordable Care Act.

2022 Health Plan Financial Data

The following chart depicts certain financial data for the period of January 1, 2022, through July 31, 2022:

Worst case expected (amount funded @120% of expected))	\$1,090,551
Expected claims	\$908,793
Cumulative Benefit Payments	\$1,185,135
Ratio of claims paid to expected claims	130%

For this seven-month period, the financial position of the Plan remains negative; meaning total claims paid by the Plan are more than the expected claims for the Plan. The Plan is funded at a level that approximates the worst-case scenario, and the Plan has the resources to cover substantially ALL potential liabilities including incurred-but-not-reported claims. The Plan is liable for up to 120% of expected claims. The Plan has an insurance policy in place to cover claims paid in excess of the 120% maximum liability both on a monthly basis and on an annual basis. In addition, the Plan is covered for specific claims that exceed \$45,000 during 2022. This is congruent to catastrophic insurance coverage for specific claims. A total of \$674,537 in claims has exceeded the \$45k Individual Stop Loss level (SSL) through 7/31/2022.

The cost of the Plan is shared by District and eligible District employees who have elected to participate in the Plan. In 2022, the District will have contributed 83% to the Plan, and the employees contributed about 17%. In 2021, the library contributed \$2,070,811 to the Health Fund and employees contributed \$426,250 for a total of \$2,497,061.

2023 Medical Plan Options

For the 2023 renewal, Moody did not solicit proposals from other medical plan carriers. Moody solicited proposals from other carriers back in 2018.

Instead, our current carrier, Cigna, submitted the following renewal proposals for 2023:

Option 1 no changes to benefits, increasing the \$5,000 wellness benefit, to \$7000, no change in the Individual Specific Stop Loss amount and continuing to bundle the dental, life insurance and long-term disability plans with Medical increase of 23.95% and Group Life AD&D and LTD came in with an 0% increase.

Option 2 proposed no change to the plan design, including no change in the Individual Specific Stop Loss amount and continuing to bundle the dental, life insurance and long-term disability plans. The original renewal proposal of an 23.95% increase was subsequently lowered to a 13.5% increase if we agreed not to go out to market for bids. Group Life AD&D and LTD still came in with 0% increase.

Option 3 Because of the partnership Cigna has had with PPLD and their relationship with Moody Insurance, they proposed no plan design changes, including no change in the Individual Specific Stop Loss amount and continuing

to bundle the dental, life insurance and long-term disability plans. The Option 2 renewal proposal of an 13.5% increase was negotiated by Moody to a 9.5% increase with an agreement to not go out to market with other carriers. This is on the lower side of the national trend for renewals of 9-15%. Group Life AD&D and LTD holds at 0% increase.

Option 4 proposed changes to the plan design including raising the copays for prescriptions from \$10/\$25/\$50 to \$10/\$30/\$75/20% up to a cap of \$250 and raising the Emergency Room copay from \$200 to \$250. The Option 3 renewal proposal of an 9.5% increase was subsequently leveled to an 8.78% increase. Group Life AD&D and LTD holds at 0% increase.

Plan Details

We have been offering a Network Only Plan since 2016. PPLD offers two networks: Cigna's Standard Network and the Local Plus Network. Cigna's standard network includes both major Colorado Springs area Hospital systems and provides access to the large, nationwide, Open Access Plus network of Cigna providers. Participants in the Local Plus option can only utilize members of the Local Plus Network which consists primarily of Memorial Hospital and UC Health Partners. PPLD began offering the Local Plus (smaller) Network option in 2019 as a way to reduce costs to both the employee and the employer. While members do not have coverage for non-emergency services from out-of-network providers, emergency care is always treated as in-network regardless of the facility's network status.

PPLD offers two plan options for each of the available networks: The Cigna In-network Only High Plan and the Cigna In-network Only High Deductible Health Plan (HDHP).

Cigna Network Only High Plan

The **Cigna Network Only High Plan** is a Copayment Plan with a \$750/\$1,500 Calendar Year Deductible for single/family respectively, \$30.00 office co-pay, \$40.00 specialist co-pay and a \$10 (generic)/\$25 (preferred brand)/\$50 (nonpreferred brand) prescription drug co-pay. Coinsurance for network services is paid at 80% once the deductible has been met.

The significant provisions of the Plan are summarized below. This is a Network Only Plan and there is no benefit coverage/schedule for non-emergency services from out-of-network providers.

- a. In-network Only Physician Office Co-Pay – Office co-pays remain at \$30 office visits for 2023. Total charges for an office visit to a non-network provider are the responsibility of the member. Specialist Office Co-Pay will remain at \$40 for office visits in 2023. The member will be responsible for paying out-of-pocket, the total charges for non-network services.
- b. Coinsurance Percentages and Deductibles – The coinsurance percentage for network services is 80% (the percentage of cost to be borne by the insurance company). The member will be responsible for paying out-of-pocket the total charges for non-network services. The annual deductible remains at \$750 for single coverage and \$1,500 for family coverage. The member will be responsible for paying out-of-pocket, the total charges for non-network services.
- c. In-network Prescription Co-Pays – Currently, Choice Plan participants pay \$10 for generic drugs, \$25 for preferred drugs and \$50 for non-preferred drugs. HDHP participants pay retail for the generic, preferred, non-preferred and mail order drugs, respectively, until they meet their annual deductible. This will remain the same for 2023. The member will be responsible for paying out-of-pocket, the total charges for non-network services.
- d. Emergency Room Co-Pays – Currently, plan participants pay \$200 per visit. This will remain the same for 2023. Emergency Care is always treated as In-network regardless of the facility's Network status.
- e. Preventive Care – Paid at 100% when services rendered by an in-network provider. The member will be

responsible for paying out-of-pocket, the total charges for non-network services.

- f. Network prescription co-pays accumulate towards the calendar year out-of-pocket maximum as required by PPACA.

Cigna Network Only High Deductible Health Plan (HDHP)

The **Cigna In-network Only High Deductible Health Plan (HDHP)** with a Health Savings Account funding mechanism is a qualified high deductible health plan offered as an alternative to the High Plan. The HSA is like a flexible spending account without the “use it or lose it” aspect. This Network Only plan offers a calendar year deductible of \$2,000 for individual and \$4,000 for family. Network Only coinsurance for services is paid at 80% once the deductible has been met. Participants in this plan access the same network as the Choice Plan participants. Network Only Preventive care is unlimited and is paid at 100%. The maximum contribution for 2022 is \$3,650 for individuals and \$7,300 for families, with participants over the age of 55 eligible to contribute an additional \$1,000 per year (catch-up contributions). Note: the government will likely release the numbers for 2023 and any changes in November.

Participation in the High Deductible Health Plan with HSA funding mechanism has been steady and is attractive to staff because the savings are portable, permit a carry-over of unused balances, the savings account is funded by the employee, and the savings are tax deductible. 2012 was the first year PPLD offered this benefit plan option.

Some of the HSA provisions presenting some disadvantages include: employees who participate cannot be eligible for Medicare or be covered by a spouse’s medical or pharmacy plan, and cannot be a dependent on another’s tax return. The maximum out of pocket is considerably higher than the High Plan. No prescription co-pay is allowed so participants must pay all prescription costs up to the calendar year deductible before 80% coinsurance kicks in. The relatively small difference between the employee only premium for the HDHP and OAP PPO but a significant difference in the deductible coupled with no employer contribution to Health Savings Accounts may help to explain the relatively low HDHP participation rate.

The monthly premium rates for the High Deductible Health Plan with an HSA funding mechanism are less than the OAP Plan but do not include the fees that would be charged the banking partner responsible for managing the savings accounts. Fees in 2023 will be \$2.45 per account per month with no change from 2022.

The High Deductible Health Plan with an HSA option does not offer the co-pay feature of the OAP Plan. This is a Network Only Plan and there is no benefit coverage/schedule for non-emergency services from out-of-network providers.

- a) In-network Only Calendar Year Deductible - \$2,000 individual and \$4,000 family. The entire family deductible must be met before coinsurance benefits apply to any individual within the family. Calendar Year Deductible accumulates toward the out-of-pocket maximum and is not applied after the out-of-pocket maximum has been met. The member will be responsible for paying out-of-pocket, the total charges for non-network services.
- b) The In-network only coinsurance percentage for network services is 80% (the percentage of cost to be borne by the insurance company). The member will be responsible for paying out-of-pocket, the total charges for non-network services.
- c) Out of Pocket Maximum – In-network Only: \$3,000 individual and \$6,000 family. The member will be responsible for paying out-of-pocket, the total charges for non-network services.
- d) In-network Only Preventive Care - Paid at 100% when services rendered by an In-network Provider. The member will be responsible for paying out-of-pocket, the total charges for non-network services.
- e) Emergency Room Care – Paid by participant and goes towards Calendar Year Deductible. Emergency care is always treated as In-network regardless of the facility’s network status.
- f) In-network Only Prescription Drugs - Paid by participant and goes towards Calendar Year Deductible, once

met paid at 80%. The member will be responsible for paying out-of-pocket, the total charges for non-network services.

g) In-network Only Lab and X-Rays – Paid by participant and goes towards Calendar Year Deductible, once met paid at 80%. The member will be responsible for paying out-of-pocket, the total charges for non-network services.

Individual Specific Stop Loss (SSL)

The current plan (for 2023) includes Individual Specific Stop Loss (SSL) insurance for individual claims in excess of \$45,000. This means the insurance company pays all covered costs for claims that exceed \$45,000. As a partially Self-Insured plan, PPLD pays for all covered costs for each participant until they reach the SSL limit. Prescription drug costs are included under this individual (specific) stop loss. For 2023, we recommend the Specific Stop Loss insurance remain the same.

Premium Rates

Due to the proposed increase in plan costs, the monthly premium rates for 2023 should be adjusted. Employee rates for all categories in the OAP and High Deductible OAP Plans will increase by 9.5% across the board. PPLD’s rates will increase approximately 9.5% for each category with slight differences resulting from minor differences in underwriting rates from year to year. The Employee rates for all categories in the Local Plus Network plans will increase by 9.5% from the 2022 rates.

Affordable Care Act Fees

PPLD pays the following mandatory fees to comply with PPACA:

The Comparative Effectiveness Research Fee (CERF) was \$2.54 in 2022 based upon the rate of medical inflation. Fees are set by the federal government and are a mandate per the Affordable Care Act. The fee has not yet been determined for 2023 (it is due July 31, 2023).

Employee Meetings

The Human Resources Department will conduct Open Enrollment Meetings for employees during the fall to discuss the OAP and HDHP with a HSA funding mechanism and the two network options. It will provide plan design comparisons; describe both Networks, the employee premium rate changes for 2023, and instruction for completing the benefits enrollment process. The goal of these meetings is always to explain to eligible employees the benefit plans available through PPLD so they can make informed enrollment decisions that best meet their healthcare insurance needs.

Recommendation

Management recommends that the Board of Trustees:

1. Authorize management to renew PPLD’s contract with CIGNA for calendar year 2023 to provide health care insurance to PPLD employees based on the plan provisions discussed above.

