

COUNTRY REVITALIZATION AUTHORITY (CRA)

A New Tool in the Redevelopment Toolbox



Introductions



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Purpose

Introduce the County Revitalization Law as an innovative tool to address unincorporated areas that would benefit from revitalization and economic investment that is unlikely to occur without intervention.

Agenda

- Background & History
- A New Tool in the Redevelopment Toolbox
 - Comparison of URA & CRA
 - Tax Increment Finance (TIF)
 - HB24-1172: The Act
 - Creating an Authority
 - Powers of an Authority
 - Creating a Revitalization Plan
- CRA in Action
 - How Adams County is planning to use this tool



Background

Colorado municipalities have had access to powerful redevelopment tools since the Urban Renewal Law (C.R.S. 31-25-103) was adopted in 1958.

Adams County led HB24-1172, with bipartisan support and jointly championed by Mesa County, to create legislation for the formation of County Revitalization Authorities, allowing for multi-year fiscal commitments to qualifying and targeted unincorporated areas.

History

HB24-1172 Timeline

2022-2024
Evolution of draft, engagement and collaboration



March 11, 2024
Passed by the House



April 17, 2024
Passed by the Senate



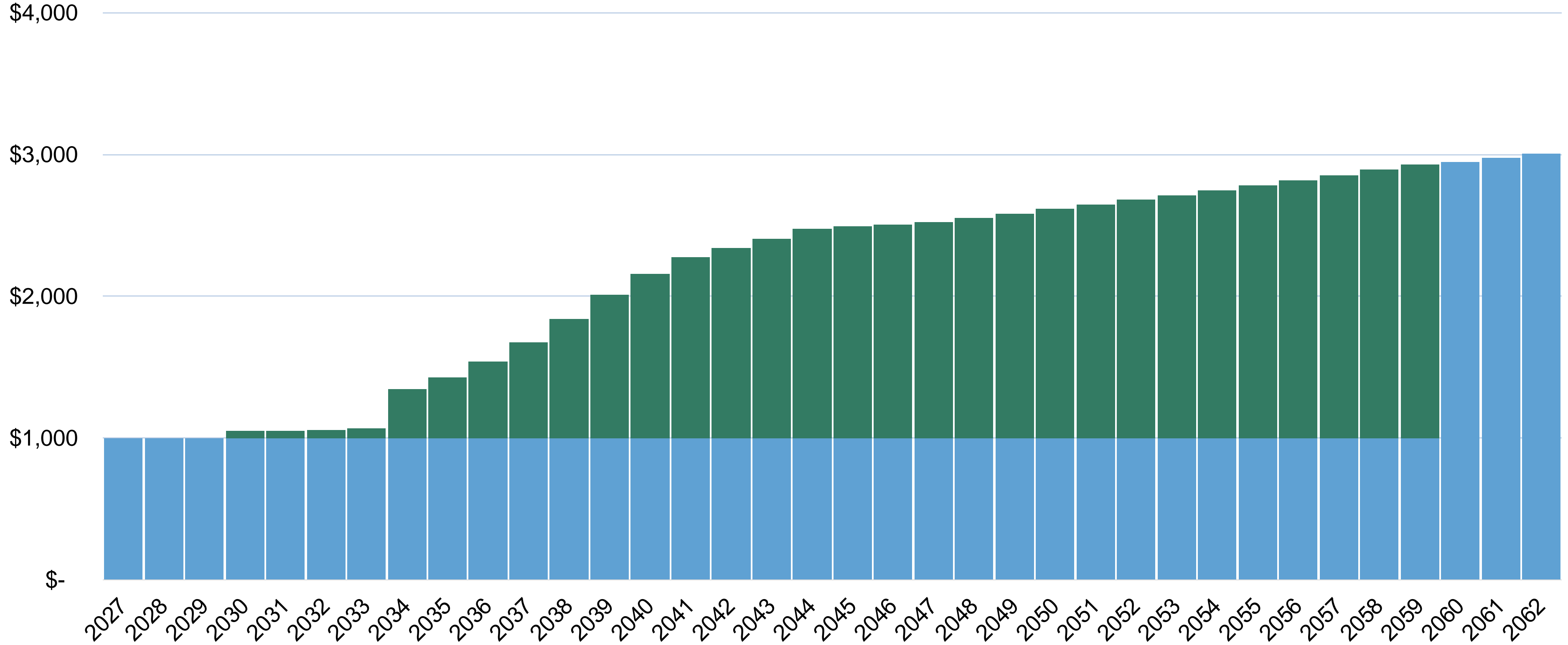
June 4, 2024
Signed into law by Governor Polis

Comparing URA and CRA

Topic	URA	CRA
Purpose	Prevent and remedy “Blighted Areas,” as defined in the Urban Renewal Law.	Stimulate revitalization and private investment that will not occur without catalytic funding that provides public benefits.
Required Findings	Blighted Areas	Opportunity Factors
Taxing Bodies Participation	URA negotiates tax increment sharing agreements with taxing bodies, and if unsuccessful, the URA may initiate mediation.	A taxing body must petition to join the CRA before its tax increment can be shared with the CRA; referred to as an “opt-in” provision.
School District Participation	URA can collect the increment from school districts within urban renewal areas.	School districts may not opt into the CRA to share increment (due to State budget backfill).
Authority Commissioners (Post HB15-1348)	Appointed by mayor or self-designation of governing body; must allow 3 additional members representing affected county, school district, and special districts; must have 13 members unless governing body serves, in which case, up to 4 additional members are required to achieve an odd number.	Consists of 3 to 8 commissioners appointed by the board of county commissioners. If any taxing entity opts in, one commissioner must be selected by agreement of the special districts that have joined the CRA.
TIF Period	25 Years	30 Years

Tax Increment Financing

■ Base ■ Increment



HB24-1172 - the "Act"

The Act creates the process for establishing a county revitalization authority ("Authority") to use tax increment and private financing to conduct a county revitalization project ("Project") in accordance with a county revitalization plan ("Plan").

