



Mr. Jon Walker
Executive Director
Pueblo City-County Library District
100 East Abriendo Avenue
Pueblo, Colorado 81004

September 9, 2022

Re: Colorado Smelter Revitalization Project Urban Renewal Area

Mr. Walker,

Your agency has been identified as a taxing body in an area referred to as Colorado Smelter Revitalization Project Urban Renewal Area (the "Project") comprising portions of the Grove, Bessemer, and Eilers Neighborhoods. Enclosed are the Impact Report, Conditions Survey, Proposed Plan, and a draft of the Property Tax Increment Revenue Agreement for your consideration with respect to the "Project". A public hearing before the City Council of the City of Pueblo is tentatively scheduled for January 9, 2023.

Pursuant to Colorado Revised Statutes, Section 31-25-107(3.5), we offer the following:

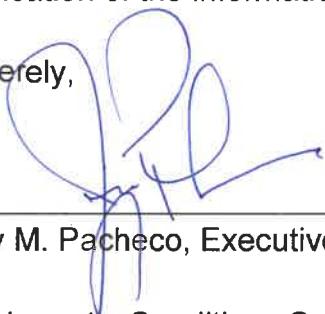
1. Redevelopment improvements necessary to remove the conditions identified in the Conditions Survey dated April 5, 2022, hereto attached as Exhibit A. We are requesting the use of Tax Increment Financing for the entire 25 years permissible per CRS 31-25-104.
2. The goal of the "Project" is to eradicate blight through implementing the Plan, hereto attached as Exhibit B. Goals of the Plan include working to attract additional investment, alleviate blight, assist in environmental remediation efforts surrounding the smelter site, improve streetscapes to promote pedestrian activities, invest in community spaces, and infill lot development.
3. It is anticipated that the generally applicable real and commercial personal property taxes from this project could generate between \$0 to \$64,890,000 over the 25-year period assuming the objectives of providing new housing resources, developing commercial mixed-use projects, and increasing access to employment centers are met. This project would reverse years of stagnant property tax revenue receipts within this area, and as shown in the impact Report these new property tax

revenues would not be realized in the future without this investment in the project area.

On behalf of the City of Pueblo, and the Pueblo Urban Renewal Authority, we respectfully request your positive consideration and support of the Colorado Smelter Revitalization

Project Urban Renewal Area. If you have any questions, comments or wish to have clarification of the information above, please contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read "JMP".

Jerry M. Pacheco, Executive Director

Attachments: Conditions Survey, Proposed Plan, Impact Study and Draft Property Tax Increment Revenue Agreement



Pueblo Urban Renewal Authority

Colorado Smelter URA Plan: Conditions Survey

The City of Pueblo, Colorado

165646 | April 5, 2022



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April 5, 2022

Pueblo Urban Renewal Authority
The City of Pueblo, Colorado

Dear Pueblo Urban Renewal Authority Board of Commissioners,

The following conditions survey report is intended to assist the Pueblo Urban Renewal Authority (PURA) with identifying and cataloguing conditions that may be arresting sound development from occurring throughout a specific area of the City. This area is named the "Colorado Smelter Urban Renewal Plan" area, which is a reference to Pueblo's ongoing work with the "Colorado Smelter Revitalization Plan" (CSR). The proposed urban renewal plan area encompasses a significant portion of the CSR, including both operable units (OU1 and OU2) of the EPA's superfund site around the former smelter facility and slag pile. The area also includes the Bessemer, Eilers Heights/Bojon Town and Grove Neighborhoods. In total, Colorado Smelter Urban Renewal Plan area includes 4,343 parcels, an estimated 69.27 miles of roads, and approximately 2,642 acres. The conditions survey evaluates this area in its entirety.

This report has been prepared based upon the application of Colorado's Urban Renewal Law under C.R.S. 31-25 Part I, more specifically §§ 101 to 116 (the "Act"). The report includes a description of each blighting factor for identification pursuant to Act and an identification of those factors observed, identified and found to exist within the proposed plan area. Blighting factors have also been mapped to illustrate the location of these observed conditions.

Based upon our field observations and analysis, this report finds that the surveyed area meets the Act's statutory minimum of blighting factors required to designate the proposed Colorado Smelter Urban Renewal Plan as an urban renewal plan area eligible for urban renewal activities.

Sincerely,

Andrew Arnold, AICP
Economic Development Planner
Short Elliott Hendrickson, Incorporated (SEH®)

CC: Jerry Pacheco and Cherish Deeg

Executive Summary

The Colorado Smelter Urban Renewal Plan Conditions Survey:

A conditions survey report is required by Colorado's Urban Renewal Law to examine the existence of specific conditions that contribute to making an area within the community "blighted", and therefore eligible for urban renewal treatment. The conditions survey is the first step in the process of either establishing an Urban Renewal Authority within a municipality or creating an urban renewal plan for a specific geographical area of that municipality.

An urban renewal plan area, also known as an urban renewal project, is defined by state statute to mean "a slum area, or blighted area, or combination thereof, which the local governing body designates as appropriate for an urban renewal project" (C.R.S. 31-25-103). The process to designate an urban renewal plan is organized under Colorado Urban Renewal Law (C.R.S. 31-25-101 to 116).

For an urban renewal plan to be established and adopted, a specific geographic area within the community must be found to exhibit certain conditions. These conditions are known as "blighted area factors" and these factors must be catalogued accordingly before urban renewal projects and activities can commence. The process of surveying an area for the presence of blighting factors is part of conducting a conditions survey, a report that carefully analyzes a geographic area to determine the existence of factors that, "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." (C.R.S. 31-25-103.2)

The conditions survey does not create a new Urban Renewal Plan or Urban Renewal Project. The Conditions Survey is merely a starting point for that process, one that is required before the Pueblo Urban Renewal Authority can designate a specific plan area, evaluate its fiscal impacts and potential tax increment generation, and adopt its Urban Renewal Plan. The conditions survey's purpose is to evaluate the proposed URA plan area and determine if it meets the statutorily required threshold of blighted area factors. Colorado's Urban Renewal Law defines eleven factors, four of which must be identified before an Urban Renewal Project or Plan can be established and adopted.

The proposed project area was carefully surveyed during a week-long field visit. Observations were taken during this field visit that identified the presence of statutorily defined blighting factors throughout the area. These observations were supplemented with background research on the survey area. This report thoroughly reviewed both City and County planning documents, as well as assessment information that could help identify blighting factors that were not easily observable during the site visits.

The conditions survey also carefully reviewed the Colorado Smelter Revitalization Plan (CSRP). The CSRP was created in response to the 2014 EPA Superfund designation of the former smelter facility and slag pile. The plan represents a multi-agency collaboration between the EPA, the City of Pueblo, as well as state and local entities to strategically target investment and revitalization in the area and its surrounding neighborhoods. The proposed urban renewal plan area is intended to support the CSRP's investment and revitalization goals. Blighted area factors that relate to the EPA Superfund site, or blighted area factors arresting the goals outlined in the CSRP, were specified by this report.

The conditions survey's conclusion is that the proposed Colorado Smelter Urban Renewal Plan area exhibits the necessary number of blighting factors to make it eligible for an urban renewal project or plan area according to state statute. This conditions survey identified ten (10) blighting factors within the area, listed in the table below:

Executive Summary (continued)

Colorado Smelter URA Plan Conditions Survey - Blighted Area Factors Cataloged	
Blighted Area Factor # (C.R.S. 31-25-103.2 List Label)	Definition
Factor 1 (a)	Slum, Deteriorated or Deteriorating Structures
Factor 2 (b)	Predominance of Defective or Inadequate Street Layout
Factor 3 (c)	Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness
Factor 4 (d)	Unsanitary or Unsafe Conditions
Factor 5 (e)	Deterioration of Site or Other Improvements
Factor 6 (f)	Unusual Topography or Inadequate Public Improvements or Utilities
Factor 8 (h)	The Existence of Conditions that Endanger Life or Property by Fire or other Causes
Factor 9 (i)	Buildings that are Unsafe or Unhealthy 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
Factor 10 (j)	Environmental Contamination of Buildings or Property
Factor 11 (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

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Pueblo Urban Renewal Authority

Colorado Smelter URA Plan: Conditions Survey

Prepared for the PURA Board of Commissioners

1 The Colorado Smelter Urban Renewal Plan Area Summary

1.1 Survey Area

The Colorado Smelter Urban Renewal Plan's proposed boundary encompasses 2,642-acres¹ within the City of Pueblo that includes 4,343 individual parcels. This survey area has been strategically drawn to include parcels that are included in Colorado Smelter Revitalization Plan (CSR), the EPA Superfund site's Operable Unit 1 and Operable Unit 2, as well as additional parcels that need or will likely attract new investment or reinvestment. The area also includes public right-of-way that may benefit from urban renewal treatment.

Survey Boundary Description

The proposed Colorado Smelter Urban Renewal Plan targets an area in need of environmental remediation, reinvestment, and redevelopment. The survey boundary is within Pueblo's City Limits and encompasses the Bessemer, Eilers Heights/Bojon Town and Grove neighborhoods, the Runyon Sports complex and Lake, as well as residential and commercial areas to the west and south of Bessemer. The survey boundary begins where Santa Fe Avenue crosses the Union Pacific/BSNF railroad lines. The survey boundary extends around the historic Gove neighborhood, stretching east from the Arkansas River to Gruma Drive. The boundary continues south, outlining the Bessemer neighborhood and the Runyon Sports complex and lake. The eastern edge of the survey boundary reaches Salt Creek before turning west along Northern Avenue, and then continuing south on I-25 until terminating past JJ Raigoza Park. The western edge of the survey boundary extends beyond the Bessemer neighborhood to the west, following Washington Street to West Summit Avenue, East Adams Avenue, and then eventually moving south along Lake Avenue. The boundary moves around to exclude the Saint Mary Corwin Hospital, before again heading south along Wyoming Avenue, encompassing the final neighborhood blocks adjacent to the unpaved Streator Avenue and connecting with its eastern edge near JJ Raigoza Park.

The survey boundary was strategically drawn to include a combination of public amenities, key transportation corridors and historic neighborhoods that are impacted by the former smelter facility's and slag pile's environmental contamination. These areas are part of the EPA's Superfund site, specifically Operable Unit 1 and Operable Unit 2. This proposed urban renewal area is intended to parallel these environmental remediation efforts, providing an additional tool to alleviate forms of blight including, but not limited to, the environmental contamination of soils throughout the area. These are areas of Pueblo that, to date, have struggled to attract new investment and initiate redevelopment.

¹ Acreage estimate includes Public Right of Way e.g. Roads and Alleys

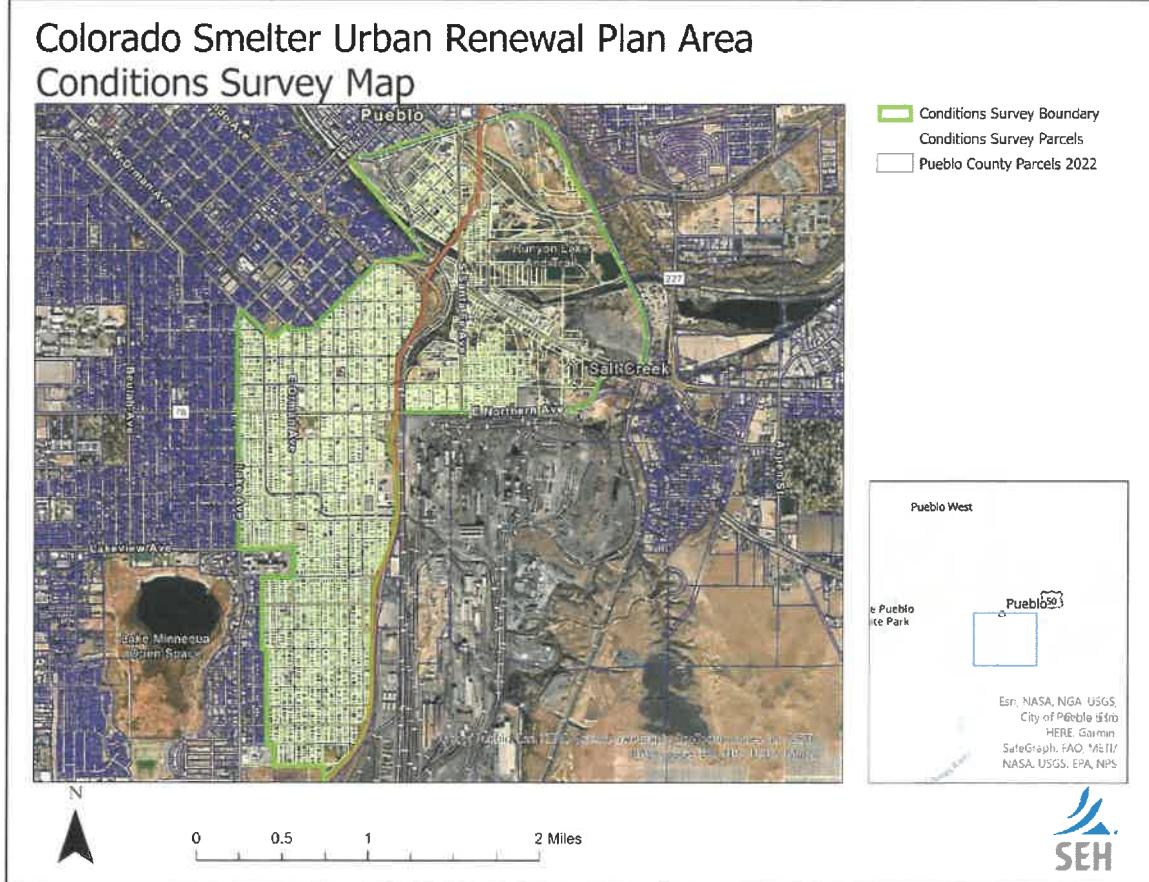
The goal of the Colorado Smelter Urban Renewal Plan is to encourage “renewal” throughout this surveyed area by attracting additional investment within the project boundary. Alleviating blight will also help to advance the three “revitalization themes” outlined in the CSRP, specifically:

1. Connectivity and Cultural Heritage
2. Thriving Neighborhoods
3. Vibrant Commercial

This conditions survey carefully evaluated blighted area factors that have a propensity to arrest development which would help advance each revitalization theme. The goals of the Colorado Smelter Urban Renewal Plan are closely aligned with the community vision contained in the CSRP, which is why the survey boundary closely adheres the CSRP's scope.

Survey Boundary Statistics

Colorado Smelter URA Survey Boundary	Totals
Number of Total Acres	2,642
Parcel Acreage	1,846
Number of Parcels	4,343



1.2 Zoning Districts

The Colorado Smelter Urban Renewal Plan survey boundary includes 18 City of Pueblo zoning districts. Each zoning district regulates the land uses on their respective parcels according to the City of Pueblo's Comprehensive Plan and municipal code. These zoning districts will regulate the redevelopment that will be permitted throughout the Colorado Smelter Urban Renewal project.

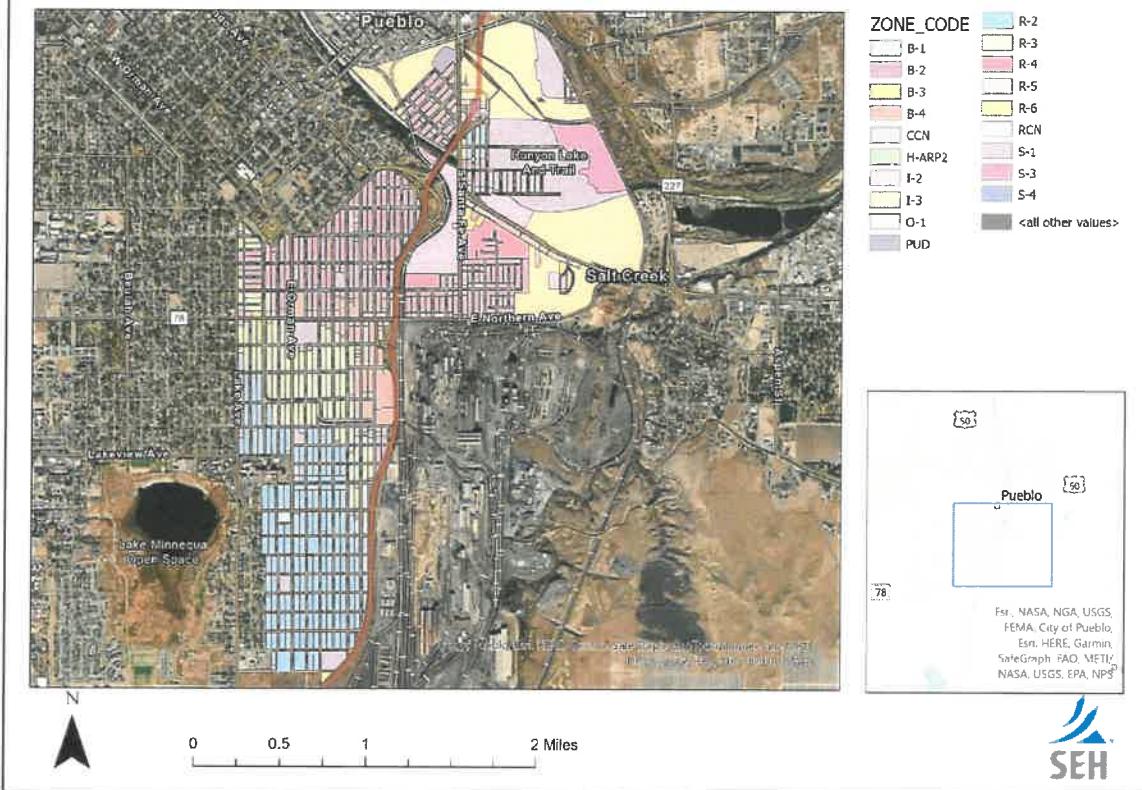
A summary of each zoning district's acreage, number of parcels, and assessed value has been included in the table below. The location of these zoning districts throughout the survey boundary is illustrated in the map below.

Zoning District Statistics

Zoning District Statistics				
Zoning District Code	Number of Parcels	Estimated Acreage	Estimated Assessed Value	
R-4	1,506	333.8	\$	11,066,677
R-3	848	169.6	\$	6,223,611
B-4	382	130.9	\$	6,966,134
S-1	51	211.5	\$	15,420
R-2	1,277	336.7	\$	11,537,264
B-2	66	16.2	\$	1,083,108
I-2	35	77.1	\$	815,190
I-3	81	442.0	\$	1,299,280
B-3	14	12.7	\$	335,620
S-3	16	81.1	\$	-
R-5	13	6.7	\$	234,630
B-1	38	9.7	\$	458,368
R-6	4	2.3	\$	76,350
S-4	2	0.7	\$	5,340
RCN	1	0.3	\$	21,090
O-1	3	3.5	\$	457,480
CCN	3	0.9	\$	89,670
PUD	2	9.3	\$	231,200

Source - Pueblo County GIS and Assessor

City of Pueblo Zoning Districts Map



1.3 Current Assessment of Survey Area

The survey area includes 4,343 parcels. The total equalized assessed value of these parcels, according to the Pueblo County Assessor's database, is \$40,916,432. Using the 2021 certified assessment the City of Pueblo and the total taxable value of the proposed URA area, the Colorado Smelter Urban Renewal Plan survey boundary represents 3.2% of the City's total taxable value.

The survey boundary encompasses properties that are taxed according to four Pueblo County taxing districts, 60B, 60BV, 60BE, 60BM. All four districts levy the same millage rate of 97.705. The number of parcels, estimated acreage and assessed value according to each Taxing District within the survey boundary is recorded in the following table.

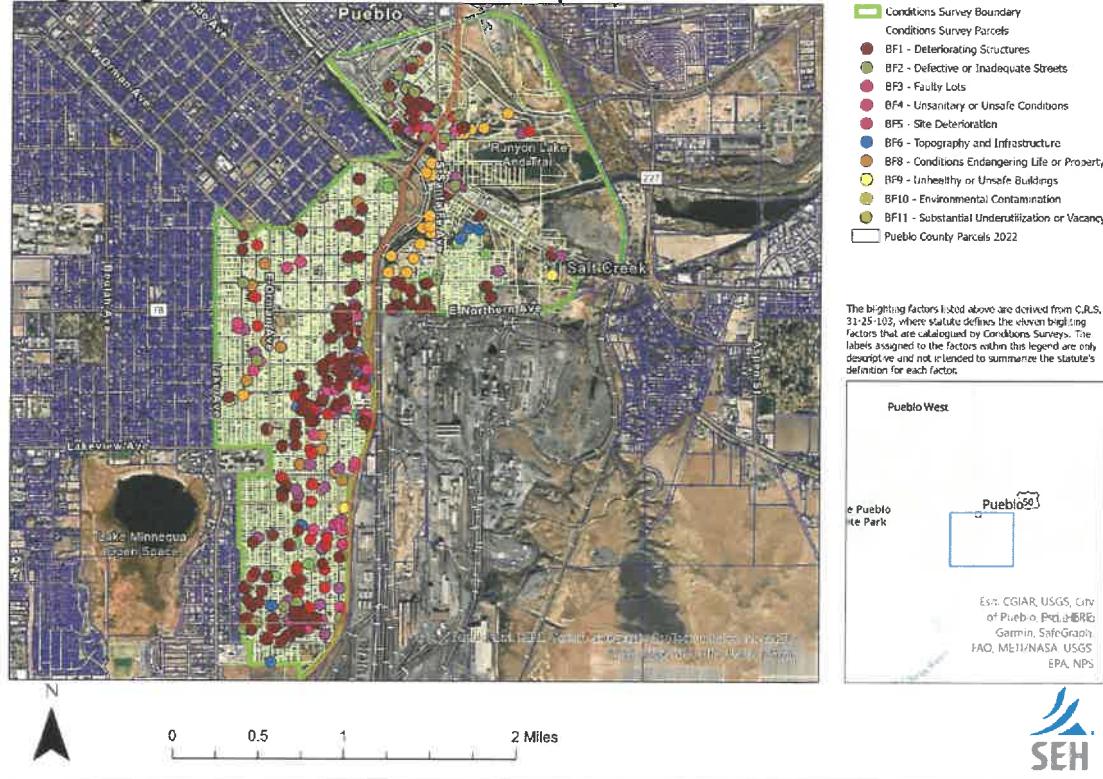
Taxing Districts Present

Tax District Statistics				
Tax District Code	Mill Levy	Number of Parcels	Estimated Acreage	Estimated Assessed Value
60B	97.705	4,037	1464.4	\$38,393,964
60BV	97.705	96	145.6	\$1,074,750
60BE	97.705	208	232.7	\$1,447,718
60BM	97.705	1	3.7	\$0

2 Methodology

This Conditions Survey utilized a holistic methodology in determining whether blighted area factors exists within the proposed Colorado Smelter Urban Renewal Plan survey boundary. This methodology included a detailed literature review of adopted plans and reports (such as the Colorado Smelter Revitalization Plan 2020), an analysis of County Assessor records and GIS databases, and a multi-day field visit. Field work was supplemented by GIS technology that recorded and documented potential blighting conditions in real time. Maps were created for each blighted area factor identified within the survey boundary, illustrating which parcels contain, or are in proximity to, statutorily defined blighting factors. These maps represent the layered information gathering approach used in this report to ensure that each blighted area factor was thoroughly analyzed.