Approve a premium rate plan that is discussed above as “Option 3” and as indicated in the monthly breakdown below:

<u>CIGNA OAP HIGH PLAN</u>	<u>Total Cost</u>	<u>Employee Cost</u>	<u>PPLD Cost</u>
Single	\$941.65	\$89.56	\$852.09
Employee + Spouse	\$1995.00	\$486.92	\$1508.08
Employee + Child(ren)	\$1407.18	\$375.84	\$1031.34
Family	\$2438.61	\$768.04	\$1670.57
<u>CIGNA HSA OAP (HDHP)</u>	<u>Total Cost</u>	<u>Employee Cost</u>	<u>PPLD Cost</u>
Single	\$790.55	\$39.50	\$751.05
Employee + Spouse	\$1687.76	\$301.94	\$1385.82

Employee + Children	\$1197.37	\$254.12	\$943.25
Family	\$2057.32	\$493.76	\$1563.56

<u>CIGNA HIGH PLAN LOCAL PLUS NETWORK</u>			
	<u>Total Cost</u>	<u>Employee Cost</u>	<u>PPLD Cost</u>
Single	\$878.79	\$76.72	\$802.07
Employee + Spouse	\$1861.85	\$417.04	\$1444.81
Employee + Child(ren)	\$1313.55	\$322.00	\$991.55
Family	\$2275.96	\$657.80	\$1618.16

<u>CIGNA HSA (HDHP) LOCAL PLUS NETWORK</u>			
	<u>Total Cost</u>	<u>Employee Cost</u>	<u>PPLD Cost</u>
Single	\$737.65	\$33.82	\$703.83
Employee + Spouse	\$1574.71	\$258.54	\$1316.17
Employee + Children	\$1117.24	\$217.66	\$899.58
Family	\$1919.65	\$457.44	\$1462.21

BASIC LIFE, VOLUNTARY LIFE & LONG-TERM DISABILITY INSURANCE PLANS

Basic Life & Voluntary Life

PPLD purchases term life insurance benefits through New York Life for employees working 20 – 40 hours per week. The face value is equal to twice an employee’s annual salary up to a maximum of \$250,000.

Basic Life & Long-Term Disability premiums are 100% employer paid and voluntary life premiums are 100% employee paid.

Long-Term Disability Insurance

LTD insurance provides income protection when an employee working 20 – 40 hours per week is unable to work due to a long-term illness or injury. Our current plan through New York Life offers a benefit up to 50% of monthly earnings which is available after 120 days and until Social Security Normal Retirement Age (SSNRA).

We are in a rate guarantee with Cigna for our current plans. Cigna’s monthly premium rates for 2023 are presented below:

Basic Life – \$0.120 per month for each \$1,000 of insurance net premium LTD - \$0.141 per \$100.00 of salary net premium.

Voluntary Life – Age Based Rate Table with no changes to the age banding tiers.

Recommendation

Management recommends that the Board of Trustees authorize PPLD to continue to offer Life/LTD and Voluntary Life Insurance with Cigna, our current carrier and approve the 0% premium increase.

DENTAL PLAN

Background/Plan Summary

In 2022, the District offered two dental plans provided by Cigna. This is a 100% employee paid dental benefit that offers a choice between a Dental PPO and Dental Care Access plan. These plans are fully insured plans and the renewals for Dental PPO and Dental Care Access plans for 2023 include a combined annual variance premium increase of .33%.

Premium Rates Comparisons

Cigna D-PPO OPTION

	2022 Employee Cost	2023 Employee Cost
Employee Only	\$36.80	\$ 36.80
Employee + 1	\$72.38	\$ 72.38
Employee +2 or more	\$125.05	\$ 125.05

Cigna Dental Care Access OPTION

	<u>2022 Employee Cost</u>	<u>2023 Employee Cost</u>
Employee Only	\$9.18	\$ 9.45
Employee + 1	\$15.24	\$ 15.69
Employee + 2 or more	\$23.46	\$ 24.16

The Cigna Dental Care Access plan does not have deductibles and discounts apply to preventive, basic, endodontics and major services. Participants must go to network providers.

The plan design for the Cigna D-PPO is a true insurance product with deductibles, calendar year limits, and employees having the option of using in and out-of-network providers

Recommendation

Employee participants in 2023 will see a 2.35% increase in premiums (versus the national trend of 5-8% for dental plan increases for fully insured plans). Management recommends the Board of Trustees approve the premium rates and plans discussed above.

VISION PLAN

The District has been using Vision Service Plan (VSP) for several years for employee vision benefits.

The District covers all employees (employee only coverage) with a regularly scheduled workweek of 20 to 40 hours. Over the years, PPLD employees have expressed high satisfaction with the vision plan and its network of providers.

Considering this is a benefit that impacts all staff members and that the premiums changed for 2021, we did not seek out any changes to the VSP benefit plan.

Premium Rates Comparisons for 2023

	Total Cost	Employee Cost	District Cost
Employee Only	\$12.08/month	\$0.00/month	\$12.08/month
Employee + 1	\$17.54/month	\$5.46/month	\$12.08/month
Employee + 2 or	\$31.42/month	\$19.34/month	\$12.08/month

Recommendation

Management recommends that the Board of Trustees authorize the contract renewal with Vision Plan Services (VSP) for calendar year 2023 to continue the current vision coverage plan as discussed above with zero plan changes and a 0% premium change.

FLEXIBLE SPENDING ACCOUNT

PPLD offers two FSA options administered by Rocky Mountain Reserve. One is a flexible spending account for healthcare costs. The second one is for dependent care costs, which can be used toward childcare while the staff member is working. These plans are fully funded by the employee and provide tax savings for eligible expenses.

Recommendation

Flexible Spending Accounting: We recommend continuing to offer Flexible Spending Accounts for 2023 with the provisions noted above (no cost to PPLD).

PET INSURANCE

This employer offered, employee paid benefit according to Moody and the State of Colorado is very pet friendly. Moody has presented 2 options through Nationwide Insurance - Basic Protection and Protection with a Wellness Component. There are rates for Dogs, Cats and Avian & Exotic Pets. The annual maximum benefit paid is \$7,500. Rates are a monthly premium for dogs and cats or exotic pets. Premiums range from \$20-35 per month for 50% reimbursement or \$27-47 per month for 70% reimbursement for dogs and cats depending on plan chosen.

Recommendation

Pet Insurance: We recommend continuing to offer voluntary Pet Insurance for 2023 with the provisions noted above (no cost to PPLD).

Friends of the Pikes Peak Library District AUGUST 2022 Report

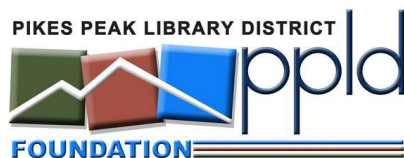
The focus of the Board has been preparing for Latina Voices, to be held at 21c Venue on Sept 24 from 10 am to 12 pm. Additionally, the Programs committee worked to stand-up a new Friends event, Meet the Author. The inaugural event featuring Stewart Green is Sept 17, East Library at 1:00 pm.

Sales for August	(Gross)	
	Amazon	\$3,607
	eBay	\$2,965
	Web storefront	\$44
	East Bookstore	\$5,153
	Library 21C	\$2,124
	Penrose	\$586
TOTAL SALES		\$14,479

Four new volunteers were onboarded for the District bookstores. Penrose bookstore now has volunteer coverage three times per week (Tu-Th-Sa), Library 21c four days per week (M-W-F-Sa), and East has full coverage from 10 am-4 pm six days per week.

Friends is receiving a donation of 4 One-Day/2-Park Passes to Universal Studios/Islands of Adventure in Orlando, FL as a thank you for returning the blueprints donated to Friends several years ago. They requested that the tickets be used as a raffle or on-site auction/silent auction item (no e-commerce).

Preparations are continuing for the Fall Big Book Sale for the second weekend in October. Due to a shortage of children's books to sell, a Children's Book Drive is being held every Saturday in September from 10 am to Noon at East Library's during our Curbside Service hours. Signs are up in the Regional Library bookstores, postings are on social media, email blast was sent.



REPORT

Received Institute of Museum and Library Services grant award in the amount of \$114,211 to support the digitizing of aerial photography images within Special Collections

Received a \$20,000 gift from the Arlen and Anna Fund as a matching gift for the 2022 year-end fundraising campaign

Received quarterly distribution \$1,056 from 132 households through King Soopers Community Rewards program

Received 500 bus passes from the City of Colorado Springs Low Income and Homeless Service Provider Bus Pass grant program in support of providing community resources to patrons who are in need

Submitted Edson Foundation at Pikes Peak Community Foundation grant application in support of Red Cross babysitter training courses

Submitted ARPA funding grant report to Colorado Humanities for support of Regional History & Genealogy

Conducted interviews to fill the Individual Giving Coordinator vacancy

Presented to the Downtown Rotary Club of Colorado Springs about PPLD's spaces, programs, and resources

Met with Gary Amella, Comcast's Government Affairs Officer, to discuss ways to expand the relationship between Comcast and PPLD

Met with Janet Rhodes, West Custer County Library Director about library fundraising and the pros and the considerations of setting up a library foundation

Attended Chamber/COPPER's Business and Arts Luncheon at the Antlers Hotel

Attended a virtual meeting with bookmobile consultant as part of the Next50 Initiative grant funding for the project

Public Services Report August 2022

Community Engagement

PPLD at Comic Con was a great success! Here are some stats about the day:

31 new library card sign-ups
375 Green screen pictures
5000 Patrons reached
20 storytime participants
40 staff involved
15 boxes of swag given away

Senior Librarian Mikaela Fortune with Young Adult Services wrote talking points on Social and Emotional Learning (SEL) as a part of her work with Inside Out Youth Service's Policy Advocacy Committee.

Compliments

The director of Colorado School for the Deaf and Blind's (CSDB) outreach department visited Senior Librarian Larissa Powers' American Sign Language Storytime which she does in collaboration with a CSDB outreach staff member, and had the following to say: "What a wonderful way to start my Tuesday . . . As I said, you are both beautiful storytellers, and it is evident what a wonderful partnership you have developed. Thank you for letting me join to experience and share the joy! 😊"

We received two compliments for the following staff via our online chat service:

Senior Library Associate Meagan Huber (Adult Services): I had a nice session with her and she was very helpful.

Library Associate Susi Willett (East Library): Very helpful – I just had a tough question.

Director EDI, Shirley Martinez (EDI) received many compliments from the citizens in the city of Fountain during the Fall Festival about PPLD and resources that are attainable by all. The event was attended by 1000s, including Fort Carson, and we made connections with 530 individuals and provided 251 books to children and teens.

North Region



Community

With the help of Senior Library Associate, Bryan Matthews (Adult Services) Palmer Lake hosted a series of outdoor concerts on the green area outside of the library. The attendance was excellent with 65, 83, and 45 for the three concerts. Senior Library Associate, Meredith Moore (MO/PA) got lots of compliments about the program from the town folks.

High Prairie had their Grand Opening for the outdoor space on Thurs, Aug 25. We had about 80 attendees who were able to participate in passive activities around the space. Activities included nature scavenger hunts, a community art piece (painting a gratitude branch) to later be used in a passive program in the building, shaving cream art on the art panel, and play with bubbles.

Resources

Sharon and Kieran from the Colorado State Library visited Monument and conducted staff training related to using Improv techniques to help patrons and diffuse difficult situations. It was nice to have a lighter, fun training.

On August 16th, Calhan Library Supervisor Liz Phillips (CA) attended the Calhan School Back-to-School Night. Liz set up the outreach table and made many valuable connections including Calhan School teachers and other community members. 128 people came up to the table during the hour-long outreach.

Innovation/Creativity

Rockrimmon's Adult Services Associate, Shannon Miller setup an art program Draw Your Community: Learn to Draw with Deb Ross as part of the Draw Your Community kit giveaway. The library gave away 63 kits. Shannon set up a sub-program that asked patrons who took a kit to submit their art to be displayed leading up to October's Community Art Show. We received 5 submissions that will be hung in our lobby.