- County Revitalization Authority: A Corporate Body organized to implement a revitalization plan adopted by the Governing Body.
- County Revitalization Plan: An adopted strategy for the County Revitalization Projects.
- County Revitalization Project: Undertakings and Activities taken by an Authority in accordance with an adopted Plan.
- Urban-Level Development: An area in which there is a predominance of permanent structures and/or above-ground or at-grade infrastructure.



HOUSE BILL 24-1172

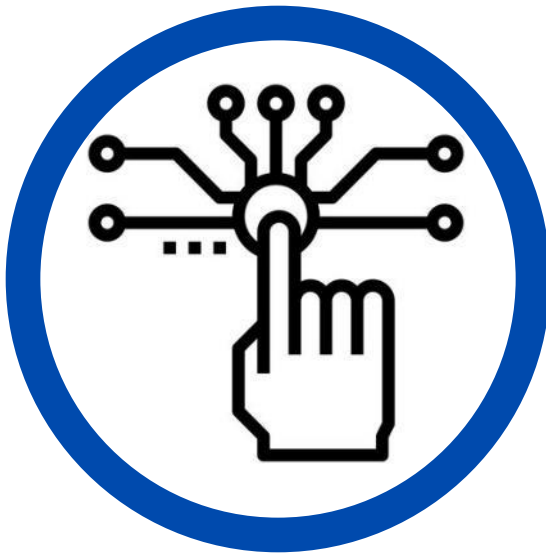
BY REPRESENTATIVE(S) Taggart and Bird, Amabile, Froelich, Lindsay, Snyder;
also SENATOR(S) Kirkmeyer and Mullica, Exum, Pelton B., Pelton R., Priola, Roberts, Simpson, Will, Winter F.

CONCERNING COUNTY REVITALIZATION AUTHORITIES.

Be it enacted by the General Assembly of the State of Colorado:

Creating an Authority

Initiation



Voters or the
Governing Body

Public Hearing



Governing Body to
make determination

Appoint
Commissioners



Governing Body
+ Special Districts*

Creating a Plan



IDENTIFY AN AREA



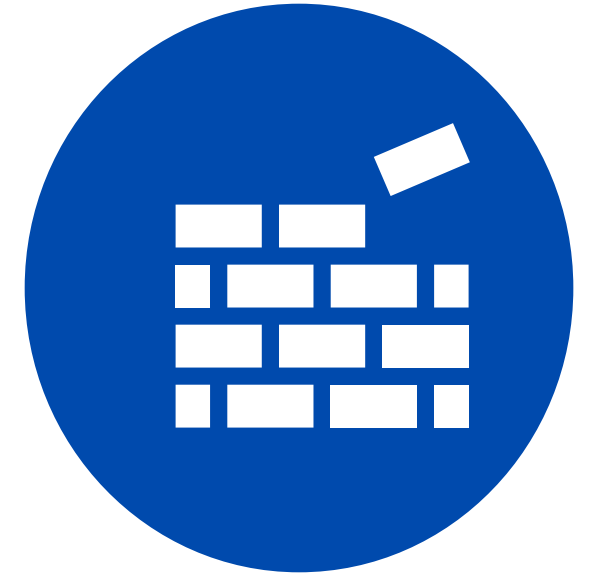
STUDY AREA AND
IMPACTS



PLANNING
COMMISSION
REVIEW



BOCC APPROVAL



CRA
IMPLEMENTATION

Public Engagement

CRA Powers



CONTRACT



BUDGET



BORROW



ACQUIRE &
DISPOSE
PROPERTY



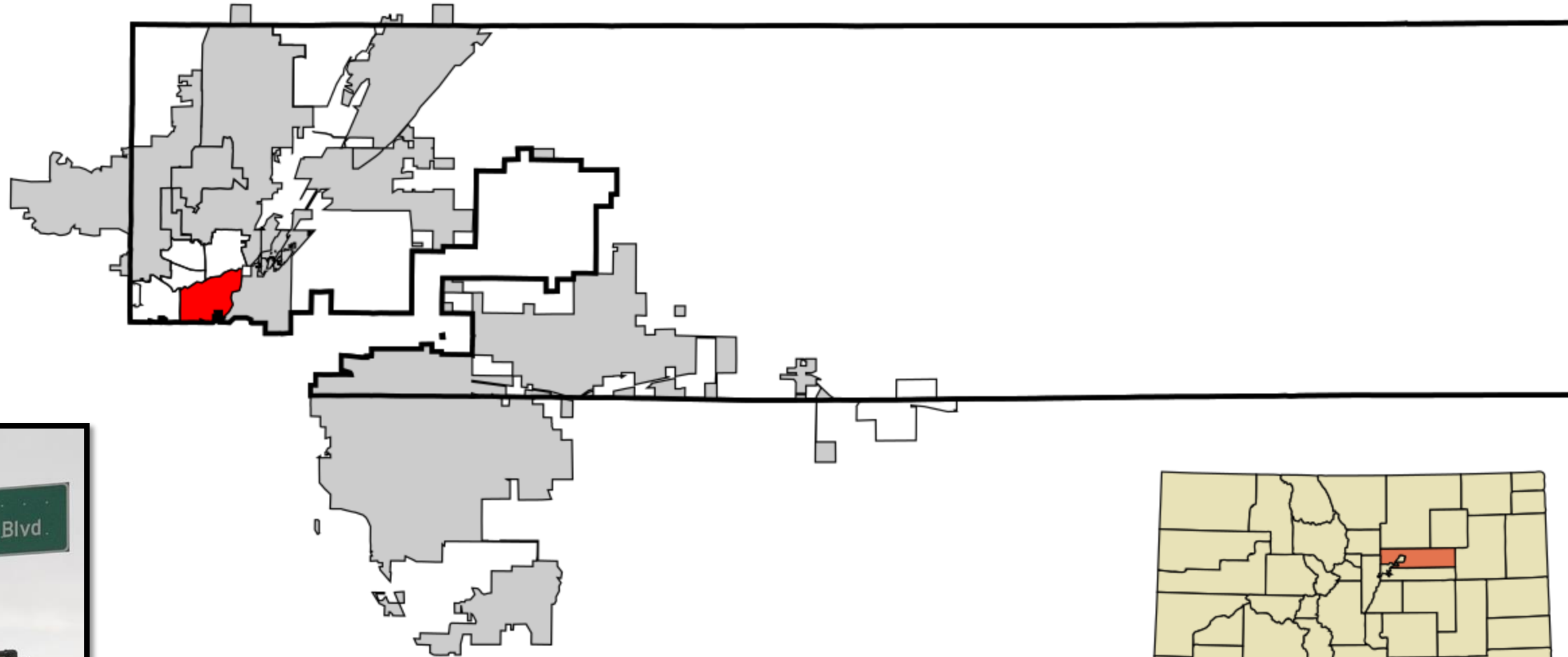
DEVELOP &
CONSTRUCT

An Authority does not have any power to levy or assess ad valorem taxes, personal property taxes, or any other forms of taxes, including special assessments against any property.

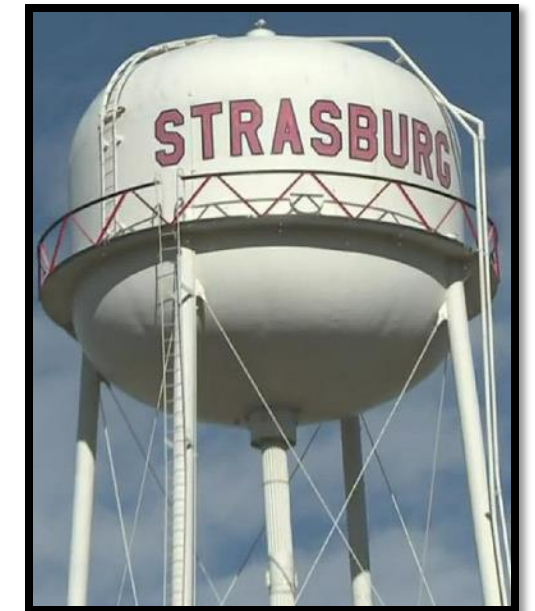
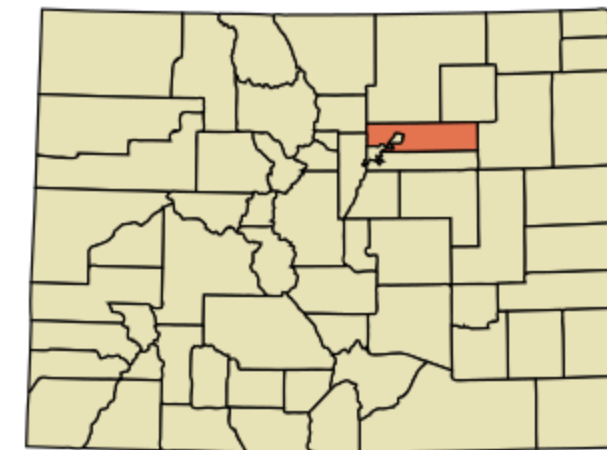