Colorado Smelter Urban Renewal Plan Area Blighting Conditions Location Map



It is important to note that conditions surveys evaluate an area in its entirety for the presence of blighted area factors and are not intended to declare individual properties or separate areas as blighted². The maps included in this report illustrate the location and clustering of individual blight factors as a means of representing this survey's findings. In order for the surveyed area to be declared blighted, it must exhibit four or more blighted area factors³. It is the combination of factors within an area that makes it eligible for urban renewal activities.

² Unless that individual property is in fact the entirety of the URA Plan area.

³ The exceptions include properties that are owned by a single property owner and eminent domain. A survey area with a singular owner may only require one blighting factor. In order to use eminent domain, five blighting factors must be found.

3 Evaluation of Blighting Factors

Defining “Blighting Factors”

Colorado Revised Statutes 31-25-103 states that for an Urban Renewal Plan area to be established, there must exist certain conditions known as “blighted area factors”. State statute defines eleven of these factors. The law indicates that if four or more of these factors are found in an area of the municipality, that area may be declared blighted and qualify for urban renewal treatment.

Blighted Area Factors Defined:

- 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) 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

These eleven factors can also be thought as “conditions”, and the presence of at least four of these conditions can satisfy the state statute defining an area blighted. In addition to this list, C.R.S. 31-25-103(2) lists a twelfth condition. This final condition only applies when there is unanimous agreement among affected property owners that their properties can be included in an Urban Renewal Area. In this rare occurrence, only one blighted area factor from the list of eleven needs to be identified to declare the area blighted.

State statute allows for some flexibility in defining the conditions each factor represents. For the purpose of this conditions survey, each blighting factor will be unpacked to describe various real world “conditions” that would indicate the presence of said factor. The presence of a condition within the survey boundary alone is not enough to make that area eligible for urban renewal activities. Rather, it is the culmination of four or more blighted area factors which indicate that renewal activities should be applied within the proposed project area.

Identifying blighting conditions throughout this proposed project area required an objective analysis. The following sections outline the blighted area factors that this analysis found to be present within the survey boundary. Blighted area factors that were not identified were excluded from this report.

3.1 Factor One – Slum, Deteriorated or Deteriorating Structures

Description:

This factor refers to the current condition of structures in the survey area as a whole. When the physical condition of structures in an area foment negative perceptions and a corresponding decline in values, it typically signals the existence of this factor. Conditions that are evidence of this factor in an area may include:

- A deterioration of the building elements, such as cladding, fenestration, roofing, overhangs, fascia and soffit, or the foundation of a structure
- A deterioration of outside elements such as fencing, gates, fire escapes, outdoor lighting, loading areas, gutters and downspouts
- Vacant lots or high vacancy rates in the offices/businesses/apartments are evidence this factor exists in an area
- Decline in property value over time

Findings:

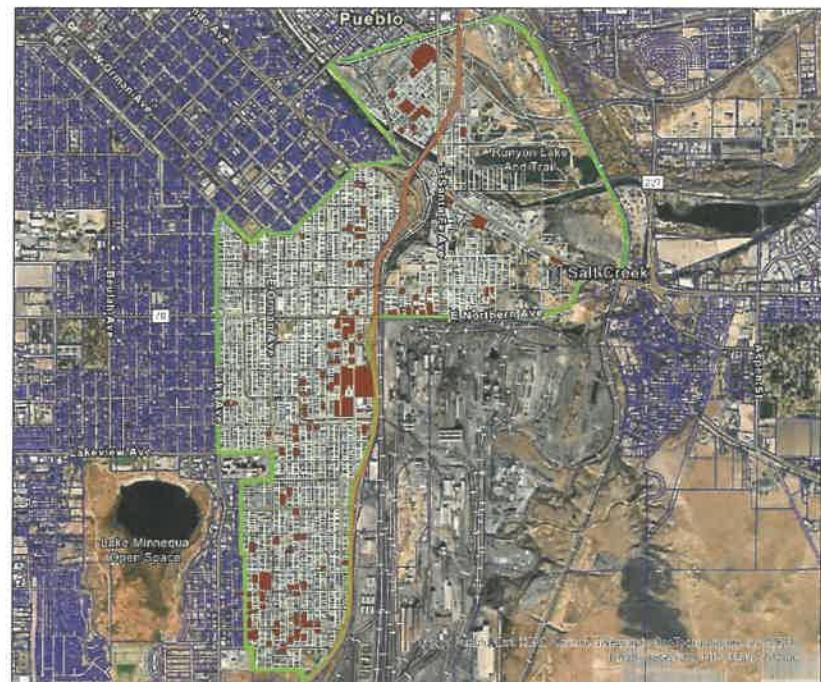
The conditions that underscore this factor were prevalent throughout the surveyed area. The conditions survey identified significant structural deterioration throughout the survey boundary's residential neighborhoods and commercial corridors. Vacancy, in the form of vacant lots and vacant storefronts, was frequently catalogued throughout the survey area also. Structural deterioration and vacancy contribute to declines in property value, especially where these conditions are proximal to neighboring properties.

Clusters of these conditions were observed throughout the survey boundary. These clusters were found along commercial corridors, such as East and West Northern Avenue, East Evans Ave and East Abriendo Avenue, and along Santa Fe drive. Observations included vacant commercial lots, such as the large parking lots surrounding the Steelworks Museum, as well as vacant storefronts and businesses. The later observation was especially pronounced along the segment of Northern Avenue from East Evans Ave to East Abriendo Ave. Commercial buildings surveyed in this area exhibited broken or boarded up windows, deteriorating roofing, fencing, and other façade elements. There was multiple "for rent" signs in commercial windows, in addition to overtly abandoned properties throughout the survey boundary. Santa Fe drive exhibited numerous abandoned properties.

The structural deterioration and vacancy observed in commercial corridors was also found within the survey boundary's residential neighborhoods. These residential observations were less clustered, but by no means less frequent. Residential properties in the Bessemer, Grove and Eilers Heights/Bojon Town neighborhoods were found to exhibit significant deterioration of their building elements. Residential properties south of Bessemer, especially between Indiana and Illinois Avenue, were frequently found to be abandoned, or even condemned.

It should be noted that many residential properties throughout the survey area appeared well maintained and free from the conditions identified by this report. However, the frequency that these conditions were found scattered throughout the survey boundary contributed to overall "negative perceptions", which leads to under investment and a subsequent decline in property value. Structural deterioration in a neighborhood or commercial center also impedes two of the CSRP's goals: "thriving neighborhoods" and "vibrant commercial".

Blighting Factor 1 - Deteriorating Structures



- Conditions Survey Boundary
- Conditions Survey Parcels
- BF1 Areas
- Pueblo County Parcels 2022

The blighting factors listed above are derived from C.R.S. 31-25-103, where statute defines the eleven blighting factors that are catalogued by Conditions Surveys. The labels assigned to the factors within this legend are only descriptive and not intended to summarize the statute's definition for each factor.

Pueblo West

Pueblo
Site Park

Pueblo²⁰²²

Esri, CGIAR, USGS, City
of Pueblo, Pueblo2020
Garmin, SafeGraph
FAO, METU/NASA, USGS,
EPA, NPS



3.2 Factor Two – Predominance of Defective or Inadequate Street Layout

Description:

This factor refers to street conditions that negatively impact sound development, redevelopment, or threaten safety. Conditions that are evidence of this factor in an area may include:

- Inadequate street widths, lack of streets, dead ends or overall faulty layouts that impede vehicular access and internal circulation
- Streets that exhibit high degrees of traffic or accidents
- Streets that are in need of repair or reconstruction
- Poor emergency access or active transportation

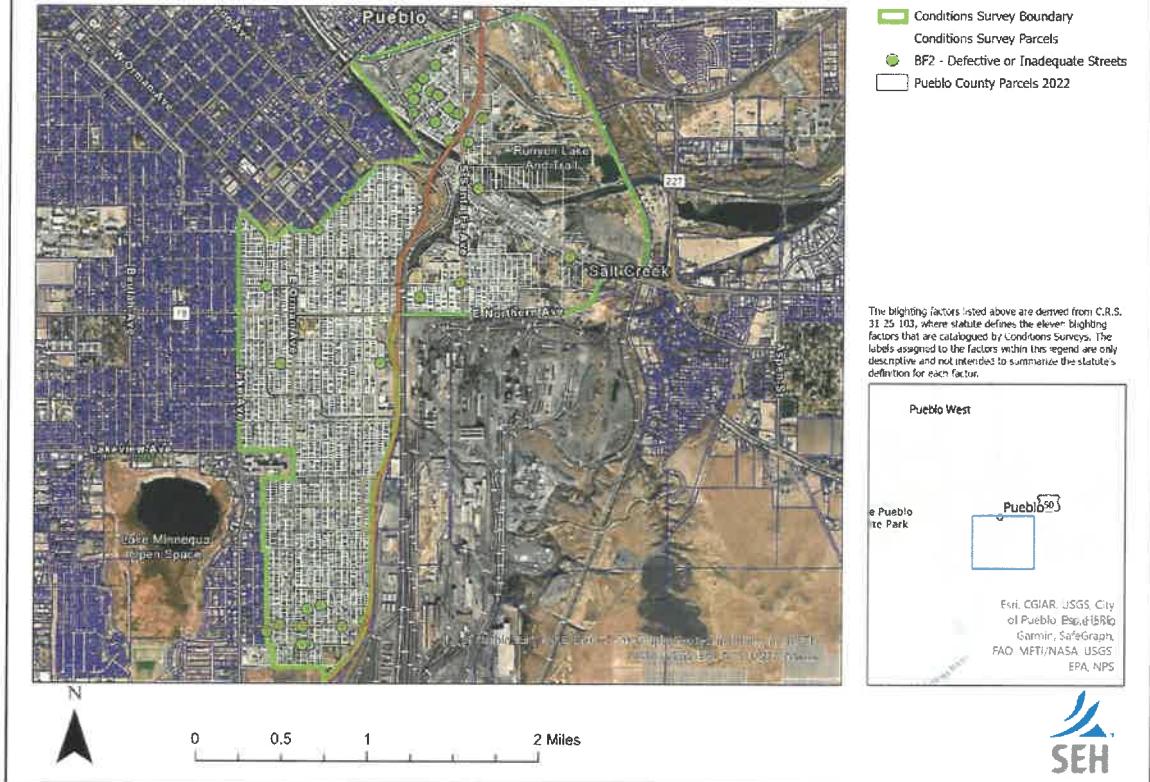
Findings:

In analyzing the presence of this factor within the survey boundary, the conditions survey first evaluated surface transportation infrastructure conditions. These conditions included alligator cracking of the street surface, frost heaves in the roadway, deteriorating parking lots, and missing or inadequate sidewalks. These observations were ubiquitous throughout the survey boundary. Parking lots had fallen into disrepair around the Steelworks Museum and commercial corridors adjacent to Northern Avenue. Sidewalks were haphazard and often missing, especially throughout the Bessemer neighborhood and the neighborhoods to its south. In general, pavement conditions were poor throughout the surveyed area.

This blighted area factor also exhibits conditions that are not as easily observable as poor pavement conditions. Examples include poor emergency access, inadequate street layouts, and the necessity for surface infrastructure improvements. Each of these examples were identified within the survey boundary. Interstate-25 cuts throughout the historic neighborhoods of Bessemer, Grove and Eilers Heights/Bojon Town, leaving many of their original streets as dead ends. This is an inadequate street layout, one that could be improved with alleyways or active transportation infrastructure that improve neighborhood connectivity. If alleyways did exist, they were frequently deteriorated and in need of repair or reconstruction. These repairs would in turn improve emergency access throughout the survey area. There were also unfinished streets within the survey boundary, such as Streator Avenue at the very southern limit of the proposed URA boundary.

Incomplete active transportation networks and dangerous traffic conditions were the predominant observation found throughout the survey area. Sidewalk infrastructure was incomplete, existing around some city blocks only to disappear completely around others. Bike lanes were infrequent in the survey area, with the only notable bike lane designation existing around the St. Mary Corwin Hospital on East Orman Avenue. This report also evaluated traffic conditions with crash data and background research to supplement its on site observations. The CSRP and its recorded City Council Meetings spoke at length about the dangerous traffic conditions that exist along Santa Fe Avenue, Santa Fe Drive, and Northern Avenue, and the need for improved connectivity between residential areas. These arterials often lacked pedestrian infrastructure, such as designated pedestrian crossings, protected bike lanes, or even pedestrian refuges. This lack of active transportation infrastructure supported this blighting factor's inclusion in the report.

Blighting Factor 2 - Defective or Inadequate Streets



3.3 Factor Three – Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

Description:

This factor refers to shapes, layout and sizes of lots that complicate sound development and the usefulness of the property. This factor shares similarities with Blighting Factor One (1). Conditions that would justify the inclusion of this factor in an area may include:

- Narrow or odd shaped lots
- Impractical lot layouts
- Lot configurations that yield unproductive conditions on the land as exhibited by misuse or nonuse

Findings:

The Conditions Survey identified parcels throughout the survey area that exhibit conditions that constitute a faulty lot layout. In some cases, an impractical lot layout is one that is non-conforming to the existing zoning code. The City of Pueblo's zoning code lists minimum lot areas that range from 3,000SF to 20,000SF depending upon the zoning designation. Using GIS data, the conditions survey identified 198 lots with a land area less than 1/10th an acre, making many of these lots nonconforming. This is an example of an impractical lot layout, and evidence of this blighted area factor. This observation was also identified in the CSRP, when it acknowledged that the existence of these impractical lot layouts could impede its goal of creating "thriving neighborhoods".⁴

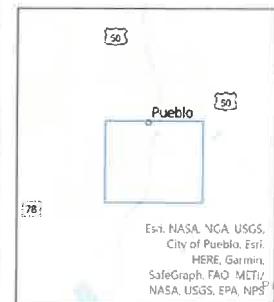
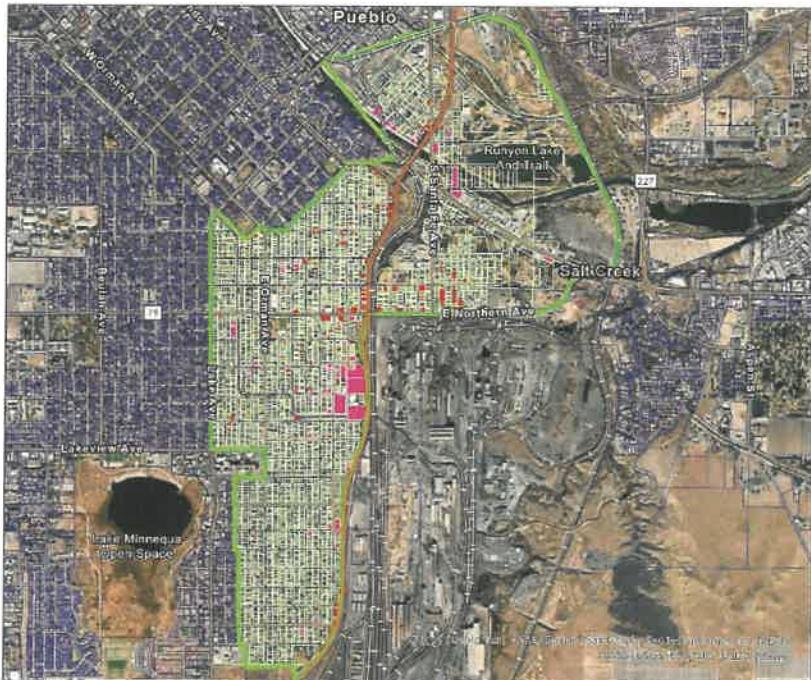
Vacant or underutilized lots provided additional evidence of this factor. Impractical lot layouts lead to the misuse or nonuse of the parcels, which is exhibited by their vacancy, low floor-area ratios, or relatively low assessed values. Vacant parcels, both large and small, were identified throughout the survey boundary. Many of these parcels were irregularly shaped, such as the lots lining the Bessemer Canal or those adjacent to the interstate or major arterials. The narrow and irregular shape of these lots may be a contributing factor to their vacancy and high land values relative to building improvement values. The nonuse observed on these lots is evidence of this blighting factor within the survey area.

In addition to narrow or odd shaped lots, there were also lots that this report deemed impractical due to their large size. These lots were clustered around the Steelworks Museum. The size of these lots, along with their vacancy and deterioration, indicates the presence of conditions outlined under this blighted area factor.

The large number of non-conforming lots, odd shaped lots, vacant and underutilized lots throughout the survey boundary indicates that this blighted area factor is present.

⁴ Colorado Smelter Revitalization Plan (CSRP) 2020, page 7.

Blighting Factor 3 - Faulty Lots



3.4 Factor Four – Unsanitary or Unsafe Conditions

Description:

This factor refers to a multitude of unsafe or hazardous conditions. The commonality is that these conditions contribute to hazards that could have an adverse effect on the health, safety or wellbeing of the public. This factor shares similarities to conditions one (1), five (5), eight (8), nine (9) and ten (10). Conditions that would justify the inclusion of this factor in an area may include:

- Floodplain or flood prone areas
- Poor storm water drainage areas
- Cracked or uneven sidewalks
- Hazardous materials
- Dangerous traffic or pedestrian conditions
- High crime statistics
- Facilities prone to fire dangers
- Environmental contamination
- Inadequate utility systems
- Water scarcity and lack of water and sewer infrastructure
- Evidence of vandalism or homelessness
- Steep topography
- Trash, debris and noxious weeds

Findings:

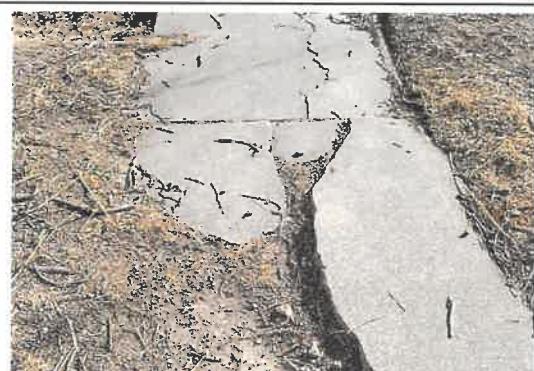
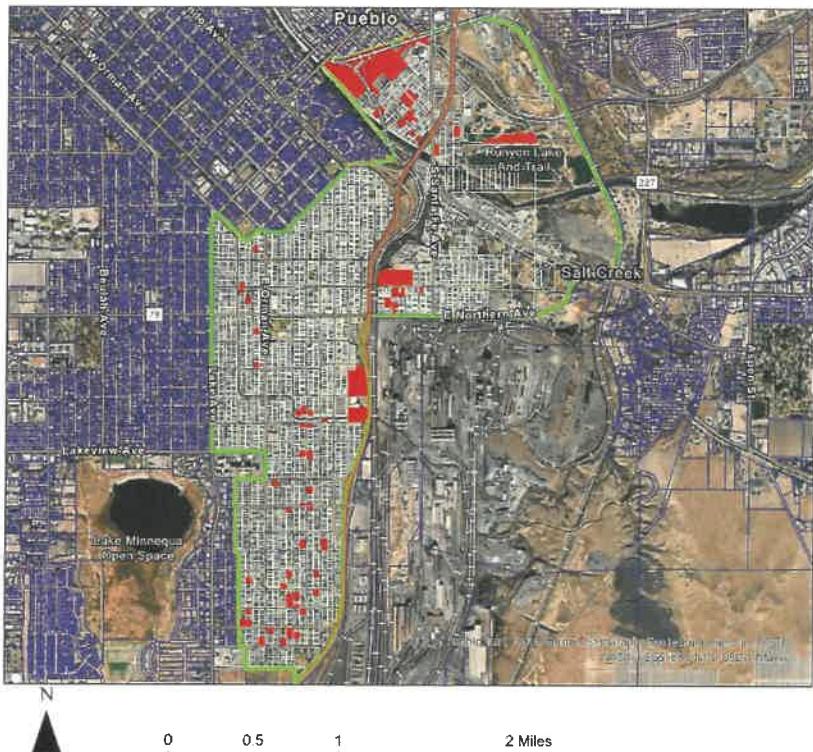
The range of conditions listed made it possible to find multiple examples of this blighted area factor within the survey boundary. The most significant example identified involved dangerous traffic or pedestrian conditions. Prior to conducting field work, this conditions survey researched traffic and pedestrian conditions throughout the survey boundary. This research included reviewing past city council meetings as well as analyzing CDOT's Online Transportation Information System (OTIS). In one of the City Council meetings discussing the Colorado Smelter Revitalization Plan (CSRP), the participants cited Santa Fe Avenue as a dangerous traffic corridor. The reasons centered on frequent speeding and even racing down this arterial. The field work supported these statements. Santa Fe Avenue and Santa Fe Drive were found to be dangerous arterials for pedestrian crossings and overall traffic circulation.