Service

Ice cream social was a success! Senior Library Associate, Meredith Moore (MO/PA) and Supervisor, Mary Nash (MO/PA) passed out about 120 desserts and had lots of happy people. They got to chat with quite a few folks, including one gentleman who said "we should be the ones doing this for you!" Library 21c's pirate-themed murder mystery was very popular with teens! All ten registrants attended the program along with two people from the waitlist. While most attendees started off a bit shy, everyone eventually began working together, and the program had a record five people deduce the correct murderer! Young Adult Librarian Cathy Wood and Young Adult Senior Associate Philip Krogmeier dressed in pirate costumes for an added effect, and attendees shared their excitement over the event.



Internal Staff

In mid-August, Library 21c began testing a new "Scheduling Assistant" duty among staff with Young Adult Senior Associate Philip Krogmeier taking the inaugural role. The purpose of a Scheduling Assistant is to provide both support for the Library 21c daily operations schedule and an opportunity for staff to gain experience in complex scheduling; it is an added duty available to Library 21c Senior Associates and higher.

Accountability

Rockrimmon Library Kids Cleanup Club is back and very popular with kids and their families! It is an opportunity to be of service, model good habits, and be rewarded for your effort. Several parents have said that they are going try this at home!

Southeast Region

Community



Colorado Springs Gazette 8/18/2022, A1:2

Librarians become muralists



Sara Sharples, Sand Creek Library manager, touches up paint Wednesday along the edge of the first of two new murals, with the themes "sharing your light" and "stepping into your power" in Panorama Park in southeast Colorado Springs. The art is created by librarians from the Pikes Peak Library District. The park has been undergoing the largest neighborhood park renovation in city history since May 2021 and will have a grand reopening from 10 a.m. to 3 p.m. Saturday.



PPLD participated in the Grand Re-Opening of Panorama Park celebrating its historic renovation. We set up a booth near the tile art mural so we could educate the public about the creative opportunities available in PPLD Makerspaces and Studios. We also provided a children's craft and brought along our giant connect-4-yard game.

[Check out PPLD's Panorama Park Tile Project! | FOX21 News Colorado](#)

The mural was created by the community and included mirrors, so that park users could "see" themselves in more ways than one in both the mural and the design of the park.

Resources

East Library Associate Trent Templeton answered 230 mailed in reference questions from patrons with the Department of Corrections.

Innovation/Creativity

Fountain Senior Library Associate Mary Gapko attended several community events on PPLD's behalf in the Fountain Valley. Events include the Newcomers briefing on Ft. Carson, the Mountain Post Spouse Club Membership drive at Cheyenne Mountain Golf Course and the Fountain Middle School Open House. Since Fountain Middle School Open House happened over the dinner hour, Mary took our popcorn machine to lure over hungry families. She had the greatest number of people she has ever seen visit a library table at an Open House.

Service

Ruth Holley assisted with the Care and Share Mobile Market serving 251 Ruth Holley community members. At Sand Creek, 240 community members received food from the Mobile Market. This is proof that this much needed resource is reaching the homes of Southeast community members.

Colorado Springs Gazette 8/30/2022, A3:1

Going mobile to fight hunger



SueLynn Dove bags a couple of boxes of cereal Monday during a pop-up Mobile Food Market at the Sand Creek Library. A truck from Care and Share Food Bank for Southern Colorado brings the food directly to places that may not have a food pantry or could use extra assistance. On Thursday the market will be at Sierra High School from 11 a.m. to 1 p.m. The mobile market travels to other southern Colorado locations, some as far away as Crestone and Durango.

Internal Staff

Fountain Library Manager Jake Rundle left PPLD in August for a position with a library software company.

Accountability

Since the end of Summer Adventure, staff have been working hard and steadily to catch up from the back up of materials that were checked in and out during the summer months. In mid-August, staff celebrated having rows of carts empty in our workroom which means we have most of our materials on the shelves for patrons to browse.

West Region

Community

Senior Library Associate Annie Spencer (Old Colorado City) attended the Open House event at West Middle School for the second year in a row. Annie spoke with 53 people and handed out PPLD swag items and pamphlets regarding PPLD's many services. She worked hard to make connections with teachers and counselors at the school, which is the closest school to old Colorado City Library.

Resources

Senior Associate Caitlyn Zimmer (Cheyenne Mountain Library) shared, "Cheyenne Mountain hosted the first speaker for Senior Chats and the patrons loved it! A representative from Pikes Peak Area Agency on Aging came to host a community conversation on the transportation needs of seniors. The patrons loved having the opportunity to speak up, and they got very passionate about the issue." The patrons were also given a sneak peek at the new transportation guide that will be provided to libraries soon. 12 people attended.

Innovation/Creativity

This month, Manitou Springs Library hosted a Draw Your Own Community art program. Patrons could let their creative inhibitions go and sketch impressions of where they lived. It was an in depth class, and it encouraged the participants to bond and discuss favorite aspects of their respective communities.



Service

Senior Associate, Brittany McNeil (Cheyenne Mountain Library) hosted a sensory story time with the assistance of Senior Associate Sarah Hoelting (Old Colorado City). The community room was transformed into a sensory-friendly environment.

Senior Associate, Alexis Nelsen (Manitou Springs/Ute Pass Libraries) found a map online that provides an overview of Manitou Springs and surrounding tourist attractions and landmarks, as well as transit routes, parking lots, and relevant land delineations. Alexis printed a sheaf for the free takeaway shelf at Manitou Springs Library, since patrons and visitors often inquire regarding such information, especially during the summer months.

Senior Library Associate David Rasmussen (Old Colorado City) was the PPLD representative at a Park Ranger led hike at Red Rocks Canyon on Friday August 26th. The hike was a great collaboration between PPLD Adult Services, Old Colorado City Library, Red Rocks Canyon and Colorado Springs City Parks.

Internal Staff

Green Team co-chair Senior Library Associate, Caitlyn Zimmer (Cheyenne Mountain) designed the Fall Green Team newsletter, writing about the Penrose recycling program, BioBlitz, and a reusable bag program happening at Rockrimmon Library. Library Assistant, Andy Rusk (Old Colorado City) proofread and copyedited fall newsletter.

Penrose Manager, Alicia Gomori's last day at Pikes Peak Library District was August 5th. A search is ongoing for a replacement for her.

Accountability

PPLD has hired SVS Specialty Vehicles as the Consultant to assist in purchasing a new mobile library to replace the 2007 Thomas Bus. Three stakeholder meetings with the consultant and key PPLD staff allowed the consultant to gather information to provide a replacement vehicle recommendation. After the vendor is chosen, the purchase and build-out of the vehicle will take 22-24 months.

Adult Education

Community

The instructional team ran 16 orientation sessions for ESL (English as a Second Language) and HSE (High School Equivalency) classes. Of the 97 patrons who attended, 82 qualified for classes. Those who did not qualify were referred to wrap-around services (volunteer-led groups and tutoring).

Instructors Drew Goter and Sarah Hetzel launched the fall semester with 111 new and continuing learners. COHS (Career Online High School) awarded one scholarship and one learner continued from the previous year for a total of 2 new and continuing learners so far.

Innovation/Creativity

Library Instructional Designer, Ben Kegley started a program for ESL Newcomers. He trained 7 volunteers and matched 3 with patrons so far. This is an added step to prepare high-needs beginners for entry into ESL class. Tutored patrons include new immigrants and refugees with little to no English and/or literacy in their first language.

HSE Instructor, Sarah Hetzel created a "Fast Track" for high-level learners to earn a GED efficiently following a strategic study plan and testing schedule. The goal is to reduce "churn" or lingering in class without advancing.

Resources

The FIT (Food Industry Training) application window is open. Career Navigator Deya Rohe and Instructional Designer Ben Kegley are interviewing patrons to identify ideal participants.

Service

58 patrons enrolled in ESL class.

53 patrons enrolled in HSE class.

2 patrons passed a GED or HiSET test.

61 patrons attended 15 Northstar Digital Literacy classes and labs.

6 patrons attended Northstar classes at Springs Rescue Mission.

42 patrons attended Speak English/Write English/Citizenship groups.

20 patrons met with the Career Navigator.

Internal Staff

Adult Education is interviewing for a part-time, contracted FIT instructor to support learners in the English and basic math necessary for success in a commercial kitchen.

Accountability

Transparent practices and responsible stewardship are ongoing.

Adult Services

Community

Senior Library Associate, Joe Paisley is the commissioner for two Fantasy Football drafts (10 and 12 patrons) with more good-natured trash talking than in years' past. Twelve of the 20 patrons are new to the PPLD leagues meaning we retained eight of last year's patrons. These patrons remain engaged with the library in this program for a number of weeks.

Senior Librarian, Heidi Buljung read 50 adult entries for All Pikes Peak Writes. Evaluating these submissions was a huge effort and included several readers from across PPLD: Senior Library Associates Meagan Huber, Joe Paisley, David Rasmussen (Old Colorado City Library), Shannon Miller (Rockrimmon Library), Jen Hernandez (East Library), Caitlyn Zimmer (Cheyenne Mountain Library), Beginning Library Supervisor Liz Phillips (Calhan Library), and Library Assistant Sarah Patterson (Old Colorado City Library).

Resources

Strategic Services Librarian, Deb Hamilton held a Renter's Rights session on Tuesday, August 9th entitled, "Know Your Lease" at East. We had 21 attendees in person and 9 virtually.

Strategic Services Librarians, Deb Hamilton, Sandy Hancock and Katie Edson each presented their respective resources and services to the 1 million cups group.

Innovation/Creativity

Strategic Services Librarian Sandy Hancock received nine applicants for our very first Entrepreneur in Residence (EIR). All of the applicants looked appealing, but she interviewed her top four choices with the help of Senior Librarian, Heidi Buljung. Each of the interviews were excellent and it made for a difficult decision to select one. She has offered the position to one who will serve as the EIR mid-September through mid-December. However, other candidates for this position will be contracted to provide periodic workshops and programs

around topics such as operating a food truck, publishing, etc. From this initial group we can provide an EIR for PPLD in 2023.

Service

Senior Librarians, Melissa Mitchell and Heidi Buljung hosted Urban Trail 101 at Sand Creek Library. This program included a bike ride. The presenters provided maps of the trail system throughout the community to our libraries and are educating the public about the system to provide alternate ways to get around Colorado Springs. They even offered an Otter Pop break! This program was in collaboration with Trails and Open Space (TOPS). Other programs that were organized with them include Painting in the Park at Palmer Park and a guided hike at Red Rock Canyon.



Internal Staff

Strategic Services Librarian, Katie Edson completed her Foundation Directory Online Expert Trainer Certification as well as the Foundation Directory Trainer Certification. Having her expertise as our Nonprofit Resources Librarian allows PPLD to support people seeking support as they do such interesting things as

Senior Librarian Heidi Buljung, read 5 books for the [Women's Fiction Writers Association](#) Rising Star Award. While this was quite a task to complete (while juggling All Pikes Peak Reads preparation and maintaining her personal life) she reports that the books were excellent and this was an enjoyable project.

Accountability

Maintaining LibGuides is a huge job for several of our staff. Senior Library Associate Meagan Huber updated several LibGuides to include links to our content on the PPLD's YouTube channel that related to the LibGuide topics. Senior Library Associate Bryan Matthews updated the Election/Voting LibGuide.

Collection Management

Community

Senior Library Associate, Marie Duplantis-Webb and Collection Management Technician Janet DeGering collected discarded books on leadership, management, and communications to fill a donation request from Young Life.

Interlibrary Loan Librarian, Amanda Marez-Frutchey was a guest speaker at Denver University's MLIS program – Collection Management class. Topics included borrowing and lending, policies and procedures (ALA Interlibrary Loan Code/Copyright), statistics, and international resource sharing.

ILS Administrator, Colleen Medling,, joined other PPLD staff at Comic Con to alert festival goers to the resources at PPLD. Colleen is trying out a new, faster method to register people for library accounts at outreach events.