CRA in Action:
How Adams County
is preparing to use
the tool

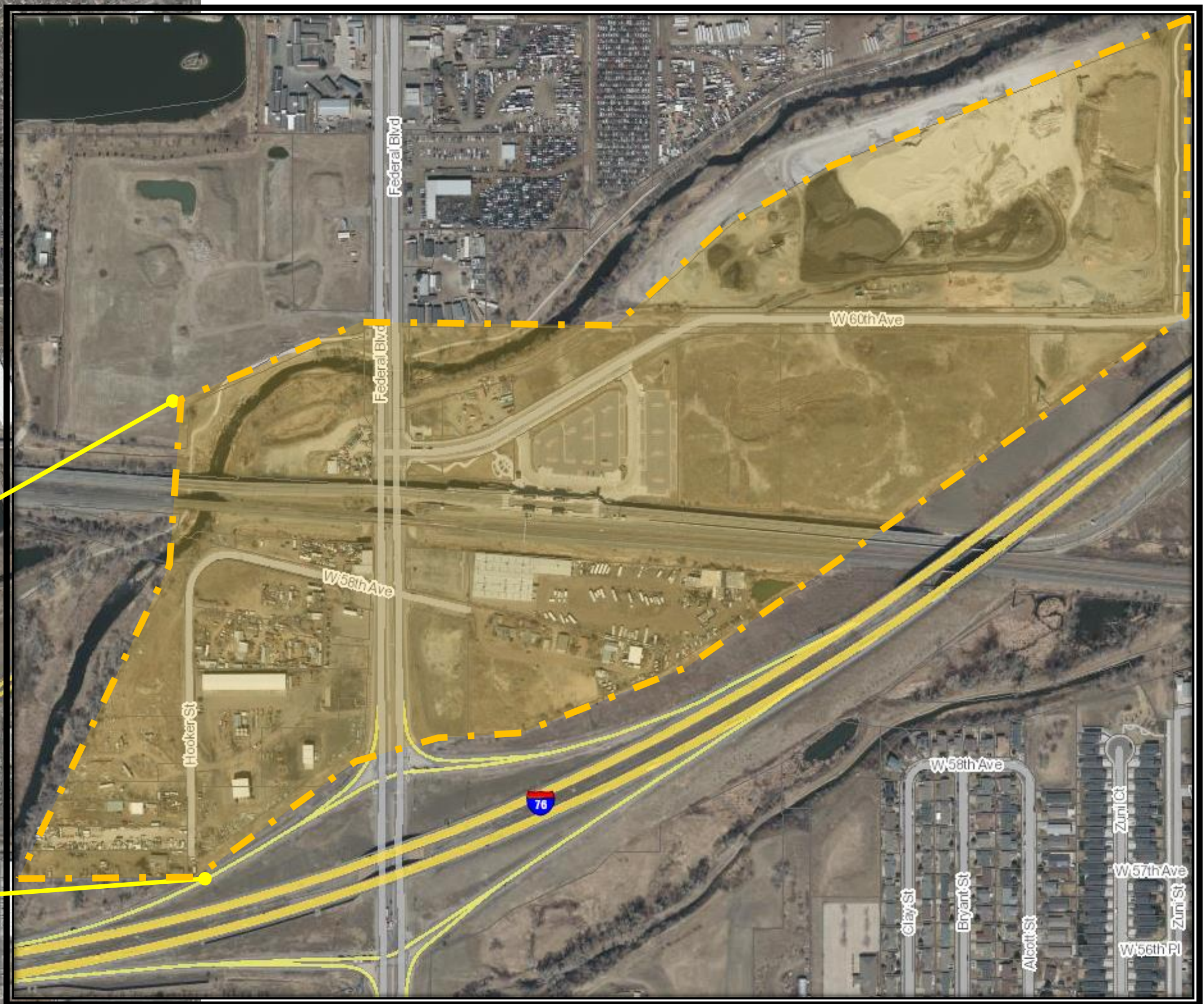
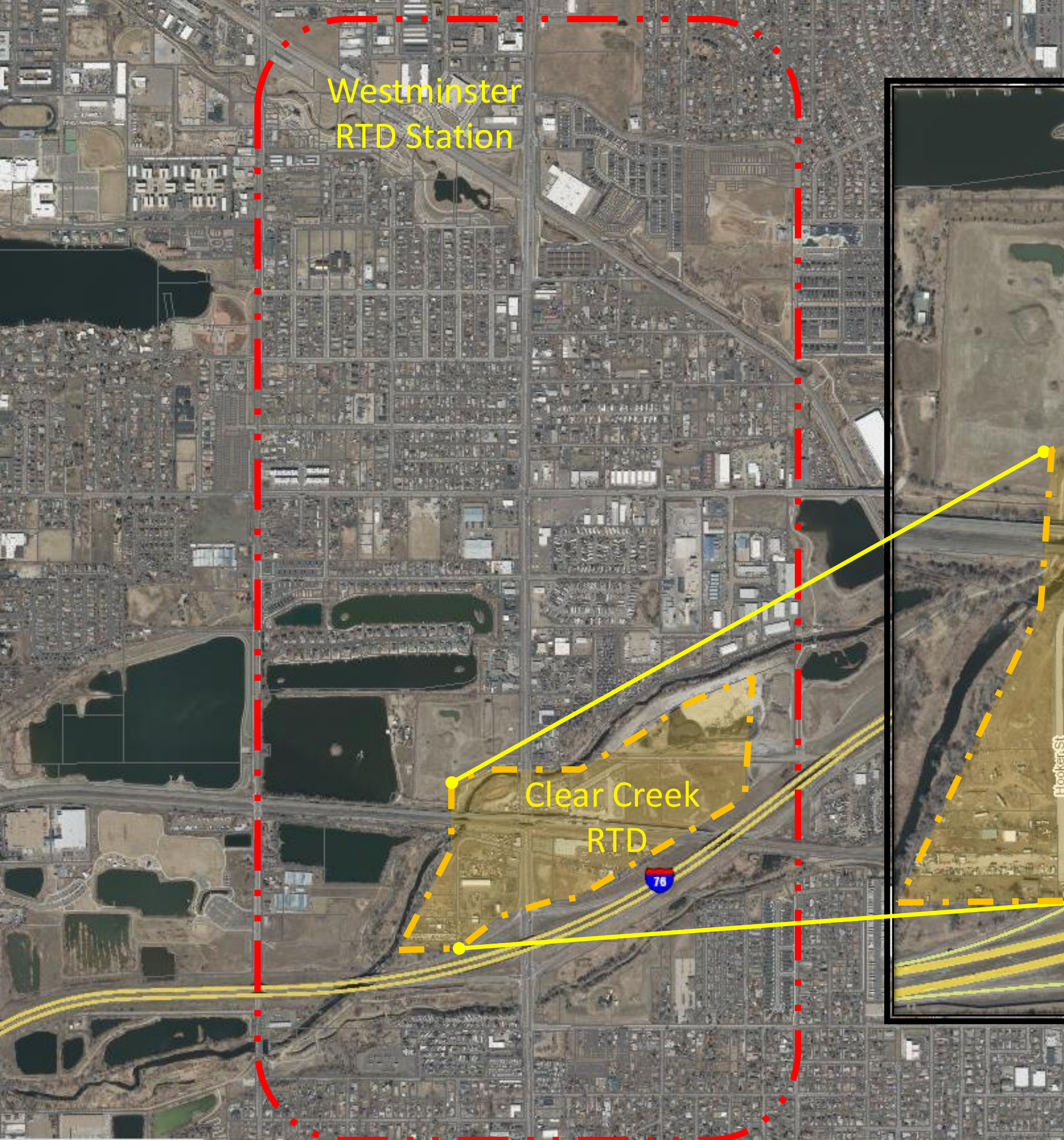
Two Contexts: One Urban and One Rural



Federal Boulevard Corridor & Clear Creek



Town of Strasburg (Uninc.)