The high daily volume of traffic contributes to these dangerous intersections and pedestrian conditions. According to CDOT's OTIS database, Annual Average Daily Traffic (AADT) counts on Santa Fe Avenue where it crosses the Union Pacific/BSNF railroads are 12,000. This number increases sharply as one drives south toward I-25, peaking at 17,000 AADT just south of the I-25 on-ramp. These large AADT counts are located within the Grove neighborhood and at the entrance ways to both the Bessemer and Eilers Heights/Bojon Town neighborhoods. The comments made by city council and the public, coupled with these high traffic counts, support including this intersection as part of the unsafe conditions within the survey boundary.

Additional conditions identified throughout the survey boundary included flood hazard areas in the Grove and Bessemer neighborhoods, cracked and broken sidewalks throughout the residential areas, steep topography around portions of Eilers Heights and Bessemer, and evidence of homelessness and vandalism along Northern Avenue.

Environmental contamination was also considered part of this blighted area factor. Although factor 10 delves into greater detail about environmental conditions and hazardous materials in the survey area, the fact that a significant portion of the proposed urban renewal plan area is an existing EPA Superfund sites supports the inclusion of this factor.

Blighting Factor 4 - Unsafe or Unsanitary Conditions



3.5 Factor Five – Deterioration of Site or Other Improvements

Description:

This factor is similar to factor two (2) and four (4), in that its focus is on the deterioration of structures and infrastructure. The decline of public infrastructure is an example of this factor. Private land and/or structures that have fallen into disrepair or are damaged also exhibit this factor. Conditions that would justify the inclusion of this factor in an area may include:

- Poor condition of streets or sidewalks
- Signage, such as billboards, that has fallen into disrepair
- Neglected landscaping
- Damaged or missing public utilities
- Abundance of trash, debris or noxious weeds

Findings:

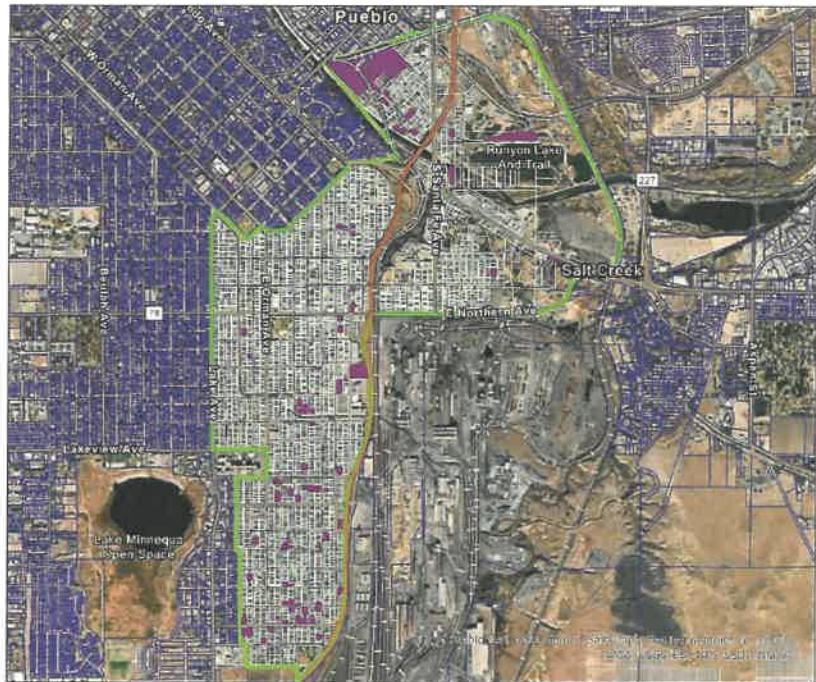
The conditions survey identified concentrated incidences of this factor throughout the survey boundary. There is an abundance of neglected landscaping around Runyon Lake, throughout the Grove, Bessemer and Eilers Heights/Bojon Town, and throughout the southernmost, residential portions of the survey boundary. The Bessemer canal was also identified by the field work as an area exhibiting this condition. Trash and debris were found within the canal throughout its course through the survey boundary. This neglect to maintain the canal represents a decline in public infrastructure, and a missed opportunity to beautify a critical piece of infrastructure throughout the survey boundary. Similar neglected opportunities were found along the Arkansas River, where trails and landscaping were absent.

Signage was frequently found in disrepair, or altogether missing, along surveyed commercial corridors. These incidences foment negative perceptions that indicate this blighted area factor presence. Large billboards lining I-25 were vacant or visibly damaged. The commercial corridors along Santa Fe Avenue and Drive, Northern Avenue, and East Evans and East Abriendo exhibited numerous businesses with damaged or missing signage. The deterioration of signage contributes to overall perceptions that these areas have fallen into disrepair. It also impedes the CSRP's goal to create "Vibrant Commercial" centers along the Northern Avenue and the Santa Fe corridors⁵.

As described in factor 2, surface transportation infrastructure's poor condition in the survey boundary validated its inclusion in this condition survey. Sidewalks and road surfaces in need of repair or reconstruction were ubiquitous throughout the survey boundary. Trash and debris, especially within properties identified as vacant, condemned, or deteriorating, was also identified and cataloged by this report.

⁵ Colorado Smelter Revitalization Plan (CSRP) 2020, page 9.

Blighting Factor 5 - Site Deterioration



- Conditions Survey Boundary
- Conditions Survey Parcels
- B5 Areas
- Pueblo County Parcels 2022

Pueblo West

the Pueblo
Site Park



Esri, CGIA, USGS, City
of Pueblo BiplaneBiplane
Garmin, SafeGraph,
FAO, METI/NASA, USGS,
EPA, NPS



3.6 Factor Six – Unusual Topography or Inadequate Public Improvements or Utilities

Description:

This factor refers to unusual topography or lack of public infrastructure that have the effect of arresting sound development in a study area. Areas that exhibit steep grades which cause development to be incompatible or unprofitable would fall under this factor. Properties that are lacking public infrastructure, or are served by deteriorating public infrastructure, would also fall under this factor. This factor shares aspects of factors two (2), four (4) and five (5). Conditions that justify the inclusion of this factor in an area may include:

- Steep slopes or unusual terrain
- Overhead utilities in need of repair
- Deteriorating parking lots, street surfaces, sidewalks
- Poor storm water drainage facilities
- Lack of central sewer or water
- Broken or inadequate street lighting

Findings:

The conditions survey analysis found multiple examples of this blighting factor throughout the survey boundary. The most pronounced condition identified were deteriorating parking lots. The surveyed properties included the large parking lots lining East Abriendo Ave and surrounding the Steelworks Museum. These parking lots often exhibited deteriorated pavement, missing striping, and had broken curbs and rebar sticking out of the parking surfaces. The aged nature of these parking features was pronounced and easily observable.

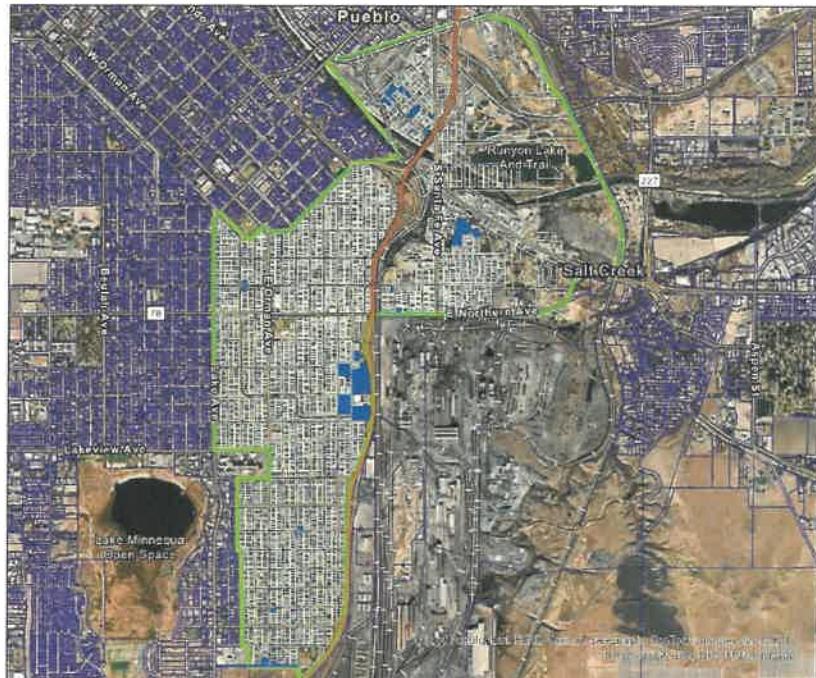
Field observations noted that most parking aprons, especially those belonging to commercial properties on Northern Avenue, were in poor condition. These aprons exhibited potholes, alligator cracking, and poor storm water drainage. Many of these properties had standing water collecting in their ingress/egress.

In addition to parking lots and aprons, street surfaces and sidewalks were frequently found to be damaged or deteriorating throughout the survey boundary. As mentioned in factor 2 and factor 4, sidewalks were damaged or missing throughout the Grove, Eilers Heights/Bojon Town, and Bessemer neighborhoods. Streets, especially alleyways, were in need of repair and reconstruction. Notable alleyways exhibiting this condition were found in the Grove and Bessemer neighborhoods, especially near the Runyon Sports complex.

Steep topography was also observed in parts of Eilers Heights/Bojon Town and the Bessemer neighborhoods. The residential parcels in the northeast end of Bessemer and also along Hill Place and Topeka Avenue exhibited steep grades that made development challenging or impossible in those areas. Vacant parcels were identified where these steep grades began.

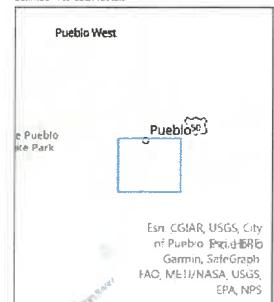
The combination of deteriorating road surfaces, parking lots, and sidewalks along with steep topography and underutilized lots, supports the inclusion of this factor within the conditions survey.

Blighting Factor 6 - Topography and Infrastructure



- Conditions Survey Boundary
- Conditions Survey Parcels
- BF6 Areas
- Pueblo County Parcels 2022

The blighting factors listed above are derived from C.R.S. 31-25-103, which statute defines the eleven blighting factors that are catalogued by Conditions Survey. The labels assigned to the factors within this legend are only descriptive and not intended to summarize the statute's definition for each factor.



3.7 Factor Eight – The Existence of Conditions that Endanger Life or Property by Fire or other Causes

Description:

This factor refers to conditions that can endanger lives or property, including buildings that are structurally unsafe, but it also focuses on natural hazards. This factor shares similarities with factors two (2), four (4) five (5) and eleven (11). Conditions that are evidence of this factor in an area may include:

- Buildings or property not in compliance with current fire codes
- Buildings or property not in compliance with building codes
- Areas that are in a floodplain or flood prone area
- Areas near burn scars, in debris fans or prone to dangerous mud flow
- Areas that exhibit a high crime rate
- Areas with buildings or land that violates environmental regulations (this can range from findings of asbestos or brownfield sites.)

Findings:

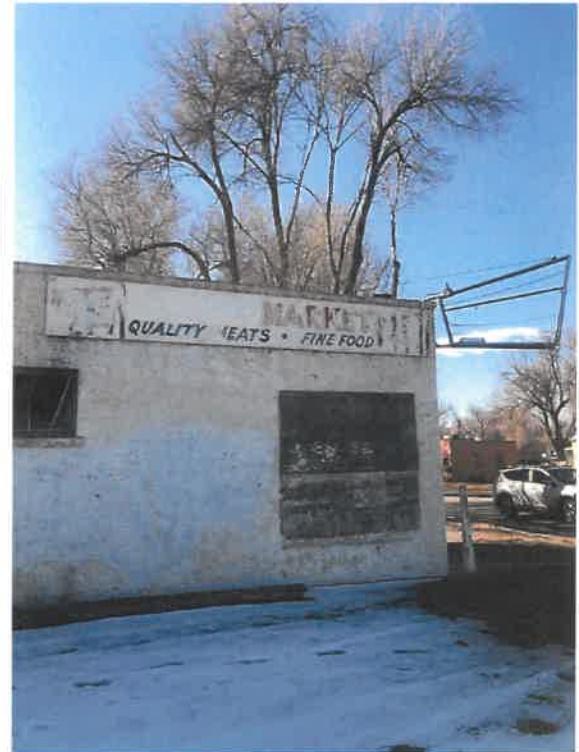
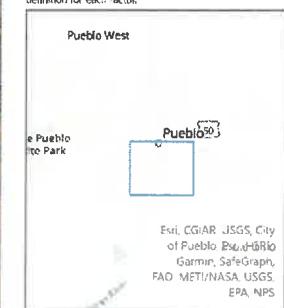
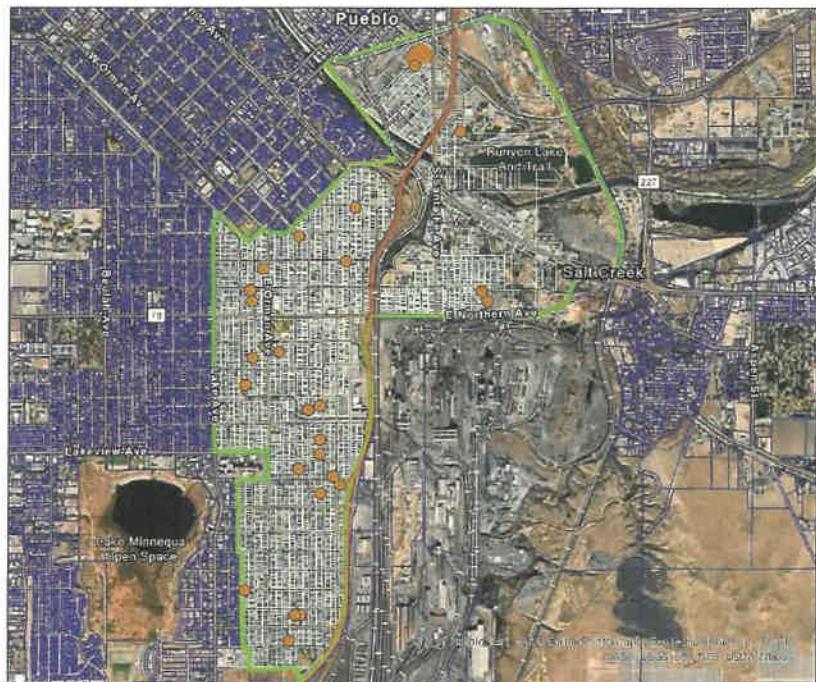
In order to identify conditions that endanger life or property, this analysis focused on properties located within the current EPA Superfund site (Operable Units 1 and 2), as well as structural deterioration that could jeopardize a building's integrity. Although there are large areas of the survey boundary within the FEMA designated 500-year floodplain, there are no residential or commercial property within the 100-year floodplain or regulatory floodway.

In 2014 the EPA designated the City's former smelter site and slag pile, as well as the neighborhoods surrounding it, as a Superfund site. This designation also led to the Colorado Smelter Revitalization Plan (CSRP). The former steel mill operations leached arsenic and lead into the soils throughout this area, causing the impacted area to become a brownfield. The EPA established two "Operable Units" for the remediation efforts, and these OUs encompass much of the survey boundary. The full extent of this environmental contamination is illustrated in Blighted Area Factor 10's map.

The field visit identified numerous structures throughout the survey boundary that exhibited severe deterioration, so much so that these buildings were considered structurally unsafe. A building with severe dilapidation was considered by this survey to be both a fire hazard and non-compliant with the City's building code.

The environmental contamination and severe dilapidation of structures throughout the survey boundary justified the inclusion of this factor in this conditions survey.

Blighting Factor 8 - Conditions Endangering Life and Property



3.8 Factor Nine – 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

Description:

This factor refers to conditions that make buildings unsafe and unfit for employees to work in or residents to live in. It shares similarities with the conditions presented in factors one (1), four (4), five (5) and eight (8). Conditions that would justify the inclusion of this factor in an area may include:

- Buildings that are dilapidated or deteriorating
- Poor physical design
- Inadequate facilities
- Building code violations (age of the building may justify this condition)

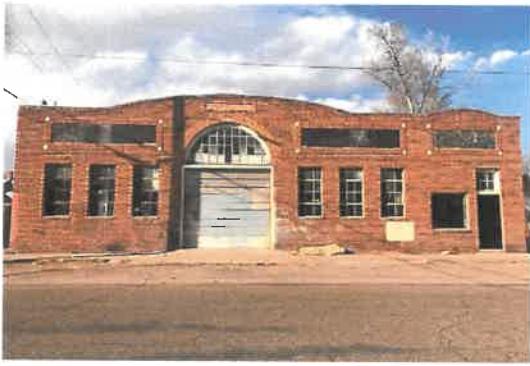
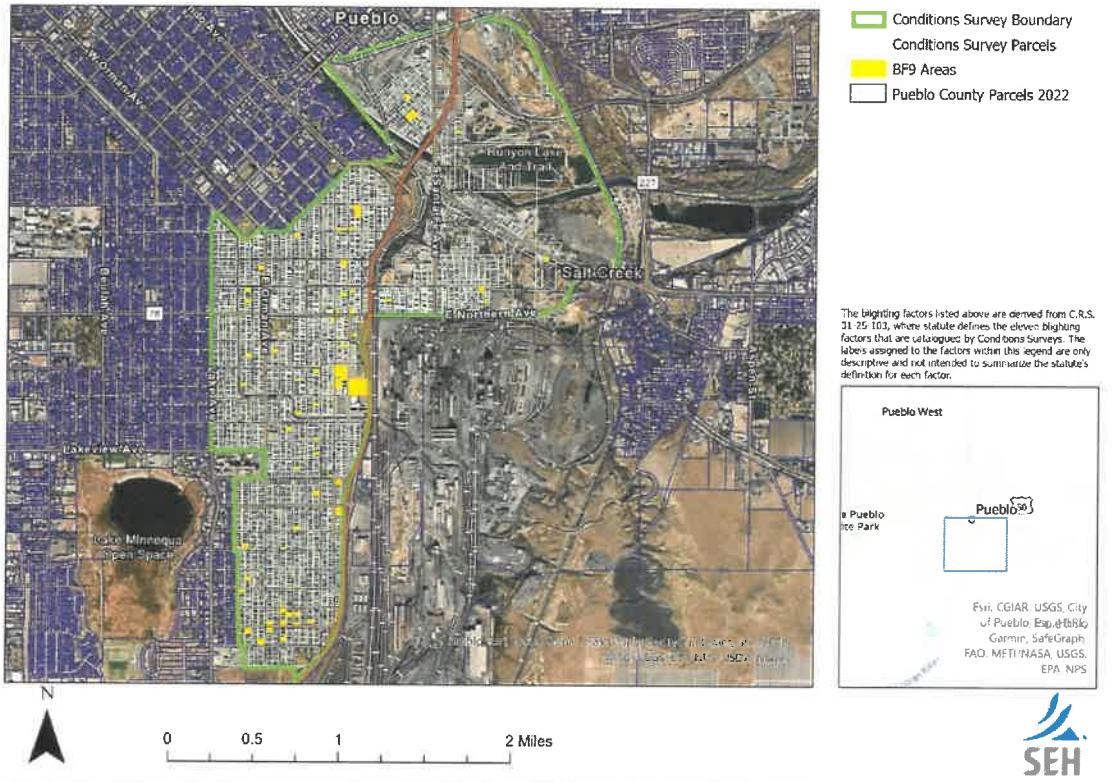
Findings:

This analysis focused on structures that were physically dilapidated as evidence of this blighting factor. Specific building code violations were not reviewed by this report, however, there were instances during the field visit where residential structures were found to be condemned by the city on account of building code violations. These observations were similar to the conditions identified in Factor 8.

There was no obvious pattern or clustering of this factor, however, the frequency by which these conditions were identified during field work justified this factor's inclusion in the report. Buildings were found frequently throughout the survey area that exhibited these conditions. Residential properties in all three neighborhoods, Bessemer, Grove and Eilers Heights/Bojon Town were identified with severe dilapidation or deterioration. These properties, albeit a small percentage of the entire residential neighborhood, were frequent enough to foment negative perceptions throughout the neighborhood and survey boundary. The prevalence of random structural dilapidation supported this factor's inclusion into the conditions survey.

Commercial properties were also found to exhibit these conditions along Northern Avenue, East Abriendo Ave, East Evans Ave and also Santa Fe Ave and Santa Fe Drive. The dilapidation and deterioration observed ranged from broken or boarded up windows, to foundations cracking, to roofs missing shingles and tiles, to abandoned and vacant storefronts. There were also examples of vacant or abandoned commercial properties within the residential neighborhoods. These islands of commercial structures were severely dilapidated in nearly every case. These properties, in particular, fomented negative perceptions of the surrounding residential neighborhoods.