Resources

In August, 6,963 items and 1,178 magazines were added to the collection.

The Materials workgroup unpacked 528 boxes of collection materials during the month, one of the largest loads since the beginning of the pandemic.

Interlibrary Loan requests in August: **3,003 total requests**

Borrowing Requests - PPLD patron requests – 2,288

Lending Requests - PPLD items shared with other libraries — 715

August also brought the highest number of ILL users this year at 965 patrons.

The top circulating title on Hoopla was the Acorn TV series **SeaChange**. The top Kanopy title was **Queen of the Desert**, with Nicole Kidman playing adventurer Gertrude Bell.

Senior Library Associate, Heidi Pritchard completed several special orders: board games for various branches; Animal Explorer Pack items; and books for Pikes Peak Genealogical Society.

Acquisitions operations were impacted this month by a major service disruption from book vendor Baker and Taylor (B&T). On August 22, B&T reported that they were the victim of a ransomware attack which took down their entire computer and phone network. Baker and Taylor is the District's secondary book vendor.

Service

Senior Librarian, Krista Meier helped create special campaigns in OverDrive/Libby to promote All Pikes Peak Reads. Each of the three selected titles is promoted on its own OverDrive page, Adult, Teen, and Children's. Krista has noticed a marked increase in holds on the adult APPR selection since the campaign went up.

Tania Hajjar drafted new procedures for updating the District's Game Center games.

InternalStaff

PPLD Acquisitions staff



Library Associate, Rob Culbert applied his professional radio expertise to narrating and editing the updated ACE Training for Bridge.

Senior Librarians (Selection) Krista Meier, Lisa Thomas, and Megan Robbins visited the Sand Creek Library and attended their staff meeting on August 26.

Two Collection Management positions, Cataloger and ILS Analyst, were hired at the end of August with start dates of September 19. Yay!

Accountability

The Materials workgroup has been documenting their processes. Collection Management (CM) Assistant MaryAnn Miller presented her documentation on how to calculate turnaround time (TAT) using daily stats. CM Assistant Karen Jenista introduced her document detailing how to replenish, mend, and inventory the Children's Theme sets.

To reduce paper use and increase efficiency, Collection Management has transitioned to submitting invoices electronically to Finance, when possible. This entailed discussion with vendors, and Midwest Tape, Overdrive, and Thomson Reuters were switched in August. Senior Library Associate Marie Duplantis-Webb also negotiated with periodicals vendor Ebsco for a process change that will assist Finance.

Items removed from the PPLD collection due to condition, lack of use, dated content, and shelf space limitations are re-used, resold, and recycled. The Friends of the Library groups sell some of these discarded collection items as well as donations from the public. Items that are not sold or given to local organizations end up in large cardboard containers at Library 21c and East Library. The containers are sent to one of ThriftBooks' processing centers where the items are scanned and sorted for resell, donation, or recycling. An average of 6,000-10,000 pounds of material is sent monthly, consisting mostly of books and some intact DVDs and CDBooks. Though PPLD was able to send compact discs to a recycler in the past, there is not currently a good option for that after the recycler closed during the pandemic. Here you can see nine boxes of items waiting to be transported to [ThriftBooks](#).



Creative Services

Community

Draw Your Community programs were held where instructors helped patrons learn more about drawing so they could make art that represents their areas. Six drawing workshops were hosted throughout the District. Participating locations have been collecting drawings for a community art show in September.

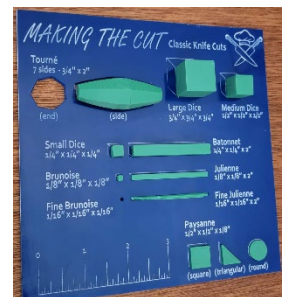
Senior Associate Ben Dahlby spoke to attendees at a One Million Cups event about how creative spaces and equipment can assist with small business needs. Senior Librarian Jennifer Eltringham also provided a tour of Library 21c with a focus on the creative spaces for this group.

Resources

Sound baffles were installed on the Mezzanine level of the Knights of Columbus Hall, which will help with sound separation between that area and MacLaren Hall. This addition to the space will help make the Mezzanine more usable. The baffles are easy to remove, so that events that call for the use of both spaces will be easy to set up and accommodate.

Innovation/Creativity

Senior Associate Sarah Holland collaborated with Culinary Program Supervisor Scott Crum to create 3D models and a laser engraved template of classic knife cuts. These materials will be used to help teach knife skills by providing hands-on visual references.



Programming in the Kitchen started off with a bang complete with four classes offered by Culinary Program Supervisor Scott Crum, including eggs benedict, afterschool snacks, and hummus.

Service

Senior Librarian Lauren Fellers (CS) onboarded a new volunteer for the popular Watercolor Drop-In class at East Library and assisted with the first class. A great group of 11 patrons of all ages attended, many of them families. One mother thanked the library at the end for offering a program where her family could relax and do something creative for a few hours after a hectic day.

Internal Staff

Creative Services staff have begun offering another round of makerspace training for new staff at Sand Creek Library.

Accountability

Senior Associate Sarah Holland finalized a new mechanism for tracking repairs in the makerspaces. She and Director Becca Cruz created training materials so that all makerspace staff can begin using the list to report issues/repairs in September. The data gathered will be useful for future decision making, like budgeting, equipment replacement, and staffing needs.

Director Becca Cruz worked with the rest of the department staff to put together a budget for 2023.

Diversity, Equity, and Inclusion Service

Community

Yvette Dow-Rose (EDI, Sr. Library Associate) attended the Senior Blue Book Volunteer Fair on August 18, 2022, an outreach event for the 55+ program.

Director EDI, Shirley Martinez (ED) attended the El Pomar Foundation, Induction Ceremony of Dr. Kenneth Burnley, into the Milton E. Proby Cultural Heritage Room, August 19, 2022.

EDI Director, Shirley Martinez, (EDI) attended the services for Tuskegee Airman, Norval Simpson, on August 6.

Senior Library Associate, Yvette Dow-Rose (EDI) attended the First Methodist Church outreach, providing materials about PPLD services.

Resources

Director EDI, Shirley Martinez, (EDI) met with Tess Stanton from Rocky Mountain ADA to review training for the Library Explorer program. Next steps will be to partner with HR Department to discuss PPLD policy for patrons.

Innovation/Creativity

Director EDI, Shirley Martinez (EDI) attended the IDEA meeting to review information that will be sent out to organizations for the Disability forum set for October 5th, 2022, at Library 21C

Senior Library Associate, Yvette Dow-Rose (EDI), attended the Urban Experience Tour for downtown Colorado Springs, this is a partnership with the Pikes Peak Justice and Peace group.

Service

EDI department in partnership with the Colorado Springs Business Journal had their Women of Influence Panel: Young Professionals on August 31st at Penrose Library.



Internal/Staff

EDI Volunteer, Jared Peck, (EDI) started research for the Library Explorers programs book club.

Accountability

Senior Library Associate, Yvette Dow-Rose (EDI) attended, creating and implementing a Diversity and Inclusion Strategy and Confidentiality training in PPLD Bridge.

Director EDI Shirley Martinez and Senior Library Associate Yvette Dow-Rose (EDI) completed the ERP training in Bridge for finance.

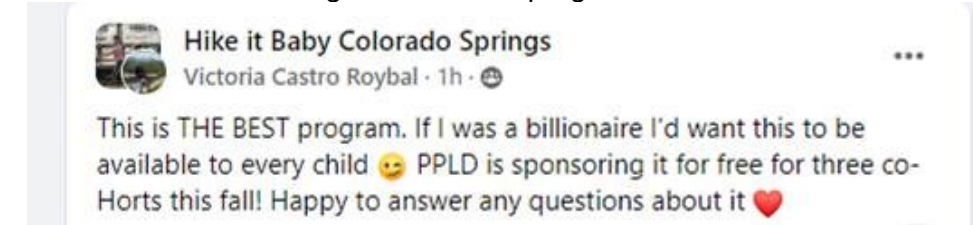
Family and Children's Services

Community

We received feedback from parents at our Sensory Storytime programs that they would like to see resources in the community that could support their families. Many families may not have a case worker, are new to the area, or have a lot of questions regarding their children with autism. Senior Librarian, Laura Broderick, (FCS) met with and arranged for a new community partner, Peak Autism Services, to have an information/resources table after each of PPLD's Sensory Storytimes.

Resources

Senior Librarian, Evan Childress, and Director, Melody Alvarez, (FCS) completed two LENA Start cohorts this month. Sixteen families graduated. We are in the process of wrapping up the year 2 grant from the Buell Foundation, and we were awarded \$30k for year 3 to serve 75 families! Parents are so grateful for this program.



Innovation/Creativity

FCS hosted our annual Homeschool Game Day on August 26, 2022. Last offered in 2019, this district-wide event was attended by 230 people, who enjoyed outdoor games, science activities, art projects, and more. Both kids and parents were able to connect during this fun event. For example, two moms had briefly met at drop-off for Homeschool Academy the day before, but were unable to exchange contact information, and were very happy to connect at Game Day. One parent with older kids enthusiastically agreed to run a kick ball game, which was enjoyed by many kids.



Service

Family and Children's Services bounced off Summer Adventure and went straight into school visits. For the month of August, we attended 19 Back to School events, visited classrooms, and presented to teachers, instructional coaches, and principals on databases and PowerPass. We saw over 125 teachers/principals and over 1530 parents and students. In addition, we received 30 school requests for the months of September and October.

Internal/Staff

Senior Librarian, Christa Funke, attended three sessions as part of the Colorado Association of Libraries Leadership Institute (CALLI). These sessions included an online introduction to the year-long program, a half day introduction to 23 members of the cohort from around Colorado, and a full day training on understanding, utilizing, and leveraging our strengths both individually and in group settings.

Accountability

FCS has nine new staff throughout the district. We provided a full-day onboarding event. Staff met with each member on Services to learn about Early Literacy and our Storytelling Collection,

The Educational Resource Center, school liaisons and PowerPass, Tween, Paws to Read, and much more. Feedback from the new staff felt it was very beneficial and learned so much.

Regional History & Genealogy

Service

The Chuck Asay Editorial Cartoon Collection is fully digitized and uploaded. This collection represents more than 30 years of Chuck's work creating political cartoons in New Mexico and Colorado. He is well known in our community for his political cartoons in The Gazette from 1986 through 2007. Special Collections Assistant Nina Kuberski began working with Chuck Asay on this project in 2016; over that time, she has scanned 11,286 cartoons. Chuck also graciously volunteered to document and explain what his cartoons referenced.

As one example of this unique collection, the Colorado Springs Sun published the cartoon to the right, the day after the Challenger exploded. In Chuck's words: *Probably the most popular cartoon I've drawn. When the Challenger exploded, I was under pressure to draw a memorable cartoon where humor was not an option. Inspired by Reagan's message about touching the face of God I rendered the spaceship being caught by the hand of God.*



Internal Staff

Photo Archivist, Erinn Barnes and Archivist, Cara Ramsey attended the Society of American Archivists conference in Boston, Massachusetts. Session topics included community centered audio-visual collections, web archiving performed by public library archives like Pikes Peak Library District, evolutions in acquisition policies, and metadata edit-a-thons centered on indigenous peoples. There were also multiple opportunities to connect with vendors of both Collection Management System and Digital Asset Management Systems.

Accountability

In November 2021, the RH&G team applied to the Institute of Museums and Library Services for funding to digitize aerials from the Stewarts Commercial Photography Collection. On August 1, 2022, staff received notification we earned the highly competitive IMLS-Museums across America grant. This project is one of only 120 projects across the United States funded through this year's Museums for America grant program.