Opportunity Factor #1: Investment in Critical Infrastructure

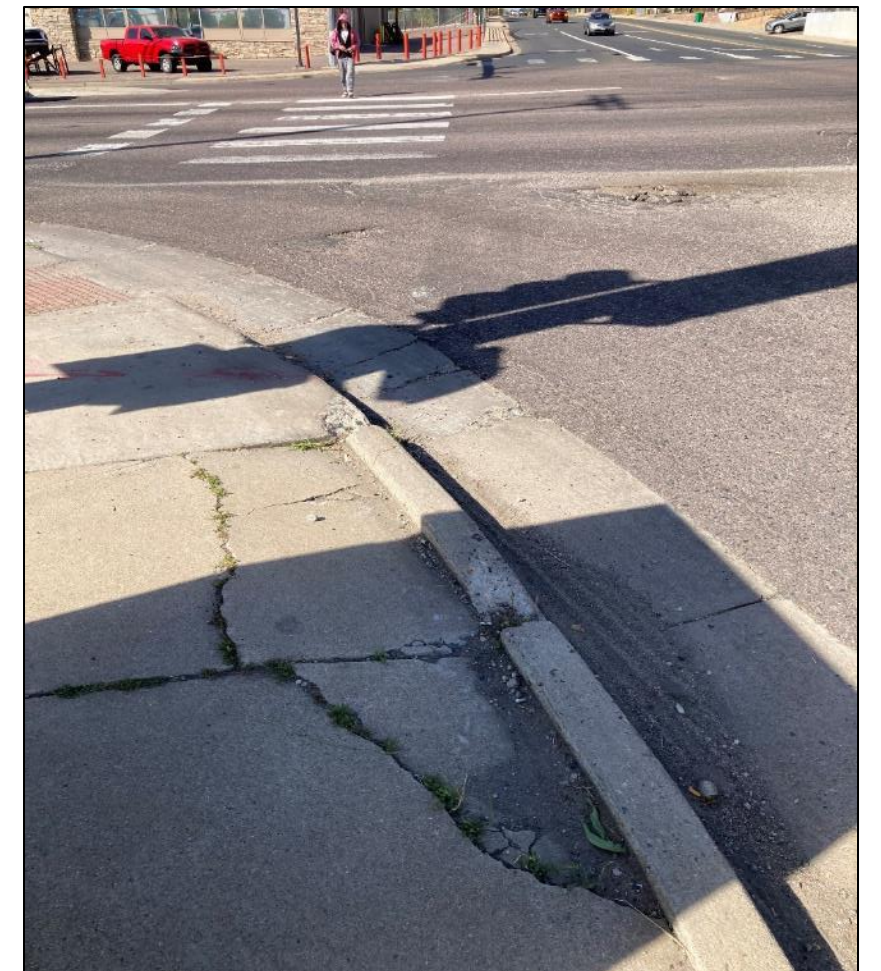
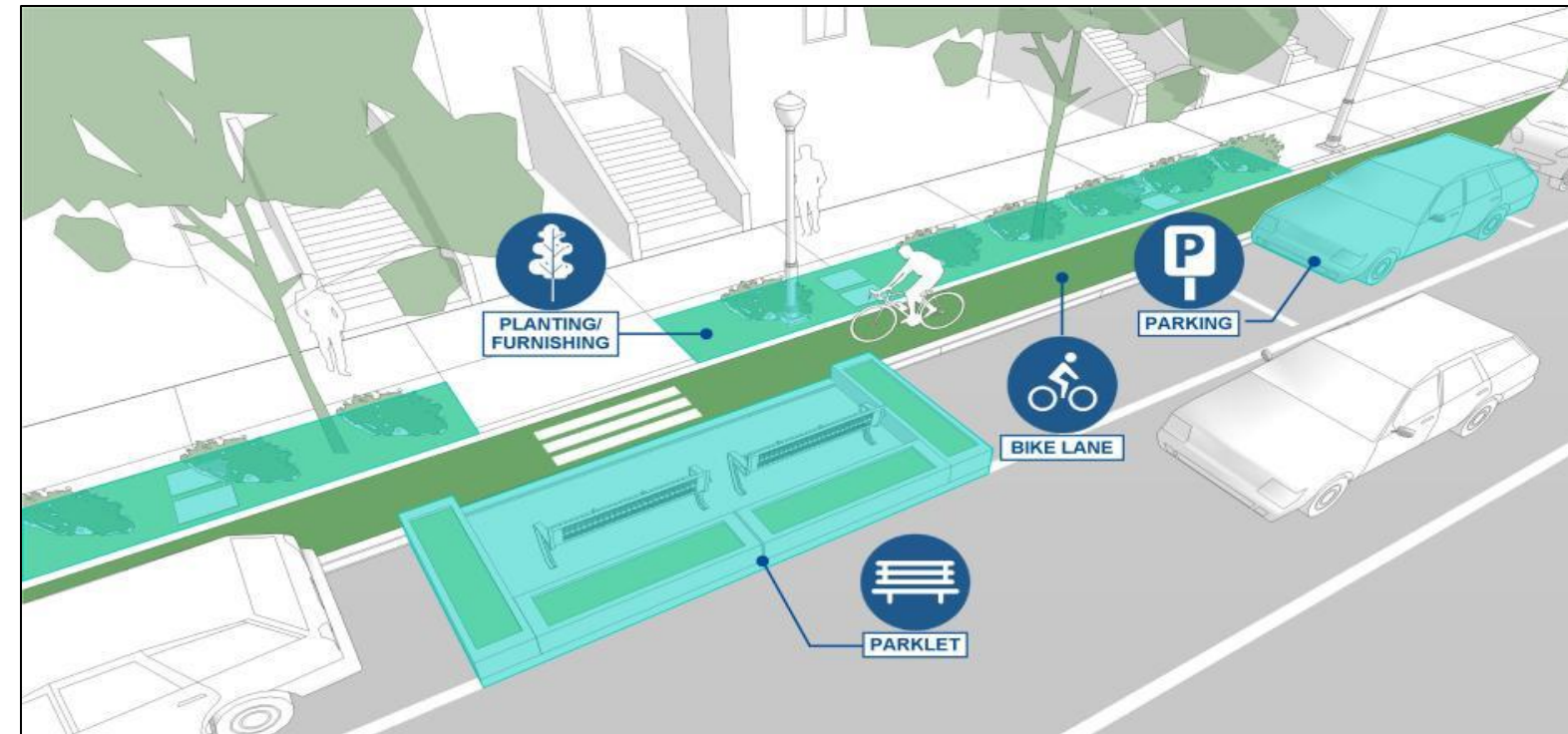