Blighting Factor 9 - Unhealthy or Unsafe Buildings



3.9 Factor Ten - Environmental Contamination of Buildings or Property

Description:

This factor refers specifically to the environmental contamination of buildings or property. In this regard, it shares many similarities with factors four (4) and eight (8). Conditions that would justify the inclusion of this factor in an area may include:

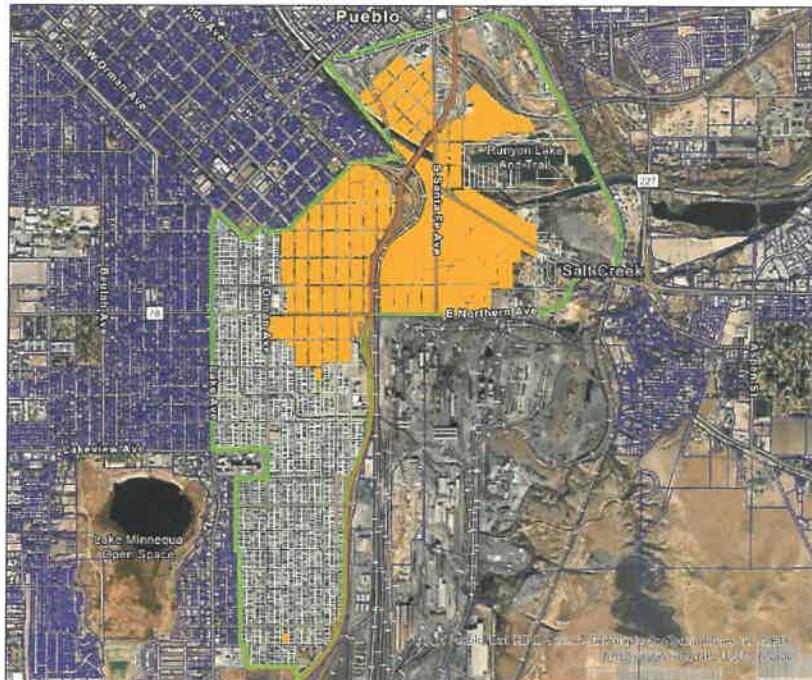
- The presence of hazardous materials in buildings or property

Findings:

In 2014, the EPA designated the "Colorado Smelter Superfund Site". This site includes the former steel smelter and slag pile, as well as a significant portion of the surrounding neighborhoods. The former smelter's operations left high levels of arsenic and lead in the soils at the site and in the surrounding properties. The soil contamination at the site of the former smelter and slag pile are designated as Operable Unit 2 (OU 2) by the EPA and the contaminated soils surrounding this site are designated as Operable Unit 1 (OU 1).

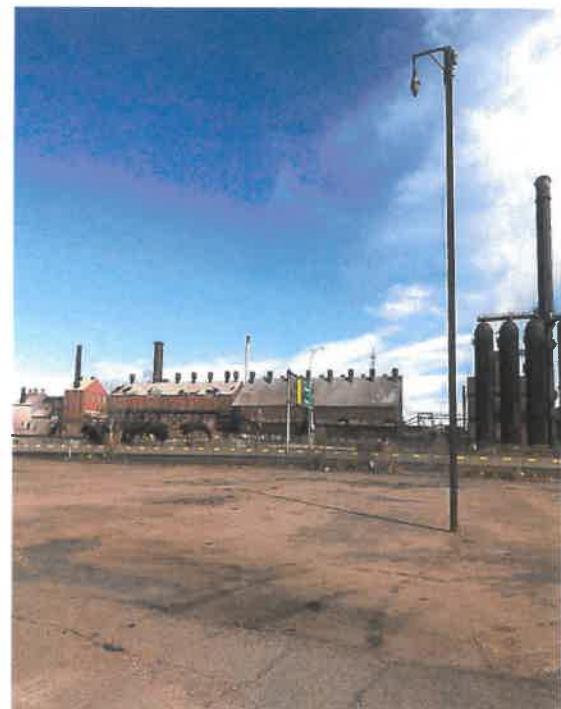
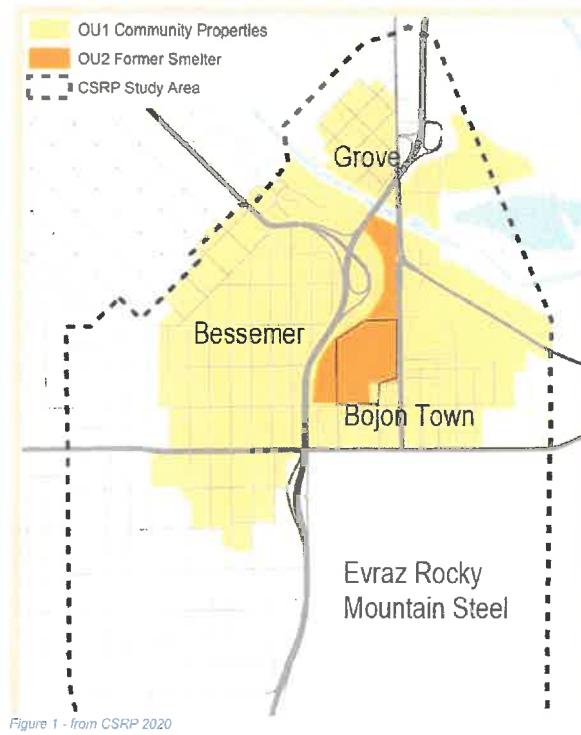
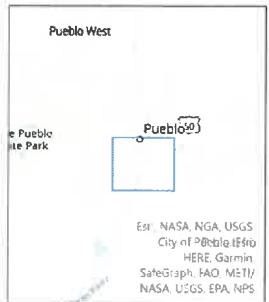
The following map depicts the full extent of both OUs throughout the survey area. This extent encompasses a majority of the Grove, Eilers Heights/Bojon Town and Bessemer neighborhoods. The property highlighted orange in the map is property that requires environmental remediation. This requirement adds an additional barrier to future investment and redevelopment, causing it to be defined as a Blighted Area Factor by Colorado's urban renewal law.

Blighting Factor 10 - Environmental Contamination



- Conditions Survey Boundary
- Conditions Survey Parcels
- BF10 Areas
- Pueblo County Parcels 2022

The blighting factors listed above are derived from C.R.S. 31-25-103, where statute defines the eleven blighting factors that are catalogued by Conditions Survey. The labels assigned to the factors within this legend are only descriptive and not intended to summarize the statute's definition for each factor.



3.10 Factor Eleven – 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

Description:

This factor references a broad category of health, safety and welfare factors. The common conditions for this factor to be present are instances where high levels of municipal service are required, substantial physical underutilization of property is exhibited, or high levels of vacancy are common. Vacancy can include land, buildings, or tenancy. This factor shares similarities with many of the factors on this list. Conditions that would justify the inclusion of this factor in an area include:

- Numerous vacant buildings or property throughout the area
- Evidence of underutilized buildings

Findings:

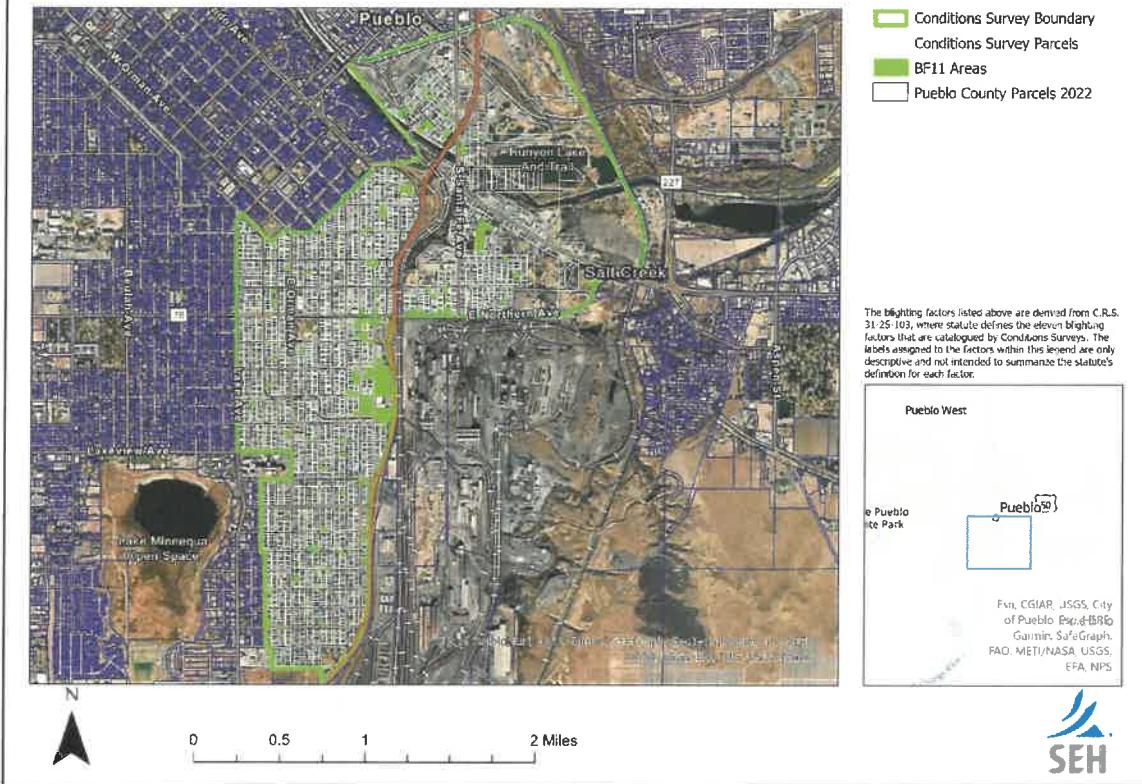
This report's real estate analysis identified multiple examples of this factor within the survey area. Approximately 11% of the parcels within the survey boundary have no building improvement value, according to the Pueblo County Assessor's database. This is a high-level of undeveloped property given the survey boundary's proximity to downtown Pueblo. Notable vacancies and undeveloped properties were those surrounding the Steelworks Museum off of East Abriendo Avenue. These former parking lots, which served workers of the steel factory during its heyday, are now largely unused and underutilized.

The field work also identified numerous commercial properties with tenant vacancies and for rent signs in their windows. This observation was especially pronounced along Northern Avenue, East Evans Avenue, and East Abriendo Avenue. These high levels of vacancy contribute to the conditions outlined under this blighted area factor.

While many of the vacancies were found in commercial zones, there was a significant number of residential properties that appeared vacant as well. These vacancies were often confirmed by posted notices of condemnation on the doors of these properties.

The field work and real estate analysis found significant examples of underutilization of property throughout the survey area, especially along busy commercial corridors. The vacancy rates throughout the area, and observed underutilization, justify the inclusion of this blighting factor.

Blighting Factor 11 - Underutilization and Vacancy



4 Conclusion

This conditions survey catalogs the presence of statutorily defined blighting factors within the proposed Colorado Smelter Urban Renewal Plan area. This report was designed to assist the Pueblo Urban Renewal Authority (PURA) in determining whether this area is 1) eligible for urban renewal projects and activities, and 2) that the proposed boundary is drawn as narrowly as possible.

This Conditions Survey identified ten blighted area factors as defined by Colorado's Urban Renewal Law, within the survey boundaries of the proposed area. The presence of ten blighted area factors meets the requirements outlined in C.R.S. 31-25-103(2), in which at least four blighted area factors must be present for that area to be declared "blighted" and therefore eligible to be designated as an Urban Renewal Plan area.

The proposed boundary also meets the statutory recommendation of "being drawn as narrowly as possible". The ten blighting factors were not clustered in one vicinity, but rather, were spread across the entirety of the survey boundary.

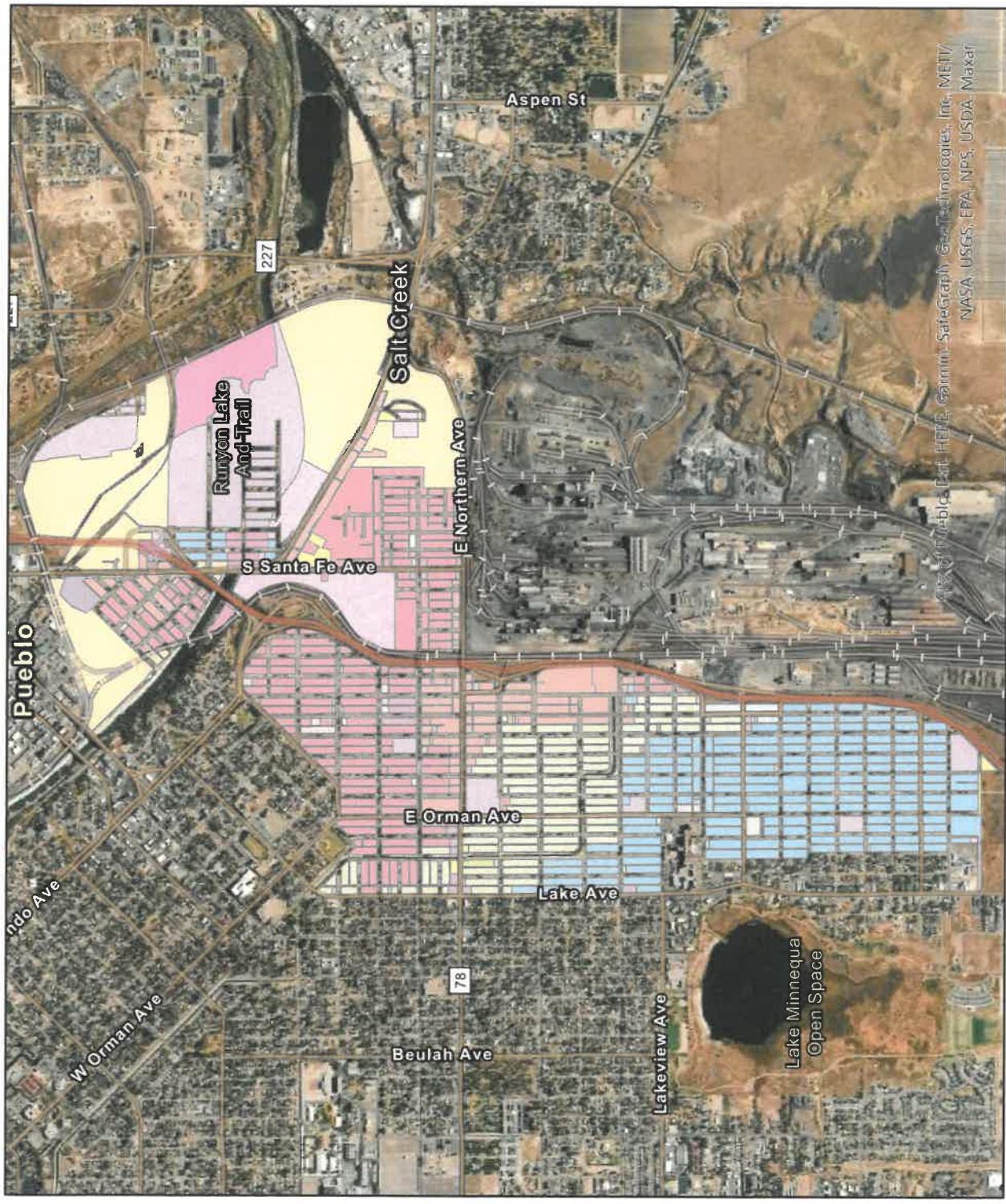
This Conditions Survey finds that the proposed Colorado Smelter Urban Renewal Plan area can be declared a "blighted area" as defined by Colorado's Urban Renewal Law and therefore qualifies for urban renewal treatment.

Conditions Survey Maps

Appendix A

Zoning Map

City of Pueblo Zoning Districts Map

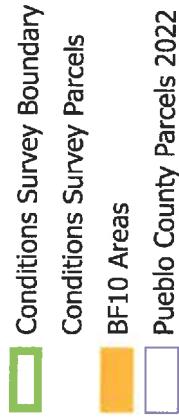
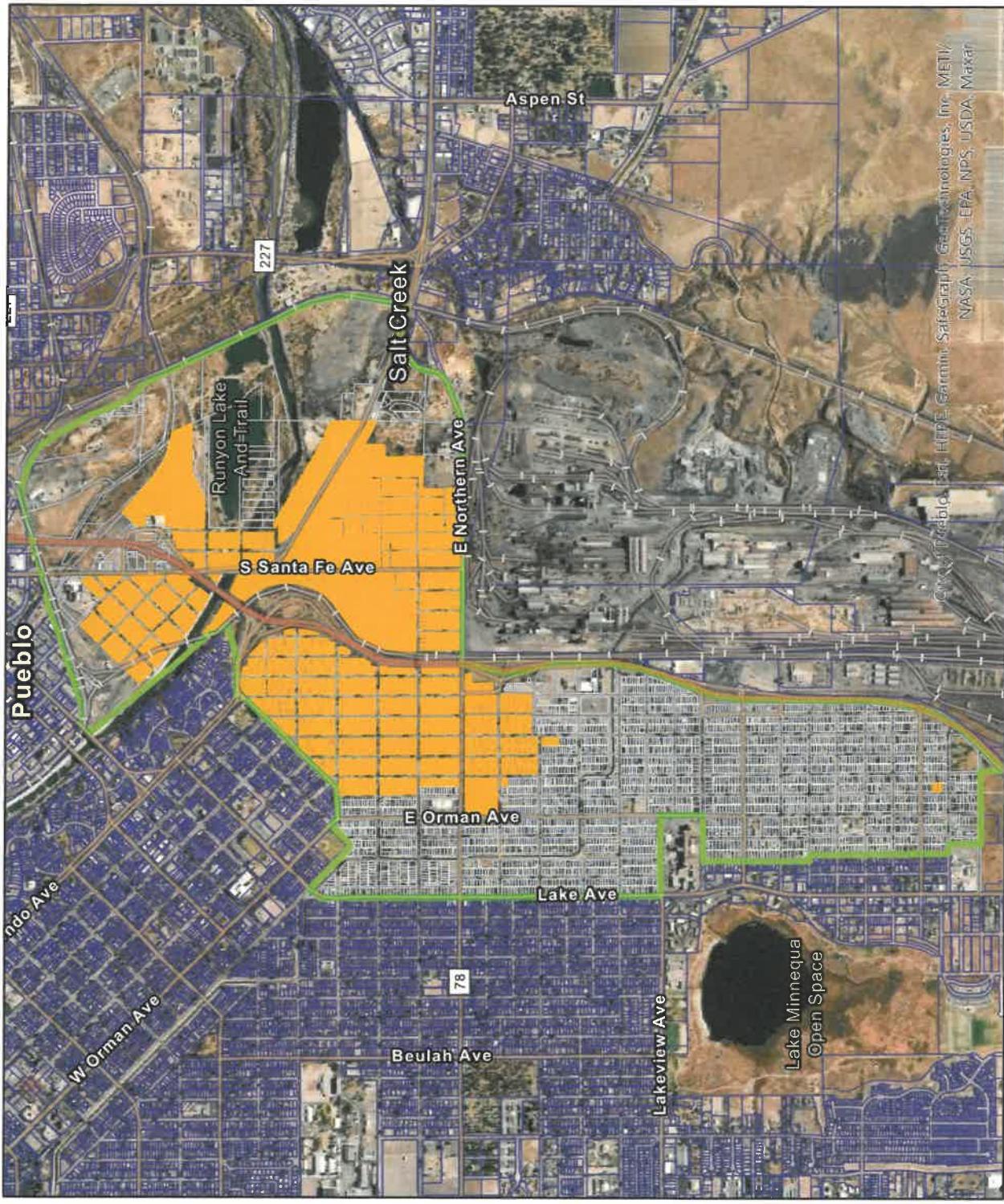


Esri, NASA, NGA, USGS, FEMA, City of Pueblo, Esri, HERE, Garmin, SafeGraph, FAO, METI, NASA, USGS, EPA, NPS, USDA, Maxar

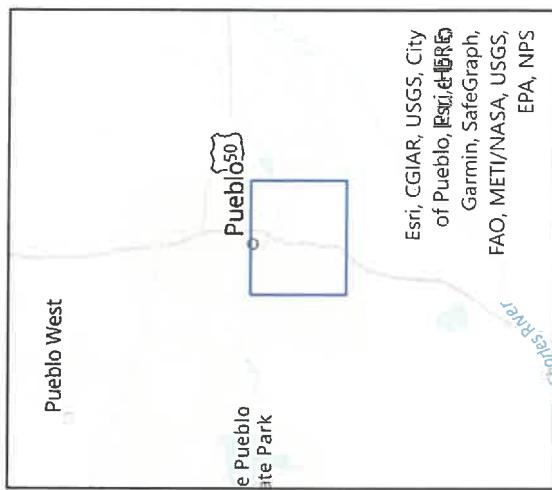
Appendix B

Environmental Contamination Map

Blighting Factor 10 - Environmental Contamination



The blighting factors listed above are derived from C.R.S. 31-25-103, where statute defines the eleven blighting factors that are catalogued by Conditions Surveys. The labels assigned to the factors within this legend are only descriptive and not intended to summarize the statute's definition for each factor.