Two years of IMLS funding will allow the RH&G team to purchase digitization equipment and fund a position dedicated to this project. When completed, over 7,000 aerial images of the Pikes Peak Region between 1952 and 1992 will be available to community members. As an example of the aerials that will be digitized, downtown Colorado Springs, 1966 is pictured to the *right*.

While we earned a significant grant, there will still be much work to do. There are over 500,000 images in the

PPLD historic photograph collection and, even after this project is completed, only **22,000 (4.4%)** images will have been digitized.

Young Adult Services

Community

Summer Adventure was a success! With a total of 14,483 participants, our registration numbers came so close to 2019 participation. For ages 0-12 we had 12,845 participants. For ages 13-18 there were 1,638 registered. Compared to 2021, we had an increase of almost 300 13-18-year-olds participating. Teens who completed the game were entered into a drawing to win a Chromebook. Chromebook winner at High Prairie to the right.



Resources

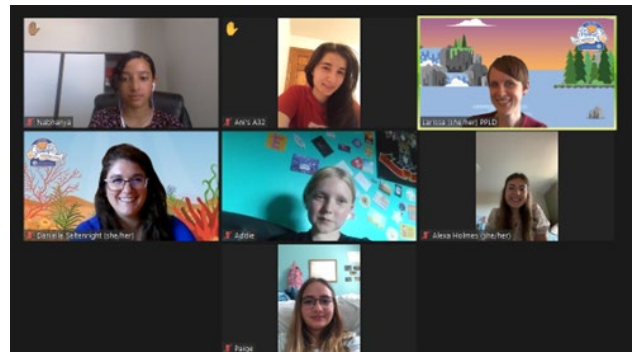
Senior Librarian, Mikaela Fortune and Strategic Services Librarian, Betty McDonald (FCS) presented to instructional coaches in Fountain Fort Carson District 8 about the PowerPass on Friday, August 26. This presentation covered what PowerPass is, who has access, marketing strategies, and available resources. PowerPass will launch on Monday, September 19 at D8.

Innovation/Creativity

Senior Library Associate, Danielle Seltenright is collaborating with staff in (CS) to develop a food safety program for teens to be offered at Library 21c, using the kitchen, at the beginning of 2023. Danielle Seltenright, Culinary Program Supervisor Scott Crum (CS), Senior Librarian, Lauren Fellers (CS), and Senior Librarian, Jennifer Eltringham (CS) met to discuss specific program content and logistics. Librarian, Cathy Wood (Library 21c) will also be involved in this program to advise on library-specific logistics.

Service

The District-wide Virtual Teen Advisory Board (TAB) resumed meetings after a break for summer with new members joining and some old faces returning. The group discussed programming for Summer 2023 and provided recommendations for what is trending and what books and media they are currently enjoying with their new school year.



Internal Staff

Senior Librarian, Becca Philipsen attended the monthly Colorado Association of Libraries Children and Teen Services meeting to see how PPLD can help reinvigorate that group. She completed the merge of the Summer Reading Interest Group into CATS and scheduled an upcoming meeting for folks across the state to debrief from 2022.

Accountability

Senior Library Associate, Britt Bloom and Senior Librarian, Becca Philipsen continue to monitor the teen Facebook and Instagram (IG) accounts with help and contributions from Graphic Designer, Rachel Quinn in Communications and Senior Librarian Mikaela Fortune, Senior

Librarian, Larissa Powers, and Senior Library Associate, Danielle Seltenright from Young Adult Services. A series we have been creating for Instagram is a live series in which Britt and Becca discuss the teen APPR book, *Scythe*, live! On Instagram, we reached 38,715 people and gained 25 new followers. The most [popular meme](#) on Instagram was written by Mikaela and pointed people towards our volunteer and job applications. Our most [viewed reel](#) this month was a joke about shelving books on the bottom shelf. It reached over 8000 people.

Finding a mysterious substance when you open the bookdrop like



2022 Circulation by Facility	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD TOTAL
Penrose	24199	21367	25030	22260	22270	24122	23982	24398	0	0	0	0	187628
Mobile Libraries Total	9359	8110	9399	8789	7821	8035	8227	9506	0	0	0	0	69246
Calhan	2065	1580	2241	1694	1781	1769	1685	1886	0	0	0	0	14701
Cheyenne	22044	20291	23489	22489	21779	24136	23885	23931	0	0	0	0	182044
Fountain	9674	9598	11561	10462	10080	11594	11097	11705	0	0	0	0	85771
High Prairie	20106	20670	24324	21711	21482	25174	24272	26730	0	0	0	0	184469
Holley	14320	13608	17071	15126	15294	17222	15961	15855	0	0	0	0	124457
Manitou	1987	2050	2581	2296	1845	2102	2150	2047	0	0	0	0	17058
Monument	23535	22738	26644	23933	24046	26532	26212	27817	0	0	0	0	201457
Old Colorado City	9480	8882	10513	9678	9166	10262	9380	9808	0	0	0	0	77169
Palmer Lake	0	10	1196	1215	1255	1428	1429	1538	0	0	0	0	8071
Rockrimmon	24678	22344	25462	22934	23306	25905	25570	26453	0	0	0	0	196652
Sand Creek	12529	11638	13400	12419	12351	13073	13280	14260	0	0	0	0	102950
Ute Pass	2065	1795	2494	2009	1762	1630	1735	1556	0	0	0	0	15046
Senior Van	1359	1398	1598	1381	1185	1386	1308	2102	0	0	0	0	11717
Bookmobiles	8000	6712	7801	7408	6636	6649	6919	7404	0	0	0	0	57529
East	85502	80095	96603	88571	87210	105240	99846	98810	0	0	0	0	741877
Library 21c	58684	54450	65881	60946	60225	70917	69264	70418	0	0	0	0	510785
Parenting	132	106	132	188	181	202	195	224	0	0	0	0	1360
Total Physical Materials	320359	299332	358021	326720	321854	369343	358170	366942	0	0	0	0	2720741

YTD CIRC Comparison	2022	2021	% Change
Penrose	187628	205228	-8.6%
Mobile Libraries Total	69246	66122	4.7%
Calhan	14701	12271	19.8%
Cheyenne	182044	192281	-5.3%
Fountain	85771	85406	0.4%
High Prairie	184469	153944	19.8%
Holley	124457	118060	5.4%
Manitou ***	17058	13199	29.2%
Monument	201457	208396	-3.3%
Old Colorado City *	77169	51811	48.9%
Palmer Lake (bookmobile only) **	8071	7	115200.0%
Rockrimmon	196652	192520	2.1%
Sand Creek	102950	102961	0.0%
Ute Pass	15046	16104	-6.6%
Senior Van	11717	9322	25.7%
Bookmobiles	57529	56800	1.3%
East	741877	654750	13.3%
Library 21c	510785	445877	14.6%
Parenting	1360	811	67.7%
Total Physical Materials	2720741	2519748	7.98%

Current Month Comparison CIRCULATION	2022	2021	% Change
Penrose	24398	24964	-2.3%
Mobile Libraries Total	9506	7916	20.1%
Calhan	1886	1661	13.5%
Cheyenne	23931	24551	-2.5%
Fountain	11705	10545	11.0%
High Prairie	26730	21107	26.6%
Holley	15855	15356	3.2%
Manitou	2047	1639	24.9%
Monument	27817	29277	-5.0%
Old Colorado City	9808	9575	2.4%
Palmer Lake	1538	0	
Rockrimmon	26453	24836	6.5%
Sand Creek	14260	13426	6.2%
Ute Pass	1556	2083	-25.3%
Senior Van	2102	1325	58.6%
Bookmobiles	7404	6591	12.3%
East	98810	92474	6.9%
Library 21c	70418	66931	5.2%
Parenting	224	99	126.3%
Total Physical Materials	366942	346440	5.92%

Circulation Report By Facility August 2022

Current Month Comparison VISITORS	2022	2021	% Change
Penrose	21178	17641	20.0%
Mobile Libraries Total	2878	2403	19.8%
Calhan	542	424	27.8%
Cheyenne	11587	9167	26.4%
Fountain	5398	4005	34.8%
High Prairie	9229	4217	118.9%
Holley	7545	6158	22.5%
Manitou ***	4118	1923	114.1%
Monument	8766	10561	-17.0%
Old Colorado City *	6335	5332	18.8%
Palmer Lake **	676		
Rockrimmon	12461	9901	25.9%
Sand Creek	9524	7652	24.5%
Ute Pass	975	591	65.0%
Knights of Columbus Hall	390	0	
East****	24253	22515	7.7%
Library 21c	31864	22642	40.7%
TOTAL	157719	125132	26.0%
Special Collections	866	718	20.6%

*Old Colorado City Library closed for maintenance January 7 - March 15, 2021

** Palmer Lake Library closed in August 2020; reopening March 2, 2022.

*** Manitou Springs Library opened to the public at the MAC on March 1, 2021.

****East door count total from July 17-31, 2021 (counter out of service July 1 - 16, 2021)

Visitors could enter libraries for computer use, scanning, faxing, and copying by reservation only from November 18, 2020 - January 17, 2021 due to the pandemic.

2022 Circulation ITEM Summary													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD TOTAL
Print	237439	222889	269644	246949	242247	283792	275341	281894	0	0	0	0	2060195
DVD	62079	57211	64119	57566	58056	61732	59212	60888	0	0	0	0	480863
CD Music	6472	5961	6906	6630	6395	5997	6422	7158	0	0	0	0	51941
CD Book	7620	6722	8466	7894	7663	8516	8150	8274	0	0	0	0	63305
Playaway	3444	3460	4768	3993	3889	4991	4814	4547	0	0	0	0	33906
Kit	1220	1127	1518	1482	1542	1807	1658	1785	0	0	0	0	12139
Game	2048	1938	2559	2164	2025	2477	2548	2374	0	0	0	0	18133
Discovery Kits	37	24	41	42	37	31	25	22	0	0	0	0	259
TOTAL Physical Items	320359	299332	358021	326720	321854	369343	358170	366942	0	0	0	0	2720741
													0
ILL	1038	1060	1388	1292	1298	1187	1230	1423	0	0	0	0	9916
CyberShelf-OverDrive	224880	198859	219154	209662	216985	215620	228389	226982	0	0	0	0	1740531
OverDrive eMags	0	0	0	0	0	0	0	0	0	0	0	0	0
eReader	0	1	1	0	3	3	5	2	0	0	0	0	15
Hot Spots	102	85	68	85	79	85	76	90	0	0	0	0	670
Cameras & Equipment	41	75	47	51	58	59	59	46	0	0	0	0	436
													0
TOTAL STATE Circ	546420	499412	578679	537810	540277	586297	587929	595485	0	0	0	0	4472309
Freegal Music	5729	4742	5408	4964	5368	5039	5034	5594	0	0	0	0	41878
Freeding	106	110	131	128	87	107	121	103	0	0	0	0	893
DVD Player	94	91	99	97	42	65		99	0	0	0	0	587
Hoopla	3112	3248	3066	2935	3684	2899	2991	3564	0	0	0	0	25499
Comics	479	555	481	411	579	389	461	581	0	0	0	0	3936
Kanopy	3197	2838	2863	2833	2840	2767	2998	2790	0	0	0	0	23126
													0
CLC	6406	5960	7354	6493	6228	6741	6142	6277	0	0	0	0	51601
Laptop Use	180	88	135	199	206	179	164	249	0	0	0	0	1400
Active Users	210566	208186	207146	205841	204382	203863	202776	201734	0	0	0	0	1644494