CRESTVIEW WATER & SANITATION DISTRICT

BERKELEY WATER AND SANITATION DISTRICT

Established in 1961

Opportunity Factor #2: Improved Mobility and Multimodal Access



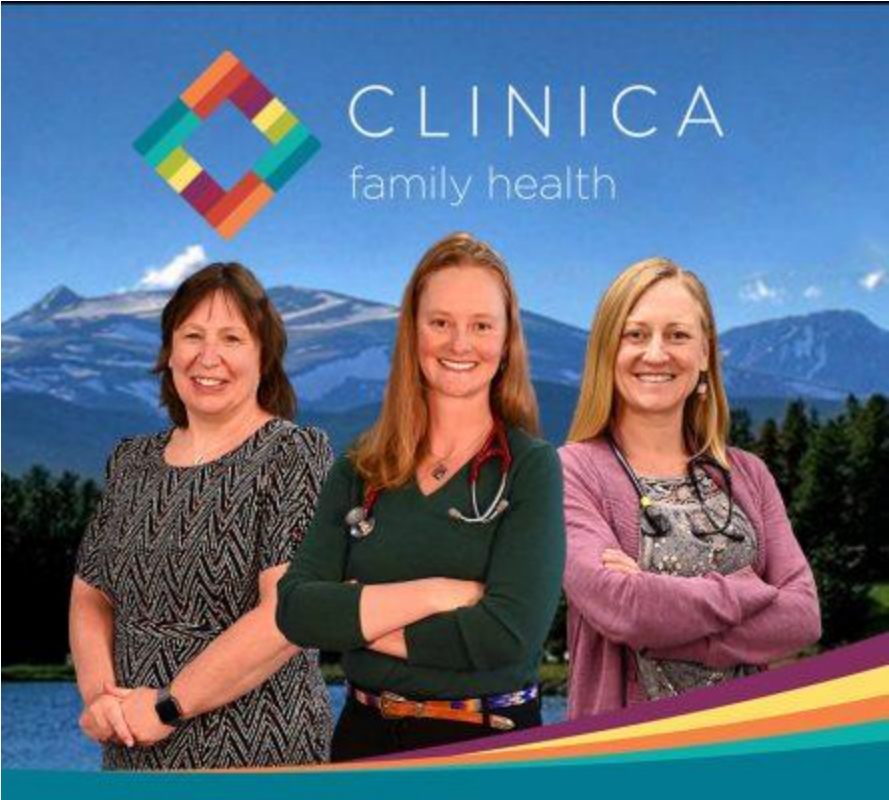
Opportunity Factor #3: Affordable Housing Near Transit



Opportunity Factor #4: Economic Opportunities for Job Creation



Opportunity Factor #5: Access to Healthy Food, Community Medical Services, Public Parks, and Public Education



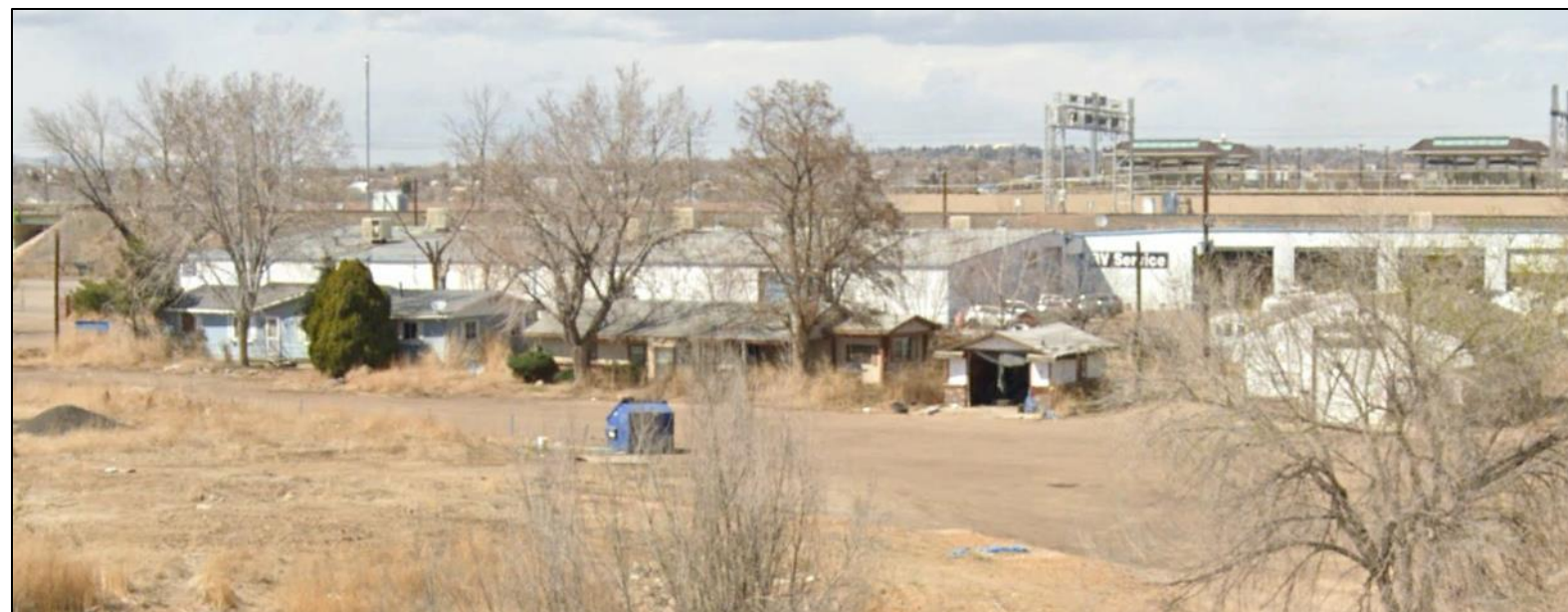
Opportunity Factor #6: Improved Circulation and Safe Public Transportation Systems