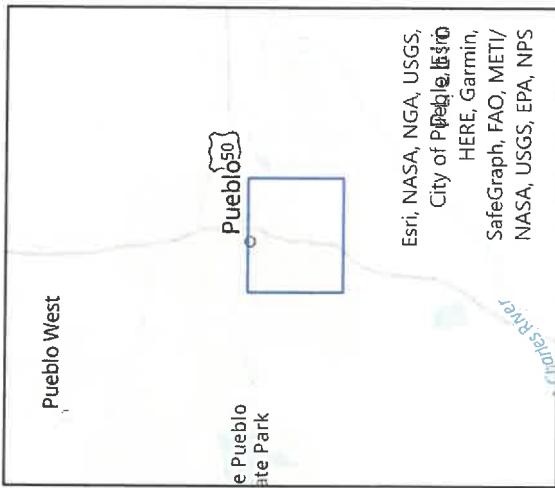
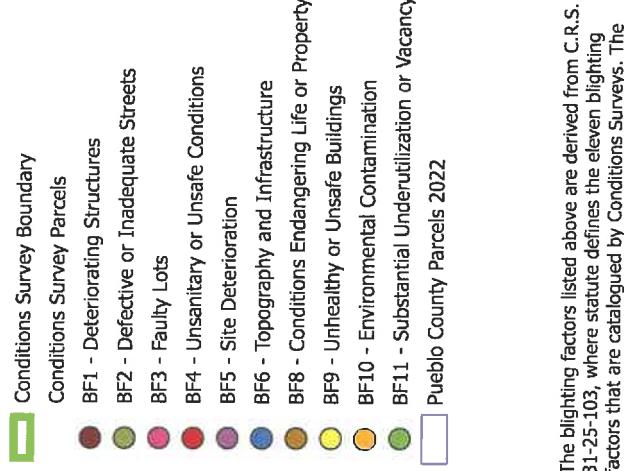
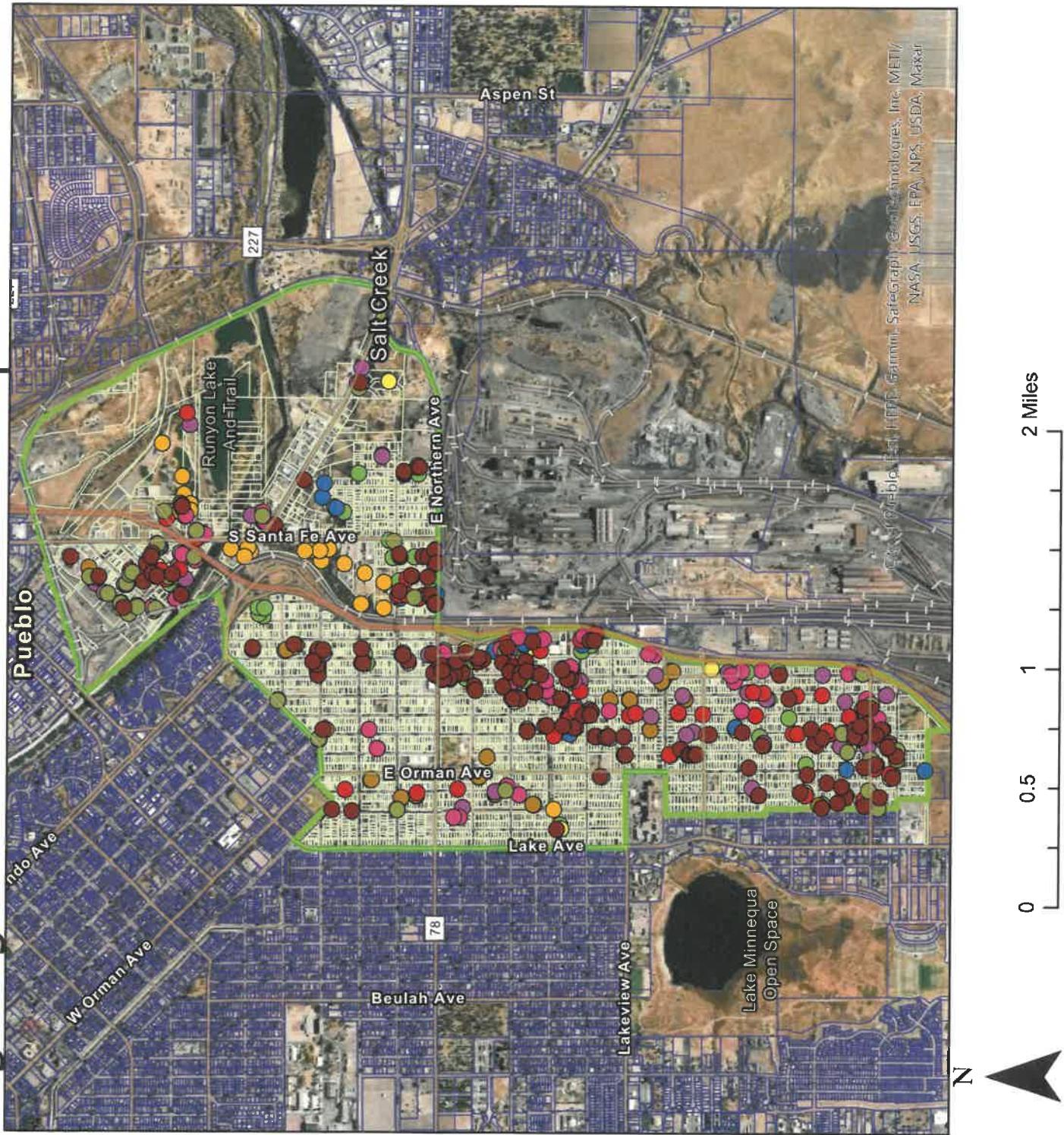
Esri, CGIAR, USGS, City of Pueblo, Esri, & Esri
Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USDA, Mekan



Appendix C

Conditions Survey Field Work Map

Colorado Smelter Urban Renewal Plan Area Blighting Conditions Location Map





Building a Better World for All of Us®

Sustainable buildings, **sound** infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our **clients** and **the** world around us.

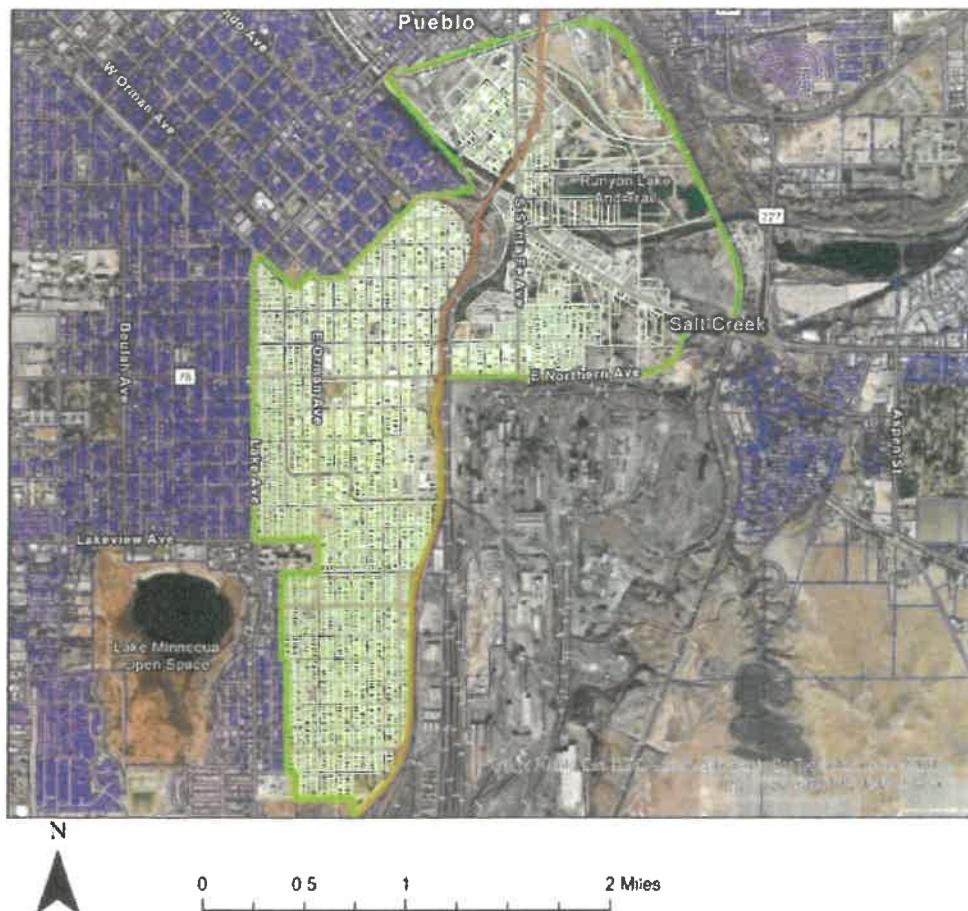
We're confident **in** our ability to balance these **requirements**.

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PUEBL
URBAN RENEWAL
AUTHORITY



Colorado Smelter Urban Renewal Plan

July 10th, 2022

Prepared by:
SEH, Inc.,
Pueblo Urban Renewal Authority

I. DEFINITIONS

The terms used in this Urban Renewal Plan shall have the following meanings.

Act means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, of the Colorado Revised Statutes.

Area or Urban Renewal Area means the area of the City included within the boundaries of this Urban Renewal Plan as described in Exhibit A and depicted in Exhibit B.

Authority means the Urban Renewal Authority of Pueblo, Colorado.

City means the City of Pueblo, Colorado.

City Planning means the Department of Planning & Community Development of the City of Pueblo, Colorado.

City Consolidated Plan means the City of Pueblo 2020-2024 Consolidated Plan, approved June 14, 2021, by Ordinance No. 9951.

Colorado Smelter Revitalization Plan means the EPA Region 8 and Superfund Redevelopment Initiative Plan document adopted by the City of Pueblo in June 2020.

Comprehensive Plan means the Pueblo Comprehensive Plan adopted in 2002, as amended.

Plan or Urban Renewal Plan means this urban renewal plan as it may be amended in the future.

Project or Urban Renewal Project means all activities and undertakings described in this Plan.

II. INTRODUCTION

The purpose of this Plan is to implement those provisions of the Comprehensive Plan, the City Strategic Plan, and the Colorado Smelter Revitalization Plan that apply to the Urban Renewal Area. The provisions of this Plan are intended to help provide important services to the Area, attract private investment, eliminate and prevent conditions of blight, remediate environmental contamination, promote redevelopment and rehabilitation of the urban renewal area, utilize underdeveloped land, and leverage public investment and funding mechanisms to promote redevelopment and rehabilitation, promote redevelopment and rehabilitation of the area by private enterprise, and, where necessary, provide necessary public infrastructure to serve the Area.

This Urban Renewal Plan has been proposed for consideration by the City Council of the City pursuant to the provisions of the Act. The administration of the Project and the implementation of the Plan shall be the responsibility of the Authority.

III. URBAN RENEWAL AREA BOUNDARIES

An urban renewal plan area covering portions of the Colorado Smelter Revitalization Plan (CSRP), the EPA Superfund site's Operable Unit 1 and Operable Unit 2, as well as additional parcels that need or will likely attract new investment or reinvestment. The area also includes public right-of-way that may benefit from urban renewal treatment. The Urban Renewal Plan Area encompasses 2,642 acres which includes 4,343 individual parcels.

IV. SUMMARY OF STATUTORY CRITERIA

On [Month] [Day], [Year], Pueblo City Council approved Resolution No. [X], instructing the Pueblo Urban Renewal Authority to conduct a blight study of the area described Colorado Smelter Urban Renewal Plan. Relevant conditions were researched, documented, photographed, and compared with the blight factors pursuant to the Act. The result of the survey is included in a document entitled "Colorado Smelter URA Plan: Conditions Survey" (the Conditions Survey) dated April 5, 2022, consisting of 40 pages, related exhibits, a description of existing conditions, and numerous photographs. The Conditions Survey is incorporated herein in its entirety by this reference.

The Conditions Survey shows that the following factors listed in the Act are present in the Area and that these conditions qualify the Area as a "blighted area" as defined in the Act:

1. Slum, deteriorated, or deteriorating structures.
2. Predominance of defective or inadequate street layout.
3. Faulty lot layout in relation to adequacy, accessibility, size or usefulness.
4. Unsanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Unusual topography or inadequate public improvements or utilities.
7. Conditions that endanger life or property by fire or other causes.
8. Buildings that are Unsafe or Unhealthy or unhealthy for persons to live or work in.
9. Environmental contamination of buildings or property; and
10. Substantial physical underutilization or vacancy of sites, buildings, or other improvement.

V. DESCRIPTION OF URBAN RENEWAL PROJECT

This Plan will be implemented as part of a comprehensive program to eliminate and prevent blight in the Colorado Smelter Urban Renewal Area. The Authority and the City, with the cooperation of private enterprise and other public bodies, will undertake a program to eliminate the conditions of blight identified in the Conditions Survey, attract new investment within the Urban Renewal Project, and advance the goals outlined in the Colorado Smelter Revitalization Plan.

A. Urban Renewal Plan Goals and the Plan's Relationship to Local and Regional Objectives

1. Goals of the Plan

This Plan has been adopted to achieve the following goals in the Area:

- a. To encourage “renewal” throughout the surveyed area by attracting additional investment within the project boundary.
- b. To alleviate blight within the boundaries of the project Area.
- c. To leverage Tax Increment Financing to help attract new commercial and residential investments within the Plan area that will alleviate blighting conditions.
- d. To assist in the Revitalization of the Grove, Eilers Heights/Bojon Town, and Bessemer Neighborhoods.
- e. To assist in the environmental remediation efforts surrounding the former smelter site and slag pile.
- f. To improve the streetscapes in a way that promotes on-street bike and pedestrian travel while also enhancing lighting, sidewalks, pedestrian safety, parking, signage, landscaping, bike racks and bus shelters.
- g. To invest in culture and community spaces.
- h. To create thriving neighborhoods by providing residents with home buying assistance, increasing affordable and accessible housing options, increasing small lot infill development and increasing and diversifying recreation and service amenities.

2. Relationship to the Comprehensive Plan

The Plan conforms with and is designed to implement the following development issues and strategies outlined in the Pueblo Area Council of Governments Comprehensive Plan (2002 and 2014):

- a. To assist Local Government with taking initiative to guide growth within the Pueblo Region
- b. To address undesirable land uses such as junk yards and old industrial sites
- c. To help facilitate an attractive community through the restoration of old buildings, beautification programs, rid city of negative images, and create more attractive entrances into Pueblo on Highway's 50 and I-25.
- d. To provide for major mixed-use development (residential, office, commercial) as well as cultural/governmental facilities within *Developed Urban Areas*.

3. Relationship to City Consolidated Plan

The Plan conforms with and is designed to implement the following strategies detailed in the City's 2020-2024 Consolidated Plan:

- a. To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless person and families into housing.
- b. To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate- income residents throughout the City, increased housing opportunities, and reinvestment in deteriorating communities.
- c. To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency and build equity.

4. Relationship to the Colorado Smelter Revitalization Plan

The Plan conforms with and designed to implement the following goals detailed in the EPA Region 8's, City of Pueblo, and BEGIN Network's Colorado Smelter Revitalization Plan:

- a) Connectivity and Cultural Heritage – The Plan will help to reconnect the Bessemer, Eilers Heights/Bojon Town and Grove neighborhoods. This connectivity will be achieved through incentivizing the development of Greenway trails, sidewalk and streetscape improvements, enhancing commercial nodes, and adding cultural heritage signage.
- b) Thriving Neighborhoods – The Plan will help revitalize the Bessemer, Eilers Heights/Bojon Town, and the Grove neighborhoods by incentivizing catalyst mixed-use projects and providing funding for residential rehabilitation and affordable housing options.
- c) Vibrant Commercial – The Plan will help to identify and incentivize and catalyst public-private project that combines investment in civic space, workforce housing, neighborhood services and streetscape improvements. The Plan will help target investment into commercial corridors with the project area.

B. Land Use Regulations and Building Requirements

The Plan will provide a comprehensive and unified plan to promote and encourage high quality development and redevelopment of the Urban Renewal Plan Area by cooperative efforts of private enterprise and public bodies. Notwithstanding anything in the Plan to the contrary, the development and use of the property within the Urban Renewal Project described in the Plan including, without limitation, land area, land use, design building requirements, timing or procedures applicable to the property, shall be subject to the Pueblo Municipal Code

and secondary codes therein adopted by reference, and other applicable standards and regulations of the City of Pueblo ("City Regulations"). Permitted uses for properties in the Urban Renewal Area shall be those uses allowed in the City of Pueblo Land Use Code.

VI. PROJECT ACTIVITIES

The following provisions shall apply to the Area. In accordance with the Act, the Authority may undertake these activities directly or, to the extent authorized by applicable law, contract with third parties to do so.

A. Land Acquisition

To carry out this Plan, the Authority may exercise any and all of its rights and powers under the Act and any other applicable law, ordinance or regulation. The Authority may acquire any interest in property by any manner available. The Authority may acquire property in the Area for the following reasons: To eliminate or prevent conditions of blight; to carry out one or more objectives of the Plan; to assemble property for redevelopment by private enterprise; for needed public improvements; and for any other lawful purpose authorized by the Plan, the Act or any other applicable law.

Acquisition of property by eminent domain is not authorized unless the City Council approves, by majority vote, the use of eminent domain by the Authority in accordance with the Act and other applicable laws.

B. Relocation

If acquisition of property displaces any individual, family, or business concern, the Authority may assist such party in finding another location, and may, but is not obligated to, make relocation payments to eligible residents and businesses in such amounts and under such terms and conditions as it may determine and as may be required by law.

C. Demolition, Clearance and Site Preparation

The Authority may demolish and clear those buildings, structures, and other improvements from property it acquires if such buildings, structures, and other improvements are not to be rehabilitated in accordance with this Plan. The Authority may provide rough and finished site grading and other site preparation services as part of a comprehensive redevelopment program.

D. Property Management

During such time as any property is acquired by the Authority, for disposition for redevelopment, such property shall be under the management and control of the Authority and may be rented or leased by it pending disposition for redevelopment or rehabilitation. Notwithstanding the foregoing, the Authority may acquire property, develop, construct, maintain, and operate thereon buildings, and facilities devoted to uses and purposes as the Authority deems to be in the public interest.

E. Public Improvements

The Authority will cooperate with the City and other public bodies to install, repair or replace necessary public infrastructure including, but not limited to, public streets, ADA

accessible routes, stormwater improvements outside the scope of the City Storm Water Enterprise, park and recreation amenities and multi-use recreational trails in the Area.

F. Land Disposition, Redevelopment and Rehabilitation

The Authority may dispose of property it acquires by means of a reasonable competitive bidding procedure it establishes in accordance with the Act and pursuant to redevelopment agreements between the Authority and such purchasers.

The Authority may also enter into owner participation agreements with property owners in the Area for the development, redevelopment, or rehabilitation of their property. Such agreements will provide for such participation and assistance as the Authority may elect to provide to such owners.

The Authority may develop, construct, maintain, and operate buildings and facilities devoted to uses and purposes as the Authority deems to be in the public interest.

All such redevelopment, owner participation and other agreements shall contain, at a minimum, provisions requiring:

1. Compliance with the Plan and, if adopted by the Authority, the Design Guidelines and Standards and City codes and ordinances.
2. Covenants to begin and complete development, construction, or rehabilitation of both public and private improvements within a period of time deemed to be reasonable by the Authority.
3. The financial commitments of each party (but nothing herein shall obligate the Authority to make any such financial commitment to any party or transaction).

G. Cooperation Agreements

For the purposes of planning and carrying out this Plan in the Area, the Authority may enter into one or more cooperation agreements with the City or other public bodies. Without limitation, such agreements may include project financing and implementation; design, location and construction of public improvements; and any other matters required to carry out this Project. It is recognized that cooperation with the City, other municipalities and other public and private bodies may be required to coordinate such issues as the design, construction, maintenance, operation, and timing of public and private improvements within and outside of the Area to properly and efficiently carry out the goals and objectives of this Plan.

H. Other Project Undertakings and Activities

Other Project undertakings and activities deemed necessary by the Authority to carry out the Plan in the Area 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 and all applicable laws.

VII. PROJECT FINANCING

The Authority is authorized to finance activities and undertakings under this Plan by any method authorized by the Act or any other applicable law, including without limitation, appropriations, loans or advances from the City; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities; sale of securities; loans, advances and grants from any other available source.

Any and all financing methods legally available to the City, the Authority, any private developer, redeveloper or owner may be used 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 Urban Renewal Area. Such methods may be combined to finance all or any part of activities and undertakings throughout the Urban Renewal Area. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Act, may be used to pay the principal of and interest on and to establish reserves for indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority or the City to finance activities and undertakings authorized by the Act and this Plan in whole or in part.

The Authority is authorized to issue notes, bonds or any other financing instruments or documents in amounts sufficient to finance all or part of the Urban Renewal Plan. The Authority is authorized to borrow funds and to create indebtedness in carrying out this Plan. The principal, interest, and any premiums due on or in connection with such indebtedness may be paid from any funds available to the Authority.

The Project may be financed by the Authority under the tax allocation financing provisions of the Act. Under the tax allocation method of financing the Project, property taxes levied after the effective date of the approval of this Plan upon taxable property in the Urban Renewal Area each year by or for the benefit of each public body that levies property taxes in the Area, shall be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of this tax allocation provision, as follows:

Base Amount

That portion of the taxes which 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 Urban Renewal Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Urban Renewal Area, and 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 shall 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, the Project.

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

When such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies.

The increment portion of the taxes, as described in this subparagraph 2, 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 incurred by the Authority to finance the Project.

VIII. CHANGES IN APPROVED PLAN

This Plan may be modified pursuant to the provisions of the Act governing such modifications, including Section 31-25-107, C.R.S.

IX. MINOR VARIATIONS

The Authority may in specific cases allow minor variations from the provisions of the Plan if it determines that a literal enforcement of the provisions of the Plan would constitute an unreasonable limitation beyond the intent and purpose of the Plan.