Monthly Circ by Format			
	2022	2021	Change
Print	281894	261256	8%
DVD	60888	62326	-2%
CD Music	7158	6766	6%
CD Book	8274	8358	-1%
Playaway	4547	4240	7%
Kit	1785	1321	35%
Game	2374	2123	12%
Discovery Kits	22	50	-56%
TOTAL Physical Items	366942	346440	5.92%
ILL	1423	1040	37%
CyberShelf-OverDrive	226982	209903	8%
OverDrive eMags 2021*	0	4943	
eReader	2	0	#DIV/0!
Hot Spots	90	19	374%
Cameras & Equipment	46	55	-16%
Total e-materials	227074	214865	6%
Freegal Music	5594	5749	-3%
Freeding	103	102	1%
DVD Player	99	29	241%
Hoopla	3564	3462	3%
Comics (included in Hoopla)	581	521	12%
Kanopy	2790	2434	15%
CLC	6277	6007	4%
Laptop Use	249	86	190%
Active Users	201734	280810	-28%

*OverDrive Emags included in CyberShelf-OverDrive total as of October 2021.
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Circulation Report By Item Type

MTD Total	2022	2021	Change
January	546420	454631	20%
February	499412	501861	0%
March	578679	569326	2%
April	537810	515477	4%
May	540277	518878	4%
June	586297	564954	4%
July	587929	576666	2%
August	595485	562400	6%
September		536166	-100%
October		537288	-100%
November		533363	-100%
December		517178	-100%

YTD Total	2022	2021	Change
January	546420	454631	20%
February	1045832	952917	10%
March	1624511	1518365	7%
April	2162321	2033842	6%
May	2702598	2552720	6%
June	3288895	3117674	5%
July	3876824	3694316	5%
August	4472309	4256740	5%
September		4792906	-100%
October		5330194	-100%
November		5863557	-100%
December		6380735	-100%

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Penrose	14,167	11,853	14,406	12,960	12,204	14,296	13,735	13,865					107,486
Mobile Libraries	6,212	5,304	5,709	5,627	4,733	5,021	5,334	5,827					43,767
Calhan	1,294	956	1,389	932	974	1,086	1,010	1,039					8,680
Cheyenne	14,024	12,541	14,643	13,987	13,179	15,557	15,039	14,601					113,571
Fountain	6,057	5,914	6,843	6,332	5,865	7,223	6,641	6,837					51,712
High Prairie	12,010	12,310	14,797	12,982	11,920	15,969	14,495	16,242					110,725
Ruth Holley	8,509	8,087	10,233	8,985	8,880	10,506	9,569	9,166					73,935
Manitou Springs	1,186	1,266	1,578	1,416	1,094	1,376	1,329	1,289					10,534
Monument	15,011	14,027	16,281	14,582	14,467	16,442	15,463	17,301					123,574
Old Colorado City	6,025	5,322	6,334	5,972	5,412	6,514	5,851	6,392					47,822
Palmer Lake		10	857	767	700	946	881	938					5,099
Rockrimmon	15,529	13,503	15,691	14,524	13,986	16,495	15,903	15,952					121,583
Sand Creek	7,289	6,903	8,126	7,167	7,035	8,124	7,910	8,146					60,700
Ute Pass	1,439	1,083	1,081	1,297	1,021	1,034	1,116	966					9,037
Senior Van	975	1,199	946	966	892	1,128	977	1,111					8,194
East	51,190	46,447	57,379	51,061	49,647	65,706	56,939	56,486					434,855
Library 21c	34,870	32,273	39,409	34,468	34,371	44,388	40,866	41,137					301,782
Total	195,787	178,998	215,702	194,025	186,380	231,811	213,058	217,295	0	0	0	0	1,633,056

YTD CIRC Comparison	2022	2021	% Change
Penrose	107,486	113,509	-5.3%
Mobile Libraries	43,767	41,432	5.6%
Calhan	8,680	7,334	18.4%
Cheyenne	113,571	118,232	-3.9%
Fountain	51,712	51,480	0.5%
High Prairie	110,725	91,891	20.5%
Ruth Holley	73,935	68,918	7.3%
Manitou Springs	10,534	7,911	33.2%
Monument	123,574	127,164	-2.8%
Old Colorado City	47,822	31,539	51.6%
Palmer Lake	5,099	5	101880.0%
Rockrimmon	121,583	117,920	3.1%
Sand Creek	60,700	60,159	0.9%
Ute Pass	9,037	10,663	-15.2%
Senior Van	8,194	6,860	19.4%
East	434,855	381,225	14.1%
Library 21c	301,782	265,225	13.8%
Total Physical Materials	1,633,056	1,501,467	8.8%

Current Month CIRCULATION Comparison by Facility	2022	2021	% Change
Penrose	13865	13710	1.1%
Mobile Libraries	5827	4708	23.8%
Calhan	1039	1021	1.8%
Cheyenne	14601	14918	-2.1%
Fountain	6837	6184	10.6%
High Prairie	16242	11952	35.9%
Ruth Holley	9166	8917	2.8%
Manitou Springs	1289	970	32.9%
Monument	17301	17270	0.2%
Old Colorado City	6392	5728	11.6%
Palmer Lake	938	0	
Rockrimmon	15952	15075	5.8%
Sand Creek	8146	7515	8.4%
Ute Pass	966	1405	-31.2%
Senior Van	1111	1008	10.2%
East	56486	51436	9.8%
Library 21c	41137	38017	8.2%
Total Physical Materials	217295	199834	8.7%

Current Month e-materials & Summary	2022	2021	% Change
Overdrive	226982	209903	8.1%
Overdrive Emags*		4943	-100.0%
eReaders	2	0	
Hot Spots	90	19	373.7%
Total e-materials	227074	214865	5.7%
ILL	1423	1040	36.8%
Cameras/Equip	46	55	-16.4%
Physical Materials	213058	199834	6.6%
Total Monthly Circ	441601	415794	6.2%

Circulation without Renewals

August 2022

*OverDrive Emags included in CyberShelf-OverDrive total as of October 2021.

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Current Month Comparison VISITORS	2022	2021	% Change
Penrose	21178	17641	20.0%
Mobile Libraries	2878	2403	19.8%
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Cheyenne	11587	9167	26.4%
Fountain	5398	4005	34.8%
High Prairie	9229	4217	118.9%
Ruth Holley	7545	6158	22.5%
Manitou	4118	1923	114.1%
Monument	8766	10561	-17.0%
Old Colorado City	6335	5332	18.8%
Palmer Lake	676		
Rockrimmon	12461	9901	25.9%
Sand Creek	9524	7652	24.5%
Ute Pass	975	591	65.0%
East**	24253	22515	7.7%
21c	31864	22642	40.7%
KCH	390	0	
TOTAL Visitors	157719	125132	26.0%
Special Collections	866	718	20.6%

** 2021 East door count total from July 17-31, 2021 (counter out of service July 1 - 16, 2021)

Communications Department: Report for September 2022

NEWS COVERAGE

- Total features and mentions:
 - **August:** 71
 - **Year-to-date:** 857
 - **Average per month:** 107.1
- Highlighted coverage (last month):
 - Sand Creek Library’s involvement with the **Panorama Park community mural project** and installation, including its makerspace and staff, were spotlighted by [FOX21](#)’s newscasts and [Living Local](#), ahead of the park’s grand reopening.
 - PPLD’s involvement with a **"Letters of Love" writing campaign to Ukrainian refugees** received local media attention, including [KKTU](#), [KOAA](#), KVOR 740 AM, and the *Pikes Peak Bulletin*.
 - In collaboration with the City of Colorado Springs, The Justice Center, and Colorado Housing Connects, PPLD helped host a **"renters right" workshop at East Library**, which received pre-event coverage by [FOX21](#), [KRDO](#), [KKTU](#), and [KOAA](#).
 - PPLD’s Board of Trustees **withdrew its intent to participate in the November 2022 general election**, which was covered by [The Gazette](#) and KOAA.
 - The final **Summer Adventure party**, hosted by Palmer Lake Library, was highlighted on KOAA.
 - This month’s **Library Limelight column**, featured online and in the print edition of [The Tribune](#), focused on the back-to-school season and ways that PPLD can help people of all ages – from young to adult learners – achieve their educational goals.



**NOTE: The total figure above includes all tracked and/or known TV, print, online, and/or radio coverage by news outlet, including on-air mentions, print event listings, and stories that ran on multiple newscasts. It excludes online event listings not tracked by our monitoring service, in addition to unconfirmed radio features due to tracking limitations.*

DIGITAL MARKETING

- PPLD.org website statistics (last month):
 - **Most popular web page**, besides the home page: ppld.org/eLibrary
 - **Monthly totals:** 369,172 pageviews; 130,349 visitors, with 116,460 being new; and 216,812 sessions
 - **Year-to-date totals:** 3,167,584 pageviews; 1,089,559 visitors; and 1,847,179 sessions
- District-wide social media statistics (last month):
 - **Facebook:**
 - **Main account:** 15,147 total followers; 7,300 engagement; 183,800 reach
 - **All location/service accounts:** 31,750 total followers; 4,401 engagement
 - **All accounts combined:** 46,897 total followers

- **YouTube:** 6,730 subscribers; 5,373,942 lifetime views
 - **Instagram (both accounts):** 3,673 total followers; 2,395 engagement; 84,382 reach
 - **Twitter:** 5,342 total followers; 12,462 reach
 - **LinkedIn:** 1,381 total followers; 894 reach
- Email marketing statistics (last month):
 - **August newsletter:** 106,046 subscribers with successful delivery; 47.8% open rate and 4% click-through rate, with most clicks for All Pikes Peak Reads and the selected titles

OTHER UPDATES & HAPPENINGS

- **District Discovery (Fall 2022 issue)**

Check out our fall issue of *District Discovery*, PPLD's quarterly magazine! It's now available for pickup at all Library locations, or you can read it online via the link above.

- **Library experience survey (Sept. 6-30)**

PPLD is conducting its annual survey in September to better understand the patron experience, including their use of Library resources, services, and spaces, and what people might like to see offered in the future. The short, in-the-moment survey is available online and via paper, in English and Spanish, for those visiting a Library location and using our website, mobile app, or virtual library. It is optional, and all responses are anonymous and confidential. This is the fourth year that PPLD has conducted such a patron feedback survey.



- **Library card sign-up promotions (August & September)**

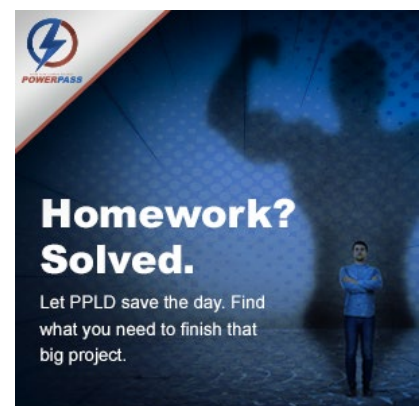
September is Library Card Sign-up Month across the U.S., and PPLD encourages parents and caregivers to bring their children (12 years or younger) to any Library location to get their first library card – and begin a relationship that will last a lifetime and bring them hours of adventure, fun, knowledge, and enjoyment! From Sept. 1-30, PPLD will present each new children's library cardholder with a button that reads "I got a library card!" as well as a gift card for one free child's meal at Raising Cane's while supplies last. Additionally, each child will be entered to win a family 4-pack of tickets to either Blue's Clues (Fri., Nov. 18) or Junior Live! (Wed., Nov. 30), courtesy of the Pikes Peak Center for the Performing Arts.



Another library card sign-up promotion also happened in August to get ready for September's Library Card Sign-up Month. Those who registered online by Aug. 31 were entered to win tickets to an upcoming Switchbacks game. One social media post alone resulted in 263 library card sign-ups!