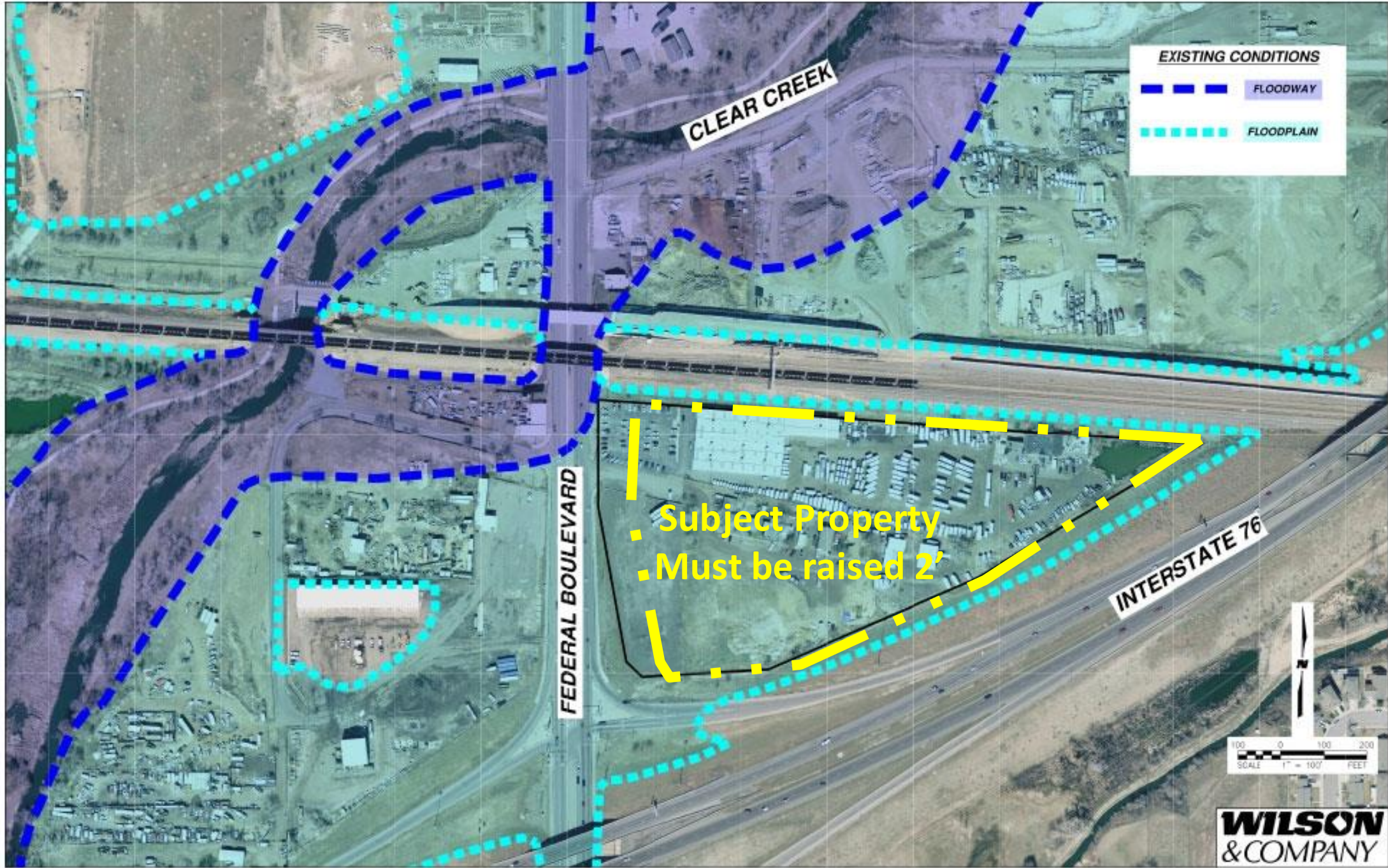
Opportunity Factor #7: Remediation of Contaminated Soils or Water