EXHIBIT A
LEGAL DESCRIPTION

This Urban Renewal Area contains approximately 2,642 acres. The location and area boundaries may be generally described as:

Within the city limits of the City of Pueblo;

AND

All of the Bessemer, Eilers Heights/Bojon Town and Grove neighborhoods,;

AND

All of the Runyon Sports complex and Lake;

AND

Residential and commercial areas to the west and south of Bessemer;

AND

Beginning at the intersection of Santa Fe Avenue and the Union Pacific/BSNF railroad lines;

AND

Extending around the historic Grove neighborhood;

AND

Continuing east from the Arkansas River to Gruma Drive;

AND

Continuing south, outlining the Bessemer neighborhood and the Runyon Sports complex and lake;

AND

Bordering Salt Creek before turing west along Northern Avenue;

AND

Continuing south on I-25 until terminating past JJ Raigoza Park;

AND

Extending west beyond the Bessemer neighborhood, following Washington Street to West Summit Avenue, East Adams Avenue, and then eventually moving south along Lake Avenue;

AND

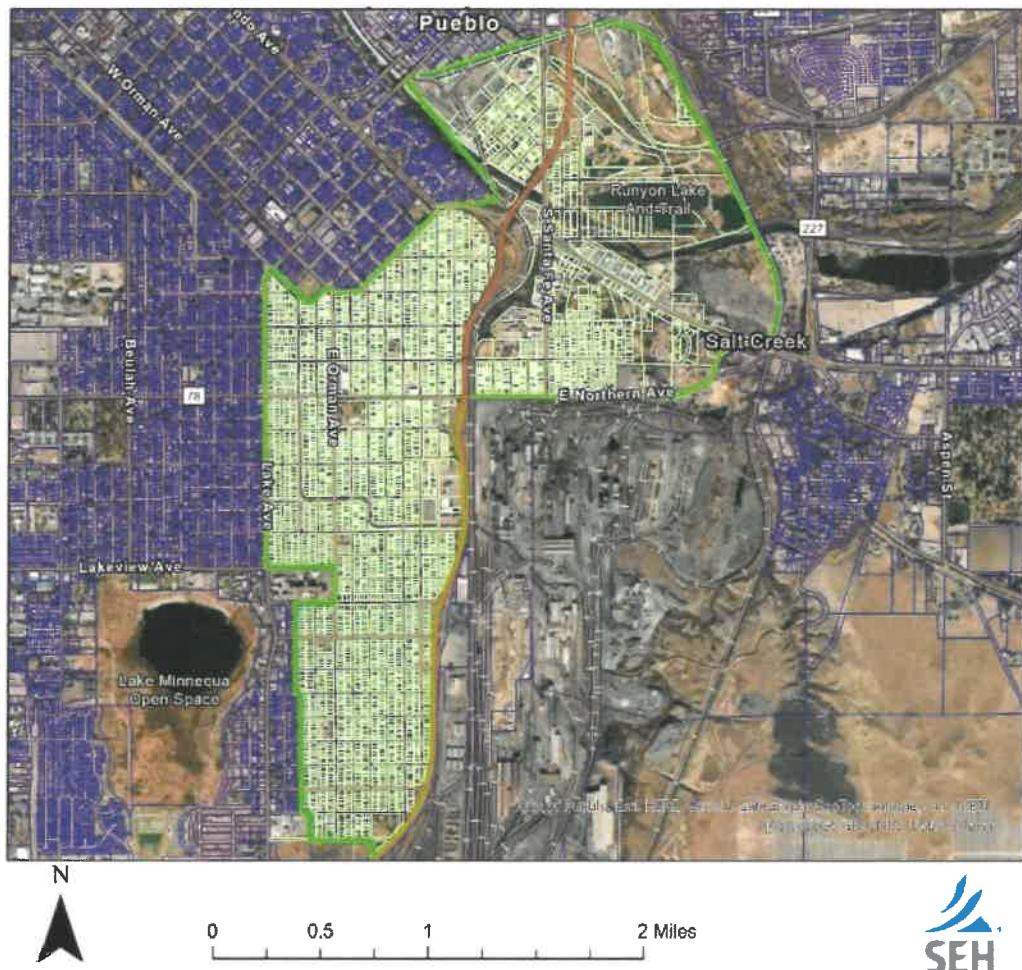
Excluding the Saint Mary Corwin Hospital;

AND

Continuing south along Wyoming Avenue, encompassing the neighborhood blocks adjacent to the unpaved Streator Avenue and connecting with its eastern edge near JJ Raigoza Park.

EXHIBIT B
MAP

**COLORADO SMELTER PROPOSED
URBAN RENEWAL AREA**





Colorado Smelter Urban Renewal Plan Impact Report

Pueblo Urban Renewal Authority

165646 | July 10, 2022



Building a Better World
for All of Us®

Engineers | Architects | Planners | Scientists



Building a Better World
for All of Us®

July 10, 2022

Colorado Smelter Urban Renewal Plan
Pueblo Urban Renewal Authority

Dear PURA Board of Commissioners,

This Impact Report is intended to satisfy the requirements outlined in Colorado's Urban Renewal Law, C.R.S. 31-25-107(3.5)I-V. According to Statute, the Urban Renewal Impact Report is a supplementary document to the Urban Renewal Plan that is required if property or sales taxes will be utilized in the project area for renewal activities. The Colorado Smelter Urban Renewal Plan area intends to utilize tax increment financing within its project area and therefore requires an impact report to be completed.

This Impact Report meets the minimum requirements defined by C.R.S. 31-25-107(3.5)I-V, but also has been designed to provide the Pueblo Urban Renewal Authority with a realistic forecast of how development will proceed throughout the Colorado Smelter Urban Renewal Plan area. The forecast utilized in this report has been informed by an analysis of all properties within the project area, as well as interviews with PURA staff. The forecasts are intentionally designed to be conservative estimates and reflect community development needs that have been highlighted by this Board and the public.

The goal of this report is to provide the Pueblo Urban Renewal Authority with a realistic forecast of impacts to better inform negotiations with impacted taxing entities and ensure that the Colorado Smelter Urban Renewal Plan succeeds in bringing about the renewal hoped for by the Pueblo community.

Sincerely,

Andrew Arnold

CC: Jerry Pacheco and Cherish Deeg

Executive Summary

The Colorado Smelter Urban Renewal Plan Impact Report:

The Pueblo Urban Renewal Authority has begun the process of establishing a new Urban Renewal Plan area. This area is described by this report as the Colorado Smelter Urban Renewal Plan. The previously completed Conditions Survey found that this plan area meets the statutory threshold of conditions outlined in C.R.S. 31-25-103. The urban renewal area exhibits ten of the eleven statutorily defined blighting conditions, meaning that the project area is eligible for renewal activities.

One type of renewal activity is the utilization of property and sales taxes to help remediate blight, incentivize redevelopment, and fund public improvements throughout the project area. This mechanism is known as Tax Increment Financing, and Colorado's Urban Renewal Law requires that an Impact Report be submitted with any Urban Renewal Plan that intends to utilize property and/or sales taxes for renewal activities in its project area (C.R.S. 31-25-107(3.5)-V). The Colorado Smelter Urban Renewal Plan proposes the use of Tax Increment Financing, which triggered the need for this Impact Report.

The minimum requirements for an Impact Report are outlined in Colorado's Urban Renewal Law. Those requirements include,

- A) the estimated time to complete the Urban Renewal Project,
- B) The estimated annual property tax increment to be generated by the Urban Renewal Project and the portion of such increment to be allocated during this period to fund the urban renewal project,
- C) an estimate on the county revenue impact, 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,
- D) 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,
- E) Any other estimated impacts of the urban renewal project on county services and revenues.

This Impact Report addresses each of the statutory requirements outlined above, but also examines impacts beyond the scope required by statute. Specifically, this Impact Report forecasts future tax incremental revenue by projecting a probable development scenario throughout the 2,642-acre Plan area over the next 25 years. This report assumes that the Colorado Smelter Urban Renewal Plan will be successful in remediating blighting conditions present within this area, which will help facilitate new development. The report also assumes that this new development will be incentivized by the Pueblo Urban Renewal Authority to address community needs, such as an increase in affordable housing, mixed-use and commercial development.

With the assistance of PURA Staff, this report identified 524 parcels with redevelopment characteristics that, when supported by the Colorado Smelter Urban Renewal Plan, exhibit a high propensity to attract future investment and redevelopment. The report forecasted development type, density and value on each parcel using market assumptions and local development trends. These development scenarios were then phased over the Plan area's lifetime, according to the type of development and estimated market absorption rates. The resulting assessed value from these development scenarios was then contrasted with the base assessment of the Colorado Smelter Urban Renewal Plan area to determine the annual tax increment generated by the project. New retail space was also estimated, which was used to determine new sales tax production within the Plan area.

This redevelopment's total tax revenue and increment has been estimated by the impact report to determine the revenue impacts on effected taxing entities. The report also addresses population and student generation within the Plan area, and its potential impact to taxing entities such as the County and the School District.

Executive Summary (continued)

This report found that the Colorado Smelter Urban Renewal Plan would not adversely affect the taxing entities that collect property and sales tax within its boundary. The Plan will not require new County Infrastructure, nor would it require substantial County funded services. This report evaluated County budgets and property tax revenue and found that future development in the Plan area would generate a surplus in sales tax revenue relative to property tax revenue for the County. This report also analyzed the Plan's impacts to the Pueblo School District 60. It found that the fiscal impacts and possible student generation by the Colorado Smelter Plan were minimal. This report concludes that effected taxing entities should support the Colorado Smelter Urban Renewal Plan, as its benefits to the community outweigh its fiscal costs.

The Colorado Smelter Urban Renewal Plan represents PURA's, the City of Pueblo's and Pueblo County's commitment to achieving public private partnerships that will facilitate community-minded development where it is needed most. This Impact Report was designed not only to evaluate the potential impacts of this development, but to also provide a roadmap for achieving these redevelopment goals. Projected Property and Sales Tax Increment that would be generated within this Urban Renewal Plan Area are described in the table below:

Colorado Smelter Urban Renewal Plan Fiscal Projections ¹		
Base Assessed Value of Plan Area	\$	40,916,432
Total New Improvement Assessed Value	\$	46,214,000
Total Estimated Property Tax TIF Revenue (25-Years)	\$	64,890,000
Total Estimated Sales Tax TIF Revenue (25-Years)	\$	58,545,000
Annual Property Tax TIF Revenue (25-Year Average)	\$	2,495,000
Annual Sales Tax TIF Revenue (25-Year Average)	\$	2,384,000

¹ Estimates have been rounded.

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Executive Summary
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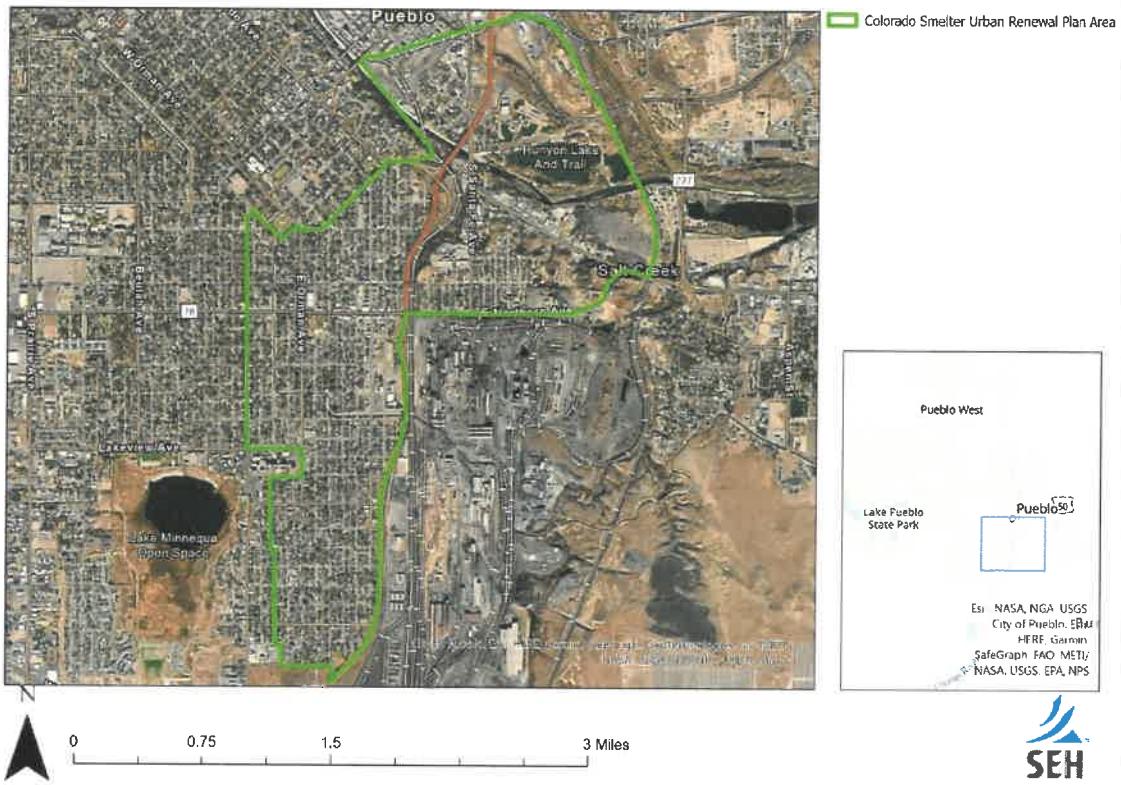
Colorado Smelter Urban Renewal Plan

Colorado Smelter Urban Renewal Plan Impact Report

Prepared for the Pueblo Urban Renewal Authority

1 Impact Report Summary

Colorado Smelter Urban Renewal Plan Impact Report



Project Area Existing Conditions

The Colorado Smelter Urban Renewal Plan area encompasses 2,642-acres² within the City of Pueblo. This area includes 4,343 parcels. This survey area has been strategically drawn to

² Acreage estimate includes Public Right of Way e.g. Roads and Alleys

include parcels that need or will attract new investment or reinvestment. The area also includes public right-of-way that may benefit from urban renewal treatment.

Colorado Smelter Urban Renewal Plan Area Description

The proposed Colorado Smelter Urban Renewal Plan targets an area in need of environmental remediation, reinvestment, and redevelopment. The survey boundary is within Pueblo's City Limits and encompasses the Bessemer, Eilers Heights/Bojon Town and Grove neighborhoods, the Runyon Sports complex and Lake, as well as residential and commercial areas to the west and south of Bessemer. The survey boundary begins where Santa Fe Avenue crosses the Union Pacific/BSNF railroad lines. The survey boundary extends around the historic Gove neighborhood, stretching east from the Arkansas River to Gruma Drive. The boundary continues south, outlining the Bessemer neighborhood and the Runyon Sports complex and lake. The eastern edge of the survey boundary reaches Salt Creek before turning west along Northern Avenue, and then continuing south on I-25 until terminating past JJ Raigoza Park. The western edge of the survey boundary extends beyond the Bessemer neighborhood to the west, following Washington Street to West Summit Avenue, East Adams Avenue, and then eventually moving south along Lake Avenue. The boundary moves around to exclude the Saint Mary Corwin Hospital, before again heading south along Wyoming Avenue, encompassing the final neighborhood blocks adjacent to the unpaved Streator Avenue and connecting with its eastern edge near JJ Raigoza Park.

The survey boundary was strategically drawn to include a combination of public amenities, key transportation corridors and historic neighborhoods that are impacted by the former smelter facility and slag pile's environmental contamination. These areas are part of the EPA's Superfund site, specifically Operable Unit 1 and Operable Unit 2 and the Colorado Smelter Revitalization Plan (CSRP). This proposed urban renewal area is intended to parallel these environmental remediation efforts, providing an additional tool to alleviate forms of blight including, but not limited to, the environmental contamination of soils throughout the area. These are areas of Pueblo that, to date, have struggled to attract new investment and initiate redevelopment.

The goal of the Colorado Smelter Urban Renewal Project is to encourage "renewal" throughout this surveyed area by attracting additional investment within the project boundary. It will also help to advance the three "revitalization themes" outlined in the CSRP, specifically:

1. Connectivity and Cultural Heritage
2. Thriving Neighborhoods
3. Vibrant Commercial

The goals of the Colorado Smelter Urban Renewal Plan are closely aligned with the community vision contained in the CSRP, which is why the Plan area closely adheres the CSRP's scope.

Colorado Smelter URA Plan Area	Totals
Number of Total Acres	2,642
Parcel Acreage	1,846
Number of Parcels	4,343

1.1 Zoning Districts

The Colorado Smelter Urban Renewal Plan area includes 18 City of Pueblo zoning districts. Each zoning district regulates the land uses on their respective parcels according to the City of Pueblo's Comprehensive Plan and municipal code. These zoning districts will regulate the

redevelopment that will be permitted throughout the Colorado Smelter Urban Renewal project. The zoning districts also inform the forecasts made by this Impact Report.

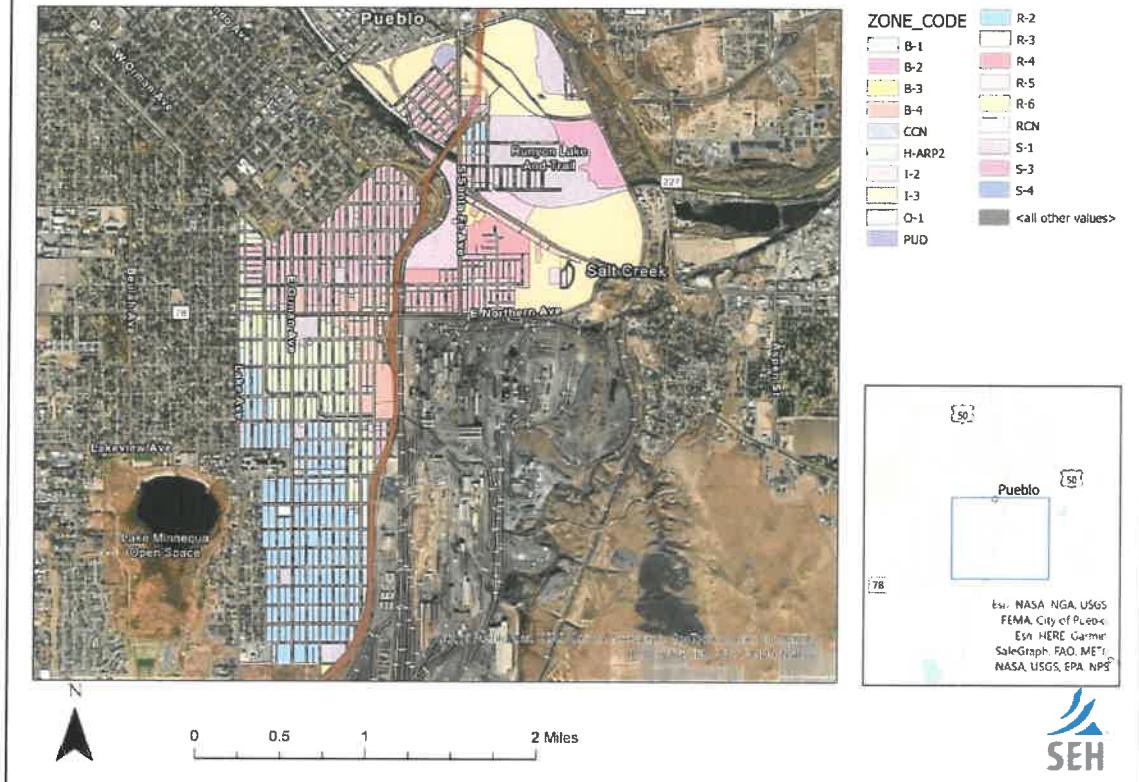
A summary of each zoning district's acreage, number of parcels, and assessed value has been included in the table below. The location of these zoning districts throughout the Plan area is illustrated in the map below.

Zoning Districts Statistics

Zoning	Number of Parcels	Number of Acres	% of Parcel Acreage	Assessed Value
R-2	1,277	336.73	18.24%	\$ 11,537,264
R-3	848	169.56	9.18%	\$ 6,223,611
R-4	1,507	334.93	18.14%	\$ 11,072,687
R-5	13	6.73	0.36%	\$ 234,630
R-6	4	2.26	0.12%	\$ 76,350
RCN	1	0.34	0.02%	\$ 21,090
B-1	38	9.71	0.53%	\$ 458,368
B-2	66	16.17	0.88%	\$ 1,083,108
B-3	12	10.86	0.59%	\$ 274,720
B-4	383	131.56	7.12%	\$ 7,021,024
I-2	35	77.10	4.18%	\$ 815,190
I-3	81	442.03	23.94%	\$ 1,299,280
O-1	3	3.47	0.19%	\$ 457,480
S-1	51	211.47	11.45%	\$ 15,420
S-3	16	81.10	4.39%	\$ -
S-4	2	0.70	0.04%	\$ 5,340
CCN	3	0.86	0.05%	\$ 89,670
PUD	2	9.29	0.50%	\$ 231,200

Source - Pueblo County GIS and Assessor

City of Pueblo Zoning Districts Map



Current Assessment of Plan Area

The Plan area includes 4,343 parcels. The total equalized assessed value of these parcels, according to the Pueblo County Assessor's database, is \$40,916,432. Using the 2021 Certified Assessment the City of Pueblo, the existing taxable value of the Colorado Smelter Urban Renewal Plan area is 4.82% of the City's total taxable value and 2.72% of the County's taxable value.

The survey boundary encompasses properties that are taxed according to four Pueblo County taxing districts, 60B, 60BV, 60BE, 60BM. All four districts levy the same millage rate of 97.705. The number of parcels, estimated acreage and assessed value according to each Taxing District within the survey boundary is recorded in the following table.

Taxing Districts Present

Tax District Statistics				
Tax District Code	Mill Levy	Number of Parcels	Estimated Acreage	Estimated Assessed Value
60B	97.705	4,037	1464.4	\$38,393,964
60BV	97.705	96	145.6	\$1,074,750
60BE	97.705	208	232.7	\$1,447,718
60BM	97.705	1	3.7	\$0

The Colorado Smelter Urban Renewal Plan includes a mix of commercial and residential property. The following table represents the current assessment value for all parcels within the Plan area. Parcels exhibiting an assessment ratio of ~29% were classified as Commercial, ~7.15% as Residential, and a blended percentage as Mixed-use. Tax Exempt assessments were excluded.

Assessment Category Statistics Summary

Assessment Categories	Total Taxable Value
Commercial	\$9,870,457
Residential	\$29,917,850
Mixed-Use	\$1,021,645

2 Impact Report Methodology

Aligning Revitalization with Urban Renewal

The Colorado Smelter Urban Renewal Plan represents a unique urban renewal strategy. The area chosen for this plan part of a local, state and federal revitalization effort. This collective effort is explained in the Colorado Smelter Revitalization Plan (CSRP). CSRP is both an EPA superfund and a city-wide revitalization campaign, which will provide environmental remediation, grants, subsidies and other forms of financial assistance to ensure that this specific area is revitalized. The Colorado Smelter Urban Renewal Plan is an additional tool to assist in this revitalization effort, which is why it overlays the Smelter Superfund's operable units, as well as the neighborhoods and commercial corridors identified by CSRP.

Typically, urban renewal plans fall into two strategic categories. The first is the project-based strategy. This strategy identifies a specific development project prior to an Urban Renewal Plan area being formed. The local Urban Renewal Authority works with that development to create a Plan area which encompasses a specific area connected to this future development.

The second strategy is territorial. This strategy is used when an urban renewal authority wants to target an area for urban renewal treatment but has not yet been approached by a development project within that area. The territorial strategy selects a specific geographic area and overlays that area with a clear redevelopment vision, bolstered by incentives. The goal is to attract and/or leverage new investment within the subject area, effectively remediating conditions arresting redevelopment.

The Colorado Smelter Urban Renewal Plan is a combination of both strategies. As mentioned, this Plan was originally conceived to supplement the Colorado Smelter Revitalization Plan and help advance its three goals, *1. Connectivity and Cultural Heritage, 2. Thriving Neighborhoods, and 3. Vibrant Commercial*. Aligning with the CSRP required drawing a plan boundary that encompassed environmental remediation efforts, neighborhood revitalization objectives, and targeted commercial development. This is a territorial renewal strategy.