- **PowerPass expands to sixth school district**

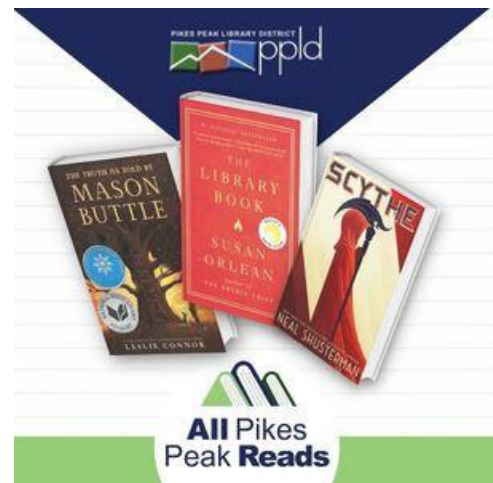
Fountain-Fort Carson School District 8 will officially launch PPLD's PowerPass to their K-12 students on Mon., Sept. 19. This is the sixth school district in El Paso County to participate in this Library partnership program, which supports students' success in and out of the classroom.



- **All Pikes Peak Reads (September - November)**
PPLD's annual community reads program officially kicked off earlier this month. All Pikes Peak Reads focuses on celebrating literature, improving community connections, and fostering dialogue across social, cultural, and generational lines.

This year's program explores themes of "reinvention," and the selected titles are: [The Library Book](#) by Susan Orlean (adult); [Scythe](#) by Neal Shusterman (young adult); and [The Truth as Told by Mason Buttle](#) by Leslie Connor (children).

People of all ages are encouraged to get involved by reading one of the selected titles, attending an author visit, or participating in another community-wide program.



- **Young adult author visit: Neal Shusterman, author of *Scythe***
[Thu., Sept. 22 at 6 - 7:45 p.m.](#), Library 21c venue (1175 Chapel Hills Dr., 80920)
 - **Adult author visit: Susan Orlean, author of *The Library Book***
[Sat., Oct. 15 at 4 - 6 p.m.](#), Library 21c venue (1175 Chapel Hills Dr., 80920)
 - **Children's author visit: Leslie Connor, author of *The Truth as Told by Mason Buttle***
Thu., Oct. 20 at [10 - 11 a.m.](#) and [1 - 2 p.m.](#), held virtually via Zoom
- **Partnership to provide access to nonpartisan voter registration and resources**
In addition to offering access to [nonpartisan voter resources and information](#), PPLD partners with the [League of Women Voters of the Pikes Peak Region](#) to ensure residents can easily register to vote or update their voter registration. Their volunteers will be available at Penrose, Ruth Holley, and Sand Creek libraries from 10 a.m. - 2 p.m. on Tue., Sept. 20 (National Voter Registration Day), and then again on Tue., Oct. 11, to assist with any voter registration needs.
 - **Successful PPLD Kids Con!**
PPLD presented [Kids Con at the 2022 Colorado Springs Comic Con](#), which was held Aug. 19-21, and it was a great success! Kudos to the 40 staff who made it all possible – from behind-the-scenes coordination and graphic design to event prep and patron interaction. Opportunities in the Library space included use of the green screen, along with a special Storytime. Here are some notable results from PPLD's involvement:
 - Attendees reached: 5,000+
 - Green screen pictures: 375
 - New library card sign-ups: 31
 - Storytime participation: ~20



INTERNAL COMMUNICATIONS

- **The Bookmark**, PPLD's weekly email newsletter for all staff
- **Intranet** updates and spotlights (such as FAQs and talking points for staff)
- **Staff input and feedback** via bi-annual online surveys
- **Supporting staff trainings and in-service days**, including PPLD's next all-staff training day scheduled for Mon., Oct. 3

Facilities Department Report September 21, 2022

Projects

Interior Paint – Old Colorado City / Cheyenne Mountain? The interior paint project at Old Colorado City was postponed until early December. Staff felt they needed more time in preparation and communication of closure. The Cheyenne Mountain Library interior paint is still scheduled to begin on October 10. Facilities will be making preparations over the next few weeks to include removal of signage mounted on walls, etc. Duration for the Cheyenne Mountain project is still anticipated to take one week. Work will occur after hours and on days the branch is normally scheduled as closed.

Penrose Parking Meters: We approved the Flowbird Parking Kiosk installation project. We are moving forward with site preparation for the kiosks and working with the manufacturer on final coordination of implementing the card readers for staff ID badges and patrons library cards for free parking allowances. Final installation date is dependent on this final step. We are also still awaiting the final Service Level Agreement from Flowbird

Penrose Teen Center: Planning continues on the new teen center at the Penrose Library. The architect has provided 90% design plans for discussion and comments. The architect, once planning is complete, will provide an anticipate cost estimate to be included capital requests for consideration in the 2023 PPLD budget.

Library 21c Turf Conversion: The planning for converting the existing turf at Library 21c is progressing. Carla Anderson, landscape architect has selected her choice of native grasses and submitted for review to Colorado Springs Utilities was conservationist for feedback. Here selection came upon taking several soil samples throughout the property.

This project is anticipated for the spring of 2023.

Additional Projects: The facilities department continues to work on a number of smaller projects districtwide including the Fountain staff work area reorganization and main desk alterations, carpet and desk replacement for the Palmer Lake Library and the Knights of Columbus meeting room creation among others.

Staffing

With the retirement of Randy Osborne, Facilities Supervisor of the West Region at Penrose, Dean Whitman, Facilities Specialist at Penrose has been promoted to take over Randy's responsibilities. We're excited to have Dean take the lead of the Facilities West Region team. Dean has many years as a Facilities Supervisor at a university in Indiana and after that, had his own remodeling business in Colorado Springs. Dean's attention to detail and his overall knowledge will bring many benefits to the facilities department and PPLD overall.

With Dean's promotion, we are now actively searching for his replacement as Facilities Specialist and hope to be filling this vacancy soon.

Monthly Statistics

In the month of August, 2022, the Facilities department completed a total of (163) routine visits to district library facilities. Routine visits are done weekly and allow Facilities Specialists and Supervisors to complete any pending work orders, inspect location for safety issues, address minor projects, restock building supplies, and meet with managers regarding any concerns or requests.

Also, in the month of August, 2022, Facilities staff completed a total of (185) demand work orders (work orders submitted by PPLD staff) accounting for (170.98 hours) of staff time and (222) preventive maintenance work orders (work orders scheduled for equipment, etc.) to account for (227.14 hours) of staff time. A total of (407) work orders. Facilities on-call personnel responded to (0) emergency after-hours calls in August, 2022. Emergency calls address issues that cannot wait until the next business day.

**Human Resources Report
September 2022
Heather Laslie, Chief HR & OD Officer**

Human Resources:

Major projects included the following:

- Organizational Development (Cody Logsdon)
 - Participated in PPLD’s Strategic Planning session
 - Set up September training for Leadership Program Community. The training is titled Confidence Counts and will be presented by Colorado State Library
 - Coordinated interviews for the CITO position
 - Participated on panel for Facilities Supervisor position
 - Participated in training brainstorm meeting. Staff were assembled from across the district to discuss employee survey results on training questions and brainstormed what trainings should take place soon
 - Attended meeting with LinkedIn Learning. Discussed how their content could be compatible with our Learning Management System
 - Employee relations
- HRIS/Benefits/Compliance (Cristina Jaramillo)
 - Presented at two Quickstart sessions with several new hires/promotions/transfer; handled subsequent benefits paperwork
 - Wrapped up testing on ERP 2021 version of database in preparation for migration
 - Wrapped up training on DocuSign (program to replace current Personnel Action process), created 35 minute training video and initiated test group; will also be working with Laurie Jackson to create handouts on different DocuSign processes
 - Employee relations
 - Held ADA interactive process meetings
 - Firmed up more of the Worker’s Compensation processes
 - Began budget review
- Administrative Support Specialist (Laurie Jackson)
 - Assisted with testing and training on DocuSign, as well as some support documentation
 - Distributed new Colorado State Labor Law and Worker’s Compensation Law posters to all PPLD locations
 - Worked on Worker’s Comp claims
- Volunteer program (Karen Goates)

August 2022	Total # of Volunteers	Total # of Hours
Adult Volunteers	164	1038
Teens: Review Crew and Workforce Readiness	20	43
Friends of the Library	59	648

- Our online Teen Volunteer application was updated and will be used for all teen volunteer positions moving forward. This means we will not need to create or track a separate application for Summer Adventure volunteers. It also allows YAS staff at various branches

to access applications directly and upload parent signature forms directly into the volunteer profile

- Board of Trustees applications were activated in our volunteer management software (Volunteer Impact) for the designated time period

- Recruitment (Soumya Gollapalli)

Recruitment / Selection Activity	August 2022
Jobs Posted	12
Newly Hired Employees	7
Promoted Employees	10
Transferred Employees	3
Separated Employees	10

- Testing recruitment module in ERP new version
- Conducted Quickstart (New hire orientation)
- Created and processed Job postings and closings

- Training (Sarah Marshall)

- Facilitated staff training brainstorm to get feedback on future trainings for staff
- Reviewed Fall 2022 Leadership Certificate Program applications and invited 14 staff members to participate
- Exploring LinkedIn Learning integration with our learning management system, Bridge
- Created and assigned ERP training program in Bridge for appropriate staff and managers/supervisors

- Other Projects (Heather Laslie)

- Assisted with IT Budget creation and Team oversight
- Working with Moody Insurance on our medical benefits renewal
- Continued with ongoing employee relations and disciplinary issues
- Continued supporting the amazing team that I'm honored to guide!

HR Stats	August 2022
Total Permanent Employees	403
Total Active Positions	451



INFORMATION TECHNOLOGY (IT) DEPARTMENT REPORT

September 2022

Information Technology team strives to provide quality service that is stable, secure, and simplified.

The IT Advisory Team met and created a list of suggestions for the future for the IT department to consider.

The PPLD cybersecurity team met and discussed the challenges associated with allowing Roblox into the PPLD environment. The IT team is still working towards finding a secure solution.

WEB

- New Tweens Page. Starting to create a new web presence for tweens.
- Website Housekeeping. PPLD.org and related stylesheets are being cleaned up, including discarding old/deprecated code and removing orphaned content.
- Solar Winds tickets. Web Team closed 55 tickets in the month of August.

END USER SERVICES



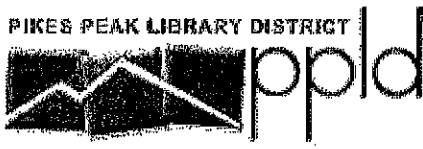
- Self-Check and Security Gate Replacement Project. Installation of the security gates is due to be complete September 9. The self-checks are being shipped from Europe and are scheduled to begin arriving the first week of September. The schedule will be shared once we are able to set it.

Statistics.

- Worked on 371 tickets and closed 288.
- Computer Usage was 20,093 sessions.
- Hotspot Circulation to Library Patrons was 105.
- Printed Pages 148,624.
- Fax Pages 2,383.
- Laptop circulation was 249.
- AWE Early Literacy Station usage was 2,155.

INFRASTRUCTURE

- Penrose Campus cabling and camera installation Project. The lower-level cabling was completed, and the main level will start this month. The team is still awaiting additional equipment for the camera project.
- Data Center Relocation Project. Virtual servers are being moved to the new data center and additional services are being set up. Because of the new servers, Facilities was able to upgrade the HVAC software.
- End Points. Work is progressing on setting up new software for centralized management.
- Cybersecurity. New software was selected for additional security and web filtering. DocuSign is also being introduced to the staff for secure signing and sending of documents.