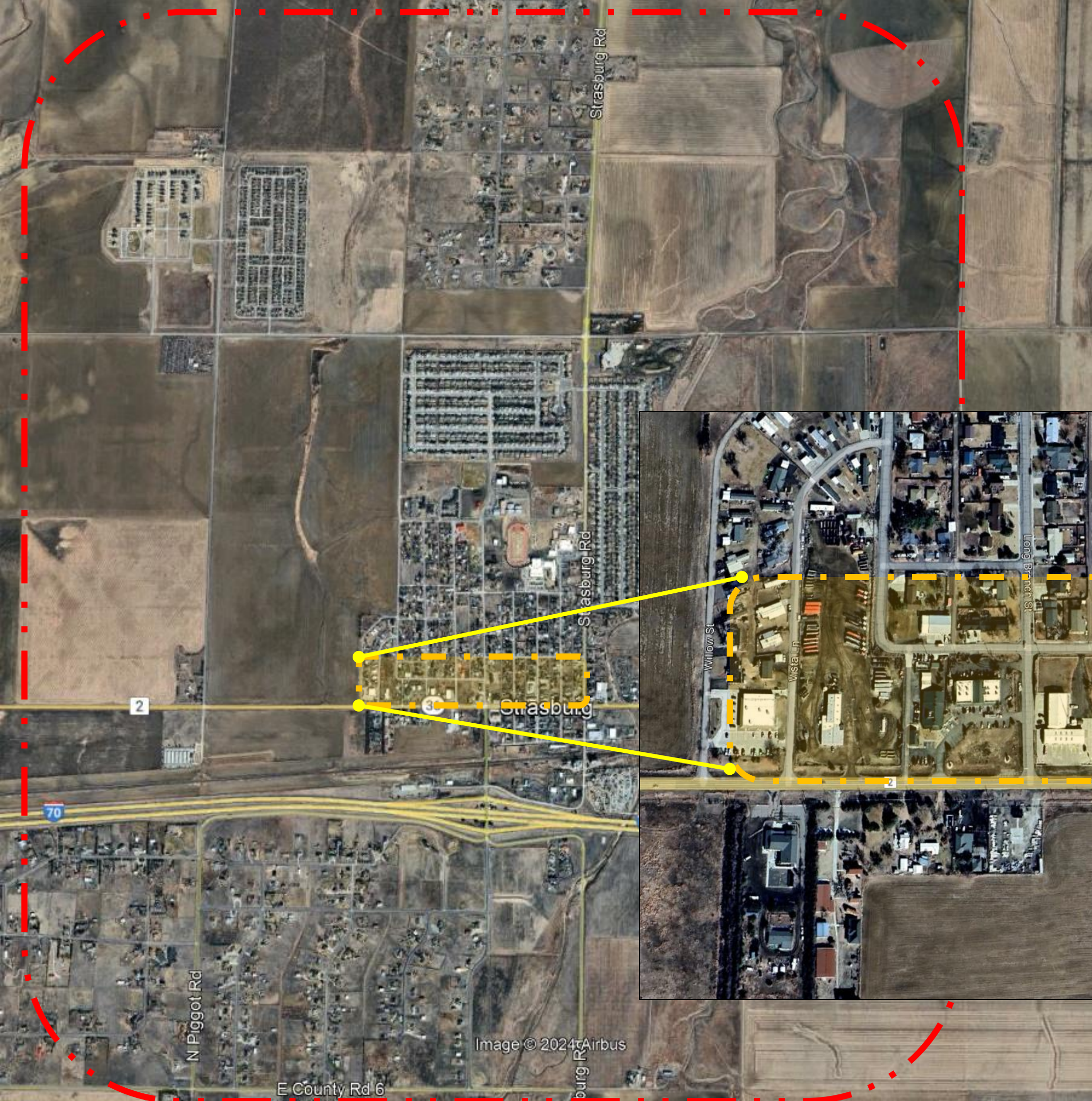


Opportunity Factor #8: Clearance or Rehabilitation of Deteriorating or Unsafe Structures

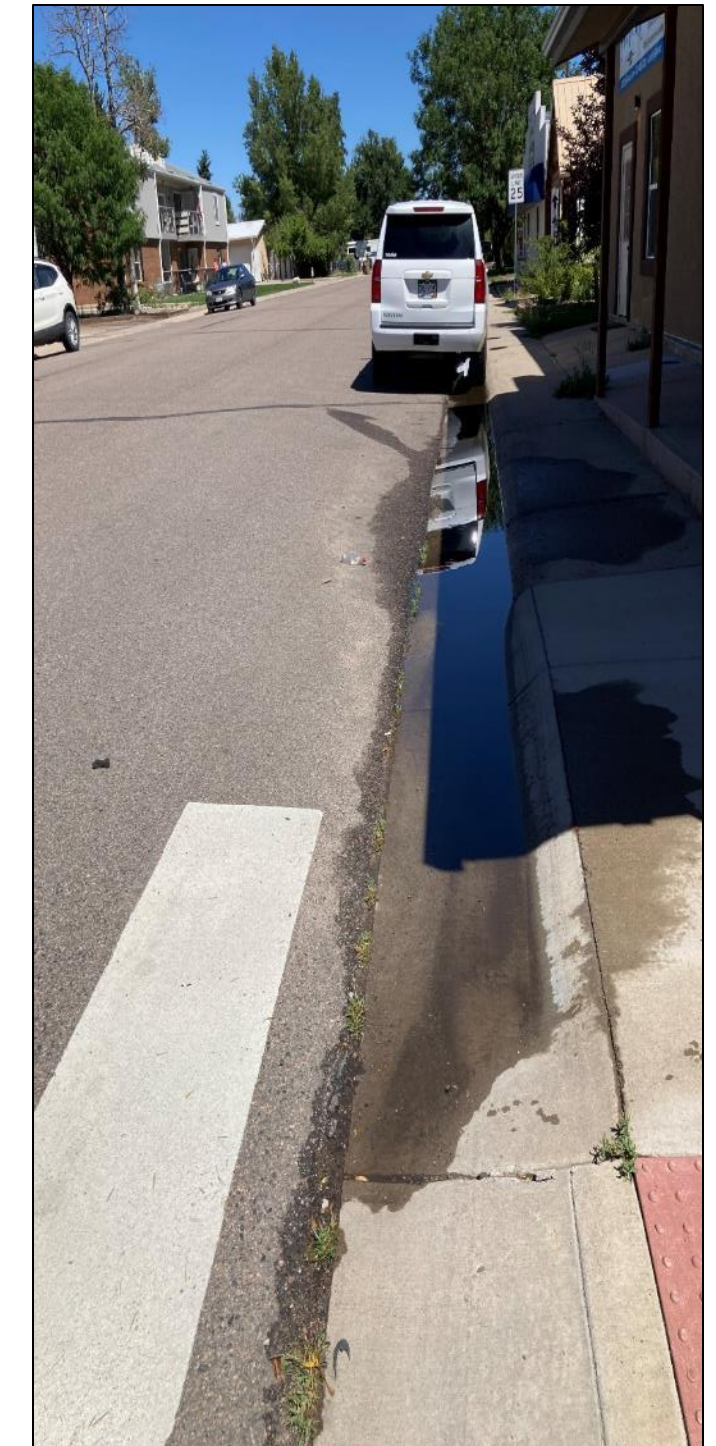


Opportunity Factor #9: Redevelopment of Landfills and Floodplains





Opportunity Factor #1: Investment in Critical Infrastructure



As Strasburg grows, there will likely be increased desire for municipal levels of service, and the town may “re-incorporate” in the future. For now, investment is needed in curb and gutter to manage stormwater, water and sewer lines to manage increased flows, and sidewalks to provide safe connections. Adams County is also pursuing expanded broadband infrastructure.

Opportunity Factor #2: Improved Mobility and Multimodal Access



Strasburg has a strong sense of community that includes local small businesses and a post office, but it lacks pedestrian connections and ADA accessible routes between them. The addition of sidewalks, ADA curb ramps, and protected crossings will allow alternatives to driving.

Opportunity Factor #4: Economic Opportunities for Job Creation



Opportunity Factor #5: Access to Healthy Food, Community Medical Services, Public Parks, and Public Education



Strasburg is approximately 10 miles from the incorporated and rapidly growing Town of Bennett, where many services are located, so access to them remains a key consideration.



Opportunity Factor #6: Improved Circulation and Safe Public Transportation Systems



Questions, Comments, Snarky Remarks?