However, this Urban Renewal Plan also incorporates elements of a project-based strategy. The multi-national company Evraz is currently expanding its steel manufacturing operations in Pueblo. A multi-faceted collaboration with the EPA, the State of Colorado, the City of Pueblo and the Pueblo Urban Renewal Authority created an inventive package that encouraged Evraz to locate

its new long-rail facility in Pueblo. This new Steel Mill is estimated to cost \$700 million. It will produce quarter-mile long rail segments, a highly desirable product for high-speed rail contracts. The mill will also be powered by solar panels, making the operation an example of green manufacturing. This new facility is located adjacent to the Colorado Smelter Urban Renewal Plan area, and its proximity is likely to generate new investment within the renewal area. Leveraging the economic growth expected from the steel mill to further revitalization efforts throughout the CSRP is the Colorado Smelter Urban Renewal Plan's principal strategy.

This impact report assumes that the proximal investments in Pueblo's steel manufacturing industry, coupled with the EPA superfund remediation efforts, the Colorado Smelter Revitalization Plan, and expected urban renewal activities that will be incentivized with Tax Increment Financing, will successfully remediate blight and attract new investment to this area. The methodology used to determine future assessments, taxable revenue, increment, and impacts is explained in the following sections.

Forecasting Future Growth

The goal of the Colorado Smelter's Urban Renewal Plan is to incentivize redevelopment by remediating blighting conditions and spurring new investments in public infrastructure, amenities, and community development needs.

One of the tools urban renewal authorities can use to bring about these changes is known as Tax Increment Financing (TIF). TIF is a redevelopment strategy that leverages future tax revenues to incentivize redevelopment for urban renewal activities. Colorado's Urban Renewal Law mandates that urban renewal project areas which intend to use TIF for renewal activities submit a supplementary Impact Report to help forecast growth within a renewal area and estimate the impacts this growth will have on taxing entities that operate within that area. The impact report's purpose is to ensure that taxing entities that rely on property tax revenues will not be adversely impacted by the urban renewal project.

Quantifying these impacts requires a forecast of probable growth throughout the project area over the project's lifetime. The Colorado Smelter Urban Renewal Plan is expected to last 25 years, the maximum amount of time allotted by Colorado's Urban Renewal Law. This report estimates where and when this redevelopment will take place.

The analysis organized all new development into three **Phases of Revitalization**. Each Revitalization Phase lasts a specific amount of time deemed reasonable for redevelopment. The properties selected for each phase were analyzed by a range of redevelopment factors and the presence of blighting factors³. These factors helped to organize parcels based on their redevelopment feasibility.

Revitalization Phases

Revitalization Phase	Estimated Time
1	8 Years
2	8 Years
3	7 Years

³ All Blighting Factors geo-located within the Colorado Smelter Urban Renewal Plan Conditions Survey.

The analysis assumes that the first two years of the Plan will not generate any new assessed value. After this two-year lag period, the Revitalization Phases begin. The first Revitalization Phase is assumed to take place between 2024 and 2031, lasting eight years. The second phase will begin in 2032 and conclude in 2039, also lasting 8 years. The third and final Revitalization phase is projected to begin in 2040 and end with the Urban Renewal Plan in 2046.

Redevelopment Feasibility Analysis

The analysis assumes a particular redevelopment perspective, one that is informed by the EPA Superfund remediation efforts, the Colorado Smelter Revitalization Plan, the nearby steel industry investments, and urban renewal incentives. This means that new development will be incentivized in ways that remediate blight and environmental contamination, open previously undeveloped parcels to new investment, attract commercial development along transportation corridors, and rehabilitate residential development throughout effected neighborhoods. This underscores the order, pace and type of development that is likely to occur within the Colorado Smelter Urban Renewal Plan area.

This report analyzed every parcel within the Plan area using specific redevelopment metrics. These metrics included:

- *market valuation,*
- *assessments, zoning,*
- *underutilization,*
- *vacancy,*
- *the presence of blighting factors,*
- *non-conforming lots,*
- *parcels within the EPA superfund operable units,*
- *topography,*
- *access,*
- *utilities,*
- *floor-area ratios, and*
- *other redevelopment factors.*

The analysis created a matrix using these redevelopment factors which scored each parcel. Parcels that scored the highest for redevelopment feasibility were then placed in specific Revitalization Phases. These revitalization phases were further analyzed using GIS mapping. The mapping provided an additional layer of analysis, to ensure that high scoring parcels did not exhibit characteristics that made them undevelopable:

Revitalization Phase 1: Parcels in this phase scored high for redevelopment feasibility. They tend to be parcels that are underutilized, vacant, or exhibit low building improvement values relative to land values. This phase focused on parcels that can attract commercial or mixed-use redevelopment to blighted parcels. Parcels that are currently tax exempt, or that have a high propensity for TIF generation, were also considered.

Revitalization Phase 2: Parcels in this phase scored high for redevelopment feasibility but were typically located in residential zones. These parcels are likely to be redeveloped after significant commercial development has taken place in Phase 1, provided that TIF incentives are available for facilitating residential redevelopment and neighborhood rehabilitation.

Revitalization Phase 3: Parcels in this phase scored lower for redevelopment feasibility than parcels in Phases 1 and 2. These parcels tend to exhibit blighting factors, be non-conforming lots, or be underutilized. It is likely that these parcels will require significant incentives for redevelopment, which will require the successful completion of Phase 1 and Phase 2.

Development Feasibility and Assumptions

The properties which required a development forecast used certain assumptions to predict the type, size, time, and value for each development phase. The assumptions are informed by local market studies, urban renewal best practices and community desires. The goal is to anticipate development that will be both financially and politically feasible, meaning that future development in the project area matches the City of Pueblo's market demands but also the community's expressed desires for the Colorado Smelter Urban Renewal Plan. Market realities and community expectations are often in tension with one another, which is why these assumptions seek to strike a compromise between the two viewpoints. The analysis also assumes that future development will be incentivized by the Pueblo Urban Renewal Authority, meaning that new development will be geared towards specific strategic purposes, such as additional housing or increased tax increment. Redevelopment that can cater to these strategies has a higher probability of success (and approval by the URA). These assumptions are cataloged below:

- **Type of Development** – All forecasted development is assumed to match its zoning district. For example, a blighted property currently assessed as commercial but within a residential zone is assumed to be redeveloped as a residential property. Properties that exhibit a mixed assessment (between 29% and 7.15% assessment ratio) and are within a commercial zone that allows mixed-use development, are assumed to be redeveloped as 50% residential space and 50% commercial space. Only 25% of commercial redevelopment is assumed to be retail.
- **Size of Development** – The scale of future development is limited by market demands, such as local absorption rates. Commercial development also needs to account for parking, ROW, and other site improvements that limits the size of vertical construction. SEH analyzed historic floor area ratios (FAR) of existing developments and compared this with recent developments within the City limits. FAR is a ratio between a property's land area and its total building area. The ratio serves as an indicator of how built up a property is relative to its land and can serve as a proxy for utilization. This analysis found that existing properties throughout the Colorado Smelter Urban Renewal Plan area exhibited low FAR's, averaging 0.128. By contrast, recent development throughout the City exhibited an average FAR of 0.49. This analysis conservatively estimated that future development would average a floor area ratio of 0.20⁴.
- **Time of Development** – As mentioned in the Size of Development section, market absorption rates were used to ensure that forecasted development was appropriately phased to meet local market demands.
- **Value of Development** – This report estimated the future value of development by comparing new development price per square foot with existing development price per square foot. These prices included both land and building improvement values. Price per square foot was chosen over cost per square foot because future taxable value is a derivative of actual assessed value. Although the County assessor uses three techniques to assess properties, recent sales price is a common appraisal method. Therefore, the sales price per square foot is a better indicator of future taxable value than cost per square foot. This report analyzed recent residential and commercial developments to determine an average value for each development type. New single-family homes were

⁴ If a redevelopment parcel exhibited an FAR greater than .20, this report assumed the new FAR would equal the old.

valued at \$310,000 per unit. Townhomes and condos were given a value of \$275,000 per unit. New commercial development was assigned an average of \$141 per SF.

These assumptions guided this report's forecast of future development throughout the Colorado Smelter Urban Renewal Plan area.

Tax Increment Financing Assumptions

As part of Statutory Requirements, this report projected the estimated property and sales tax generation for future development within the Colorado Smelter Urban Renewal Plan area. These projections are based on Pueblo County's 2022 certified assessments of property and the mill levies associated with the taxing entities present in the project area. The full list of taxing entities and their associated millage rates are tabulated below:

Colorado Smelter Mill Levies			
Note:	TIF Percentages are assumed to be 100% for the Impact Report		
Tax Entity	2022 Mill Levy	TIF Agreement %	TIF Eligible Mill Levy
PUEBLO COUNTY	30.199	100%	30.199
CITY OF PUEBLO	15.633	100%	15.633
S.E.WATER CONSV DISTRICT	0.839	100%	0.839
LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	1.503	100%	1.503
PUEBLO CITY-COUNTY LIBRARY DISTRICT	5.889	100%	5.889
SCHOOL DISTRICT 60	43.642	100%	43.642
	97.705	100%	97.705

This report assumes that all impacted taxing entities will pledge 100% of their millage rate to the Colorado Smelter Urban Renewal Project area. Property tax projections made by this report assume that the number of taxing entities, as well as their millage rates, will remain unchanged over the project's lifetime.

Tax Increment assumptions are also based on the above mill levies and assumes that the project area's starting **base value is \$40,916,432**. This report projects that both the project base and all future development will appreciate at a rate pegged to inflation. This report assumes that the **inflation rate will average 3% biennially over the project's lifetime**⁵.

Sales Tax Assumptions

Colorado's Urban Renewal Law permits sales tax to be collected within urban renewal project areas to be leveraged for tax increment financing⁶. This report assumes that the City's sales tax rate is the only eligible sale tax for tax increment financing. The amount of sales tax that can be

⁵ Colorado's Urban Renewal Law requires that the base assessment be reevaluated every two years within an urban renewal project area.

⁶ C.R.S. 31-25-107(9)(e)

allocated to an urban renewal project is determined by calculating the amount of sales tax collected within the project area's boundary over the past 12 months. This is known as the sales tax base. Any increase over this base associated with new improvements within the project area is subject to negotiations between the municipality and the urban renewal authority over what portion of this increase can be paid out to fund urban renewal activities within the project area.

This report assumes that 100% of the City of Pueblo's sales tax generated by new improvements within the Colorado Smelter Urban Renewal Plan area will be allocated to the Pueblo Urban Renewal Authority. All sales tax calculations are estimates that have been isolated to only include new retail space forecasted to develop within the Plan area. The City of Pueblo imposes a 3.7% sales tax rate on the purchase price paid or charged on retail services. However, only 0.7% of the City's sales tax rate is already allocated to special funds. These include the police tax and economic development tax. This report assumes that only 3% of the City's 3.7% sales tax rate will be eligible for tax increment financing.

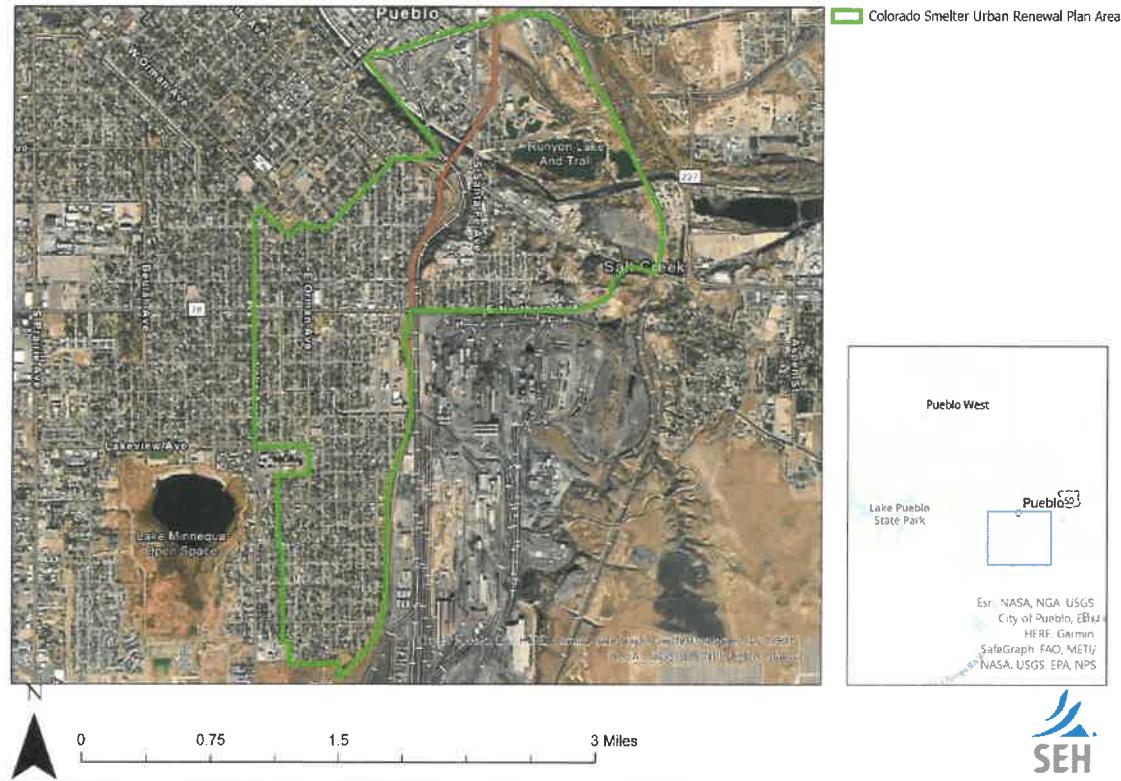
The But-For Assumption

The final assumption made in this report is that all new development would not occur but for the Colorado Smelter Urban Renewal Plan and the Pueblo Urban Renewal Authority. The goal of this urban renewal plan is to incentivize development through a variety of tools, TIF being just one example, where new investments manifest throughout the Plan area because of the Pueblo Urban Renewal Authority's efforts. All tax increment estimates must therefore be considered revenue that is generated because of the Pueblo Urban Renewal Authority's efforts to attract and facilitate redevelopment to the Plan area. The Conditions Survey identified ten statutorily defined blighting factors within the Plan area that impair and arrest sound development. The Colorado Smelter Urban Renewal Plan will remediate these conditions and bring about development that is desired by the Pueblo community. Because of this, future incremental revenues should not be considered property tax or sales tax that is abdicated by the area's taxing entities. Instead, these incremental revenues should be perceived as a future tax base that would not exist but for the creation of the Colorado Smelter Urban Renewal Plan.

3 Tax Increment Financing Summary

This Impact Report forecasted potential development throughout the Colorado Smelter Urban Renewal Plan area over the next 25 years and projected its assessed value and taxable revenue. These projections were used to estimate the amount of property tax increment and sales tax increment that will be generated within the Plan area if the urban renewal project is successful. Development projections are based on the methodology outlined in Section 2 of this report.

Colorado Smelter Urban Renewal Plan Impact Report



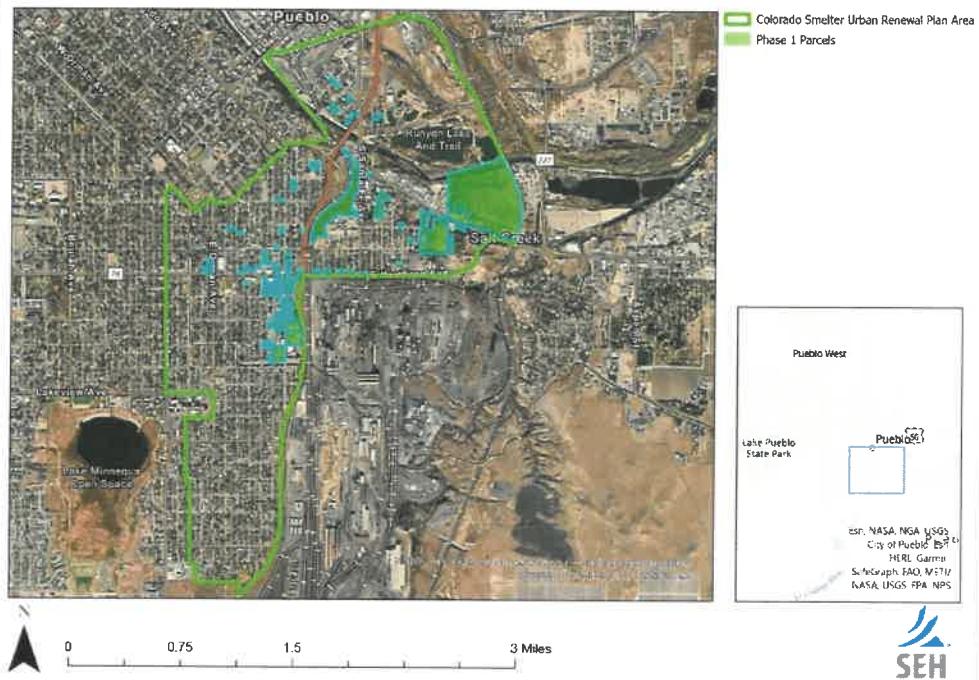
Redevelopment Parcels

The Impact Report identified 524 parcels within the Plan Area that exhibit a high propensity for redevelopment. These properties were organized into three categories based on their timeline for redevelopment. Properties that are expected to redevelop within the next ten years were categorized as **Revitalization Phase 1**. Properties that are likely to develop in the next eight years are labeled as **Revitalization Phase 2**. Properties that are likely to develop in the Plan's final seven years are labeled **Revitalization Phase 3**.

The following maps illustrate each Redevelopment Phase and their selected parcel locations. Neighborhood Maps of each Revitalization Phase are included in this Report's Appendix.

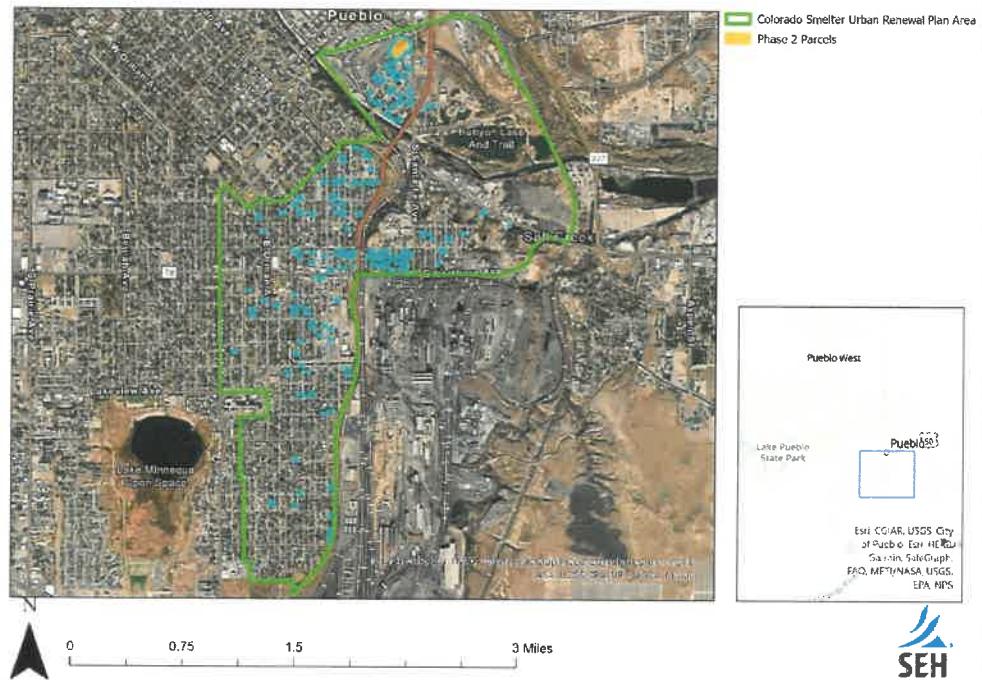
Revitalization Phase 1 - Summary Map

Colorado Smelter URA Plan: Phase 1 Revitalization Map

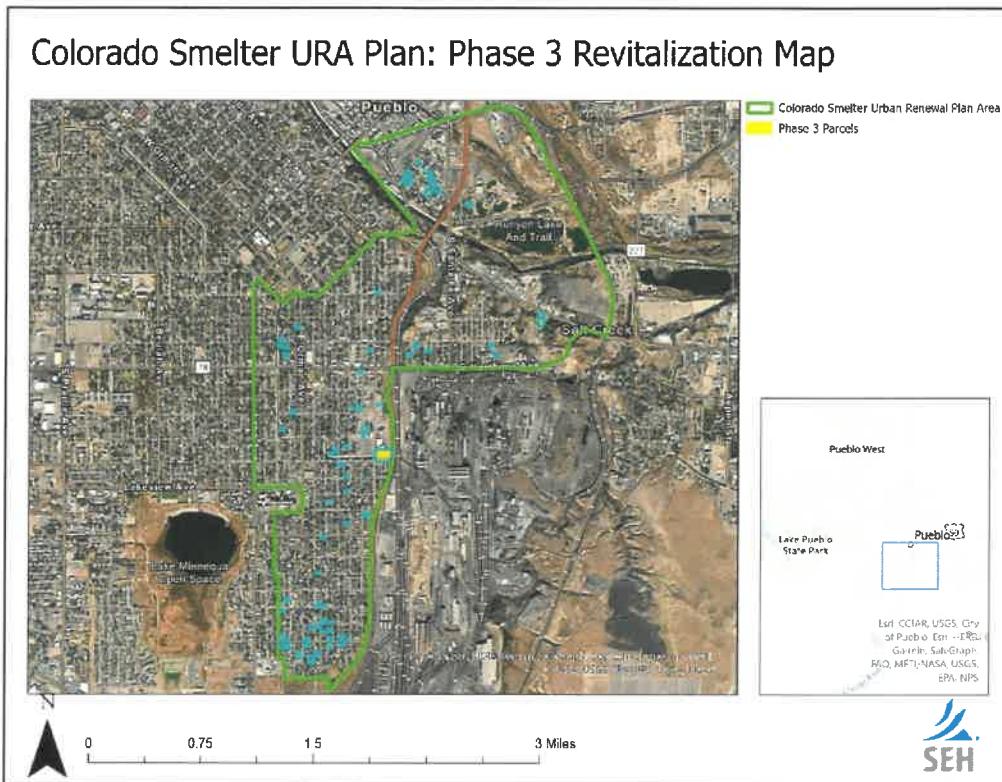


Revitalization Phase 2 – Summary Map

Colorado Smelter URA Plan: Phase 2 Revitalization Map



Revitalization Phase 3 – Summary Map



Projected Assessment and Phasing

The assessed valuation for each Revitalization Phase was estimated by this report. All assessment projections assume that future appraisals utilize a sales comparison approach to determine future value. The following table describes the estimated number of years it will take to absorb the developments, its total developable acreage, the total equalized assessed valuation (AV) of all new development⁷, the existing AV of the subject properties, and the Incremental AV (Net) of all new development. The Incremental (Net) AV is used to determine future tax revenue within the Plan area.