PIKES PEAK LIBRARY DISTRICT
REQUEST FOR RECONSIDERATION OF LIBRARY MATERIAL

Title of Material to be Reconsidered: DONALD DUCK "THE OLD CASTLE'S SECRET"

Author of Material to be Reconsidered: CARL BARKS

Did you read or view the entire work? Yes: X No: Amount:

What is objectionable about the material... PG 57-58 DEPICTION OF LATINA WOMAN W/HORRIBLE TEMPER - RACIST STEREOTYPE. PG 79-80, 88-89 BLANTANTLY RACIST PORTRAYAL OF BLACK PEOPLE. THEY ARE CANNIBALS & HAVE VERY EXAGGERATED FEATURES/ LIPS.

Is there anything positive about the material as a whole? THE KIDS ARE USUALLY GETTING DONALD OUT OF BAD SITUATIONS - THIS IS A POSITIVE WAY TO SHOW KIDS THAT THEY CAN MAKE BETTER CHOICES THAN ADULTS.

Have you consulted an evaluation of this work by experienced critics? No: X Yes:

(If "Yes", please cite the evaluation):

What are your specific recommendations to the Library regarding this work?

MORE ON BACK

* EITHER IT SHOULD BE MOVED TO THE ADULT SECTION OR RACIST HAVE AN OBVIOUS WARNING LABEL SO ADULTS ARE AWARE OF CONTENT

Would you recommend this material for a specific age group? PROBABLY ADULTS OR KIDS W/ADULT DISCUSSION.

If you are suggesting removal of the item, what work of equal value do you recommend for replacement?

The Pikes Peak Library District values the opinions of all members of the community. Please be advised that this completed form will appear in the Pikes Peak Library District's Board of Trustees Report which is a public document.

Name: LIANE GEORGE Phone: [REDACTED]

Address: [REDACTED]

Representing: Self: X Organization (Name):

Signature: [Signature] Date: 4/26/2022

Staff section: Received By: (Name, Position, Library) Albany R. Pantley, Library Manager, Cheyenne M. [Signature]

* ANOTHER OPTION WOULD BE TO CREATE A SPECIAL SECTION IN THE LIBRARY FOR ITEMS WITH A PARENTAL WARNING THAT INCLUDES RESOURCES FOR PARENTS ON HOW TO DISCUSS DIFFICULT SUBJECTS LIKE RACISM WITH THEIR CHILDREN. THIS AREA WOULD NEED TO BE LOCATED IN AN ZONE OF THE LIBRARY WHERE YOUNG KIDS CAN'T JUST PULL THE BOOK OFF THE SHELF & START READING UNSUPERVISED. COULD POSSIBLY BELONG NEAR YA? PARENT RESOURCES SECTION? DOES THIS EXIST ALREADY?

SOME BOOKSTORES HAVE A "BANNED BOOKS" SECTION WITH A LARGE SELECTION OF BOOKS & SHORT BLURBS ON WHY THEY WERE BANNED. COULD BE AN INTERESTING SECTION TO ADD TO A LIBRARY. WOULD LIKELY BE DIFFICULT TO GET APPROVED & CALLS ATTENTION TO THE "SPECIFIC BOOKS PEOPLE DON'T LIKE - VERY CONTROVERSIAL. WOULD NEED TO BE IN THE ADULT BOOKS ZONE & WOULD TAKE A LOT OF RESEARCH, LIKELY NOT A REAL OPTION.



(719) 531-6333

ppld.org

P.O. Box 1579
Colorado Springs, CO 80901

June 21, 2022

Liana George

524 Plato Dr.

Colorado Springs, CO 80906

lianechan@gmail.com

Dear Liana George,

Thank you for your comments regarding *Walt Disney's Donald Duck "The Old Castle's Secret" by Carl Barks*.

The Library tries to provide a varied and balanced collection of materials that will meet the interests and needs of the more than 700,000 residents we serve in the Pikes Peak Library District (PPLD) service area. PPLD's service commitment is to the people within its service area including people of every age, education, background, personal philosophy, religious belief, occupation, economic level, sexual orientation, ethnic origin, and human condition. We apply standards to the selection of all of our library materials, and these criteria include:

- Author's reputation and significance without regard to political, racial, religious affiliation
- Critical reviews
- Local or national significance
- Reputation and standing of the publisher
- Quality of the physical format
- Public demand and interest
- Artistic merit, literary value, or recognized award recipient
- Evaluation of titles in relation to current holdings and patron demand

To provide further background on our Collection Policy, I have enclosed the American Library Association's Library Bill of Rights and Freedom to View statements, all of which are a part of not only the Pikes Peak Library District's policy, but other public libraries' policies as well.

The library's mission includes providing access to entertainment as well as informational materials, and providing popular culture materials as well as classic literature, films, and recordings.

Walt Disney's Donald Duck "The Old Castle's Secret" by Carl Barks is currently shelved in the Children's J-Nonfiction section of the collection since 2018.

When materials are questioned, our policy states that the material will be reviewed by a team. Three librarians researched, viewed, and reviewed the title including our Collection Management Selection Librarian who orders juvenile material.

Following is some of the pertinent information included in the librarians' reviews.

- The book contains many short stories which have been called classics of 20th century entertainment. Most of the stories in the book are not harmful and provide a snapshot of American culture in the 1940s. The book addresses content of most of the stories in the "Story Notes" section beginning on page 203. While the imagery shown in "Darkest Africa" is harmful and degrading, especially to 21st century standards, the publisher goes to great lengths to address problematic content in the back of the book. (Pages 210-212)
- I suspect that what is objectionable is the portrayal of Africans in "Darkest Africa"; pp. 79-80; p.89. This portrayal is very unflattering, particularly the images on p. 89. The users of the Library should realize that the portrayal is very inappropriate, and it very much reflects when the original comics were produced in 1948.
- I also read the detailed notes regarding the history of the Donald Duck comics and illustrator in the back of this publication. I would encourage readers to also do so since these notes are very enlightening.
- The comics included in this collection were published in comic books from January 1948 – November 1948. They represent an important chapter in the art of a significant Disney artist, and offer a complete chapter in Carl Bark's artistic work.
- Recently there have been discussions about similar materials and the role of public libraries, specifically certain content created by Theodor Seuss Geisel (Dr. Seuss). I read articles about whether other libraries have retained outdated materials with racist content. The follow articles reinforce the relevance of challenged materials to readers today and indicate that is not the library's position to censor materials. Rather, our role is to provide access to materials and encourage families to take an active role in making decisions about what is appropriate for their own family

According to the WorldCat database, 122 public libraries have the title in their collection (204 copies overall). The majority have in their children's section, a couple of libraries had all comic books in adult or Young Adult.

- PPLD currently has six active copies with 141 circulations.

Reviews and other articles consulted:

- School Library Journal (09/01/2013):Gr 3 Up--In the history of comics it is rare to find a creator so devoted to and so invested in his characters as Barks. In 24 years of writing and illustrating Donald Duck comics (1942-1966), he produced more than 500 stories on more than 6000 pages. "The Old Castle's Secret" is the third in a multivolume series celebrating Barks's prolific and popular run with the

Disney character. Aside from the titular story, this volume contains 19 more, ranging in length from one to 30 pages. The plots are similar-Donald's big mouth gets him into trouble and his three nephews bail him out-but the formula never gets tired. The subtle characterizations take center stage, teaching readers more about the characters with each new adventure. Barks's artwork serves the stories well, and he was ahead of his time in his ability to portray movement using the comics format (he started as an animator) and emotion despite the limitations of duck anatomy. In addition to the comics themselves, the volume contains commentary for all of the stories from a variety of experts and a biography of Barks at the end. Fantagraphics gets high marks for presentation as well, with the attractive cover art sporting a smooth-to-the-touch surface and glossy lettering. At least one book from this set should be considered essential to every comics collection, and more as budgets allow.--J. M. Poole, Webster Public Library, NY. Copyright 2013 School Library Journal, LLC Used with permission.

- **Booklist :**

The applause-worthy effort to publish the entirety of Barks' duck oeuvre continues in this third book, which covers his 1948 output and, when all is said and done, will be the sixth volume, chronologically speaking. The two longer anchor stories are "The Old Castle's Secret," a terrific ghost mystery set in an old Scottish castle, and "The Sheriff of Bullet Valley," which sends Donald on a Wild West caper of cattle rustlin' and outlaw bustin'. Though the cartoon style might appeal to young comics fans, the inclusion of a controversial story, "In Darkest Africa," which features racist depictions of Africans, makes this better suited to adult readers, who might be interested in this period of comics history. Oodles of shorter pieces, on the other hand, are just plain fun. Grades 2-6. --Ian Chipman

- FUNNY ANIMALS, OLD AND NEW. By: SANDERS, JOE SUTLIFF, Teacher Librarian, 14811782, Dec2013, Vol. 41, Issue 2 Full TeBarks, Carl. Walt Disney's Donald Duck: The Old Castle's Secret. Fantagraphics, 2013. 240p. \$28.99. 978-160699-653-9. Grades 2 and up. It's hard to remember now, but there was a time when funny animals, not superheroes, were the most popular characters in comics. Perhaps the greatest master of them all was Carl Barks, the genius cartoonist who made Scrooge McDuck a household name. This book collects the second appearance of that worthy duck--a story of Uncle Scrooge whisking Donald and the boys off to Scotland to search for treasure guarded by a family ghost--together with a wide range of other tales in which Huey, Dewey, and Louie save Donald from his own pride, cowardice, or just plain foolishness. The storylines are clear, the settings are evocative, and the work as a whole is a reminder that one of the greatest cartoonists we ever had was the guy who made ducks kings in the world of funny animals. By JOE SUTLIFF SANDERS
- American Library Association. (2017, October 20). *Intellectual freedom and censorship Q & A*. Advocacy, Legislation & Issues. Retrieved from <https://www.ala.org/advocacy/intfreedom/censorship/faq>
- Berra, D. (2021, April 5). *The dr. Seuss Opportunity*. The Dr. Seuss Opportunity " Public Libraries Online. (n.d.). Retrieved from <http://publiclibrariesonline.org/2021/04/the-dr-seuss-opportunity/>
- Fitz-Gibbon, J. (2021, March 4). *NY Public Library keeping dr. Seuss books in circulation*. New York Post. Retrieved from <https://nypost.com/2021/03/03/ny-public-library-keeping-dr-seuss-books-in-circulation/>
- Jenkins, T., & Yarmosky, J. (2019, February 26). *Dr. Seuss Books can be racist, but students keep reading them*. NPR. Retrieved from <https://www.npr.org/sections/codeswitch/2019/02/26/695966537/classic-books-are-full-of-problems-why-cant-we-put-them-down>

- O'Kane, C. (2021, March 4). *New York and Denver Public Libraries aren't removing dr. Seuss books over racist imagery*. CBS News. Retrieved from <https://www.cbsnews.com/news/dr-seuss-books-public-libraries-removal/>

Based on PPLD's selection policy criteria, two of the three librarians reviewing *Walt Disney's Donald Duck "The Old Castle's Secret"* by Carl Barks recommended retaining the book in the collection as classified. This book is located in the children's area of the library. Parents are encouraged to monitor their children's and teens' selections to ensure that an item is appropriate for their family.

We acknowledge and accept your right to object to this material personally. However, a public library has an obligation to preserve the right of each individual to make her/his own assessment of library materials. We serve a diverse community with diverse interests, and we select library materials to reflect these diverse interests.

I concur with the two librarians' recommendation to retain the book in our collection as classified in the children's area.

Thank you for your interest in the Pikes Peak Library District. I hope that you will continue to use the library and that you are always able to find materials that meet the reading, viewing, listening, and informational preferences of you and your family.

Sincerely,



Teona Shainidze Krebs, Interim Chief Librarian & CEO
Pikes Peak Library District