Revitalization Phase 1 (2024 to 2031)					
Number of Parcels	Developable Acreage	Existing AV	New AV	Net AV	
155	123.7	\$ 1,474,390	\$ 34,869,680	\$ 33,395,290	
Revitalization Phase 2 (2032 to 2039)					
Number of Parcels	Developable Acreage	Existing AV	New AV	Net AV	
285	44.9	\$ 1,921,704.0	\$ 6,945,084.5	\$ 5,023,380	
Revitalization Phase 3 (2040 to 2046)					
Number of Parcels	Developable Acreage	Existing AV	New AV	Net AV	
84	32.9	\$ 738,090	\$ 4,399,316	\$ 3,661,226	

⁷ Equalized Assessed Value is a property's value after its commercial and/or residential equalization ratio has been applied to its market value. The equalized assessed value is also a property's taxable value.

Property Tax TIF Projections

This Impact Report estimated the Colorado Smelter Urban Renewal Plan's future TIF revenue over the next 25 years in accordance with C.R.S. 31-25-107(3.5)I-V. These estimates are used to determine the property tax revenue that is likely to be generated by new developments within the Plan area. This tax revenue is assumed to be the result of the Pueblo Urban Renewal Authority's efforts to remediate blight and attract new investments within the Plan area.

Property tax TIF is estimated by comparing the Plan area's base value against its projected new improvement value. These assessed values each generate tax revenue based on the current millage rate of taxing entities within the Plan area. The base value's property tax revenue is not impacted by urban renewal projects. The new improvement's tax revenue, however, is the result of the urban renewal plan. That revenue is labeled as "increment". The property within the Colorado Smelter Urban Renewal Plan area has a current assessed value of \$40,916,432⁸. This assessed value includes both building improvement values and land values. This assessed value includes all parcels within the Plan area. This current assessed value is known as the **Base Value** in tax increment financing.

This report estimates that new improvements within the Colorado Smelter Urban Renewal Plan area will amount to an additional \$46,214,081 in assessed value. This value is not generated at once but is instead phased in over the life of the Urban Renewal Plan.

This report models new development according to the phases outlined in the previous section. It then applies the tax district's millage rates to both existing and new improvements within the plan area. Tax revenue generated by new improvements is incremental revenue. These revenues can be utilized by the Pueblo Urban Renewal Authority for urban renewal activities within the Plan area.

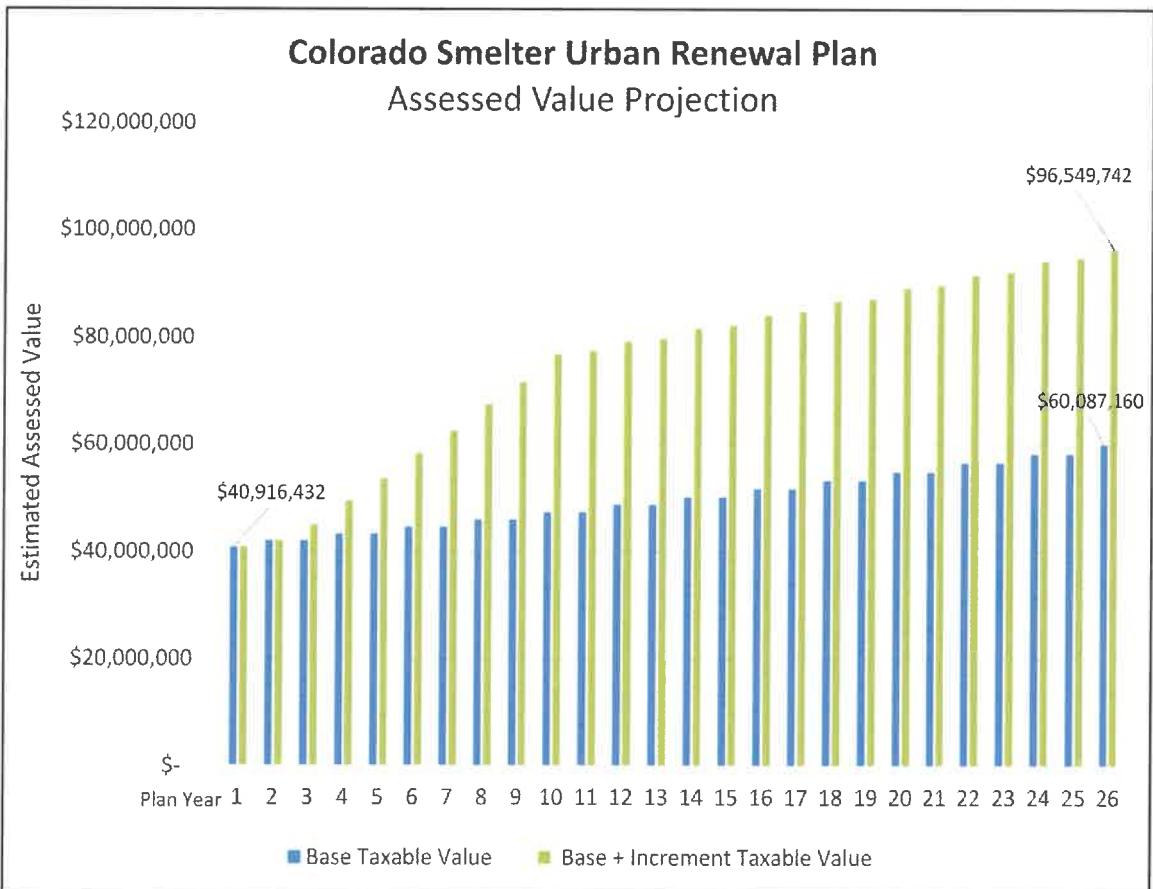
Incremental revenue is also determined by TIF-sharing agreements signed between the Pueblo Urban Renewal Authority and the impacted entities that levy taxes within the Colorado Smelter Urban Renewal Plan area. This report assumes that all taxing entities have pledged 100% of their millage rates to support the Colorado Smelter Urban Renewal Plan.

The following charts and tables illustrate the Colorado Smelter Urban Renewal Plan's 25-Year TIF Projections:

⁸ Per Pueblo County Assessor Database

Colorado Smelter Urban Renewal Plan TIF Projections

Property TIF Estimates ⁹		
Base Value of Plan Area		\$ 40,916,432
Total New Improvement AV		\$ 46,214,000
Total TIF Revenue		\$ 64,890,000
Annual TIF Revenue (25-Year Average)		\$ 2,495,000
Estimated Real Property Taxes		Estimated Tax Increment
Taxing Entity Fund	25 Years	25 Years
PUEBLO COUNTY	\$ 66,243,000	\$ 20,057,000
CITY OF PUEBLO	\$ 34,291,000	\$ 10,382,000
S.E. WATER CONSV. DISTRICT	\$ 1,840,000	\$ 557,000
LOWER AK VALLEY WATER CONSV. DISTRICT	\$ 3,296,000	\$ 998,000
PUEBLO COUNTY-CITY LIBRARY DISTRICT	\$ 12,917,000	\$ 3,911,000
SCHOOL DISTRICT 60	\$ 95,731,000	\$ 28,985,000
TOTAL	\$ 214,318,000	\$ 64,890,000



⁹ Estimates have been rounded

Sales Tax TIF Projections

Colorado's Urban Renewal Law permits Urban Renewal Authorities to collect sales tax as a source of incremental taxable revenue. This report assumes that the Colorado Smelter Urban Renewal Plan will utilize sales tax revenue as a potential source of TIF revenue.

This analysis estimated potential sales tax generation by first estimating the amount new commercial square footage generated throughout redevelopment. This analysis then compared the City of Pueblo's existing commercial square footage to its annual sales tax collections. This helped determine an average sales per square foot multiplier.

This analysis then reviewed the locations of new commercial development within the Colorado Smelter Urban Renewal Plan area. Locations that were not conducive to retail operations, such as having poor access or being in industrial zones, were excluded from being a potential retail space.

The analysis conservatively estimates that only 25% of the projected commercial square footage in the Plan area will be retail space. The analysis also estimates that this space will generate approximately \$250 per SF per year. The summary of these inputs and their estimated sales tax generation are listed in the table below.

New Retail Space (25-Years)		461,730 SF
TIF Eligible Sales Tax Rate		3%
Estimated Sales Per SF		\$ 250.00
Estimated Sales Tax Increment (Gross)		\$ 58,545,000
Estimated Sales Tax Increment (Annual Average)		\$2,384,000
Percent of Annual Sales Tax Collections (City)		4%

This report estimates that the Colorado Smelter Urban Renewal Plan will generate an additional 461,730 square feet of retail space over the next 25-years. Using an estimated sales per square of \$250 PSF, this amount space of equates to \$58,545,000 in sales tax increment over the next 25 years. Annually, this equates to an average of \$2,384,000 in sales tax TIF collected. For comparison, the City of Pueblo collected \$66,114,677 in general sales tax (3% rate) in 2021. This means that projected retail development in the Colorado Smelter Urban Renewal Plan area should increase the City's sales tax collections by 4% annually. This estimate does not include State Sales Tax collections or County Sales Tax collections.

4 Taxing Entity Impacts

Assessing an Urban Renewal Plan's impacts on partnering taxing entities require a careful consideration of the revenue, services and infrastructure required to achieve that plan's goals. These impacts also need to consider the purpose of the Urban Renewal Plan. In addition to remediating blighting conditions, an Urban Renewal Plan typically is designed to bring about a public good, either in the form of a public amenity or infrastructure, or even a type of development. The Colorado Smelter Urban Renewal Plan area is designed to facilitate the revitalization of three historic neighborhoods within the City of Pueblo. The Plan is also designed to help spur commercial development along major transportation corridors. This revitalization will occur in parallel with the former smelter site and its surrounding area's environmental remediation. This stated purpose needs to be weighed against the possible fiscal impacts caused by the Urban Renewal Plan on partnering taxing entities. Conversely, partnering taxing entities need to demonstrate an undue impact caused by the Urban Renewal Plan to justify withholding tax revenue that the Pueblo Urban Renewal Authority generated through its renewal efforts.

Colorado's Urban Renewal Law is explicit in C.R.S. 31-25-107(3.5)I-V), when it lists requirements for Urban Renewal Impact Reports to evaluate potential impacts on effected taxing entities. The statute requires that the report examine County impacts in particular, stating the following:

- An estimate on the county revenue impact, 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,
- 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,
- Any other estimated impacts of the urban renewal project on county services and revenues.

This section will answer these requirements directly about the Colorado Smelter Urban Renewal Plan's impacts to Pueblo County. This report will also address the impacts to the Pueblo School District 60, and the other entities that levy a tax within the Plan area.

Assessed Value Comparison

The Colorado Smelter Urban Renewal Plan is located within four taxing districts, districts 60B, 60BE, 60BV, and 60BM. Each taxing district levies 97.70500 mills. They are also each made up of the same taxing entities, namely Pueblo County, the City of Pueblo, the South East Water Conservation District, the Lower Arkansas Valley Water Conservation District, the Pueblo City-County Library District, and the Pueblo School District 60. Tax Districts 60BE and 60BV also include the Pueblo Conservation District. However, this district does not levy a mill and is not included as part of this analysis.

The table below illustrates the total assessed value (AV) of property currently within each taxing entity the collects a property tax. The Plan area's estimated incremental assessed value is also included, and is compared as a percentage to each tax districts AV.

Residential Assessed Value						
Colorado Smelter UR Plan Incremental Assessed Value	CITY OF PUEBLO	PUEBLO COUNTY	S.E.WATER CONSV DISTRICT	LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	PUEBLO CITY-COUNTY LIBRARY DISTRICT	SCHOOL DISTRICT 60
\$9,909,543	\$508,564,043	\$920,438,152	\$848,622,481	\$920,438,152	\$920,438,152	\$518,520,843
<i>Percent of Taxing District</i>	1.9%	1.1%	1.2%	1.1%	1.1%	1.9%
Commercial/Industrial Assessed Value						
Colorado Smelter UR Plan Incremental Assessed Value	CITY OF PUEBLO	PUEBLO COUNTY	S.E.WATER CONSV DISTRICT	LOWER ARKANSAS VALLEY WATER CONSV. DISTRICT	PUEBLO CITY-COUNTY LIBRARY DISTRICT	SCHOOL DISTRICT 60
\$36,304,538	\$339,686,160	\$584,740,095	\$523,940,384	\$391,625,889	\$584,740,095	\$362,803,610
<i>Percent of Taxing District</i>	10.7%	6.2%	6.9%	9.3%	6.2%	10.0%

Pueblo County

Revenue Impacts

The Colorado Smelter Urban Renewal Plan is expected to use Tax Increment Financing to help remediate blight and attract new investment to the project area. The use of future property tax could have an impact on the County's revenues, which is explored in this section.

Pueblo County issues a mill levy of 30.199 in all four tax districts included within the Colorado Smelter Urban Renewal Plan area. This mill levy is a major revenue source for the County's operations and funds. According to the Pueblo County 2022 Budget, taxes (which includes property, sales, use, excise, and specific ownership tax) account for 30% of its total revenue collected. Last year these taxes amounted to \$116 million in revenue and helped to fund most of the County services to residents.

According to Pueblo County's OpenGov website, the total revenue collected in 2021 equaled \$240,723,797. Property tax accounted for 23.6% of the total revenue that year, or \$56,512,423 in property tax collected.

In order to quantify potential revenue impacts to the County, this report compared the projected annual property tax revenue within the Colorado Smelter Urban Renewal Plan area to the County's property tax revenue. Projected property tax revenue is derived from new improvements in the Plan area, meaning that the Plan area's base assessed value was not included in this comparison.

This Report projected the Colorado Smelter Urban Renewal Plan area's annual property tax TIF per the County's millage rate and compared it as a percentage to total revenue collections. This report estimates that the Colorado Smelter Urban Renewal Plan area's property tax increment

generated at the County's 30.199 millage rate will account for 1.36% of Pueblo County's annual revenue collections.

Pueblo County	2021 Property Tax Revenue (Actual)	Plan Area Estimated Property Tax TIF (25-Year Annual Average)	Percent of Total
General Fund	\$ 56,915,720	\$ 771,435	1.36%

The Colorado Smelter Urban Renewal Plan is expected to last 25-years. Over that time, the new improvements incentivized by this Plan and the Pueblo Urban Renewal Authority will begin to accumulate incremental property tax revenue. These incremental property tax revenues represent a possible revenue stream that can be remitted to the Pueblo Urban Renewal Authority via TIF agreement in support of its remediation and redevelopment efforts in the Colorado Smelter Urban Renewal Plan area. This report estimates that new improvements within the Plan area account for \$20,057,000 over 25-years.

However, property tax revenue is not the only revenue source generated by this Plan area's redevelopment. The Colorado Smelter Urban Renewal Plan will seek to attract new commercial development, a portion of which will be sales tax producing. Pueblo County levies a 1% sales tax rate that will not be used for Tax Increment Financing. This means that new commercial development caused by the Pueblo Urban Renewal Authority within the Colorado Smelter Plan area represents a new source of revenue to the County. Over a 25-year horizon, the projected sales tax will nearly match incremental property tax revenue. The estimated deficit is -\$542,000 over 25-years, or approximately 1% of the County's annual property tax collections.

County Revenue Source	New Improvements 25 Year Total
Property Tax Total (30.199 mills)	\$ 20,057,000
Sales Tax Total (1%)	\$ 19,515,000
Net Difference	\$ -542,000

The Colorado Smelter Urban Renewal Plan is expected to generate minimal revenue impacts on Pueblo County's General Fund. The Plan area's new development accounts for only 1.36% of the County's annual property tax revenue collections. The projected sales tax generated at the County's 1% rate will nearly offset the incremental property tax. This means that over the next 25-years, the Colorado Smelter Urban Renewal Plan will alleviate blight, remediate environmental contamination, attract new commercial investment, and revitalize three historic neighborhoods, without significantly detracting from the County's expected revenues. This report does not find a negative revenue impact caused by the Colorado Smelter Urban Renewal Plan.

Infrastructure and Service Impacts

The Colorado Smelter Urban Renewal Project is within the Pueblo City limits. It will not require new County infrastructure to serve the projected Plan area's redevelopment. Traffic impacts will be localized to the City of Pueblo. Nearly all roadways within the plan area are maintained by the city. The Plan area's main access roads are either maintained by the city or the State of Colorado, such as Santa Fe Avenue and Interstate-25. There are no major infrastructure projects required to serve this project that will be developed or maintained by Pueblo County.

New development within the Plan area is projected to generate 211 additional households over 25-years. These residences will be within the City of Pueblo's municipal limits and be served by

the City's department of health and human services. Using Colorado State demographer data, this number of households equates to 502 new residents. Pueblo County's total population in 2020 was estimated at 168,434 persons. New residents generated because of the Colorado Smelter Urban Renewal Plan will account for less than 1% of the County's population. This increase is not likely to generate significant impacts on the County's health or human services.

County Impact Conclusion

This report concludes that the Colorado Smelter Urban Renewal Area will not generate adverse fiscal impacts on Pueblo County revenue, infrastructure or services.

Pueblo School District 60

Revenue Impacts

The Pueblo School District 60 is the taxing entity that levies the largest millage rate within the Colorado Smelter Urban Renewal Plan area. The Pueblo School District 60 millage rate is 43.642, or approximately 45% of the total tax rate within the Plan area. The School District is therefore an important partner to the Pueblo Urban Renewal Authority and vulnerable to the Plan's tax increment financing impacts.

According to the FY 2021-2022 adopted budget, the Pueblo School District 60 collected \$143,381,799 in total program funding. Property tax revenue accounted for 20.4%, or \$29,187,883 of that total. The following table compares these annual tax revenues with the estimated annual incremental property tax revenue generated by the Colorado Smelter Urban Renewal Plan area.

Colorado Smelter Urban Renewal Plan Impacts			
Pueblo School District 60 Fund	2019-2020 Property Tax Revenue	Estimated Property Tax TIF (Annual Average)	Percent of Total
Total	\$ 29,187,883	\$ 1,114,837	3.8%

The Colorado Smelter Urban Renewal Plan is not expected to generate a significant impact to the school district annual revenue. This report estimates that future incremental tax revenue amounts to only 3.8% of the School District's total property tax revenue. Property tax revenue is only 20.4% of the School District's total revenue, meaning that the Colorado Smelter Urban Renewal Plan's incremental property tax TIF represents 0.78% of all revenue.

Student Population Generation

The Colorado Smelter Urban Renewal Plan is projected to generate residential and commercial development over the next 25-years. The commercial development will create a negligible impact on the school district. However, residential development leads to additional households and students. This report forecasted potential student generation to quantify that impact.

The Pueblo School District 60 is with the City of Pueblo. The table below summarizes City's demographic data¹⁰. These estimates, including household size and students per household, were used to estimate the number of students the Colorado Smelter Urban Renewal Plan could generate over the next 25 years.

¹⁰ Colorado State Demographer's Office 2020 County Population and Pupil Counts.

Estimated Population Generation	
Pueblo (City) Total Population	111,893
Household Population	108,691
Number of Households	45,704
Persons Per Household	2.38
Number of Students (District 60)	15,205
Students Per Household	0.33
Colorado Smelter Urban Renewal Plan Development Projections	
Projected Residential Units	211
Projected Population	502
Projected Students	70

The addition of 70 students over the next 25 years does not represent a significant impact to the Pueblo School District 60. This amount represents less than 1% of the current student population. According to Colorado's Department of Education, the school district has lost 2,460 students over the past 5 years. An additional 70 students generated by the Colorado Smelter Plan is not a significant impact to the school district.

School District Impact Conclusion

The Colorado Smelter Urban Renewal Plan is not likely to generate significant adverse impacts on Pueblo School District 60. The Plan will not generate a substantial amount of new students for the district, and its projected property tax TIF represents only 3.8% of the district's annual property tax revenue.

Impact Summary on Taxing Entities

This report did not find any substantial fiscal impacts to the taxing entities effected by the Colorado Smelter Urban Renewal Plan. The Plan's boundaries are drawn within a developed area of the City. The Plan is designed to remove blighting factors, remediate environmental contamination, attract investment, and revitalize existing neighborhoods. This means that the Plan is committed to urban infill development. The vacant parcels within the plan area are zoned for commercial/industrial uses, meaning that future development will skew more towards the commercial/mixed-use spectrum. Higher levels of commercial development mitigate the adverse fiscal impacts that are traditionally associated with residential development and tax increment financing.

The potential for new sales tax revenue is projected to offset any revenue imbalances for Pueblo County. The Plan's limited residential development is not likely to create undue burdens on the School District because of its small size. This report did not identify any significant fiscal impacts to the other taxing entities that levy a mill within the Plan area.

The City of Pueblo will likely incur the most significant impact since this redevelopment will occur entirely within its limits and require its services and infrastructure. However, this Plan supports a City Initiative to revitalize the Colorado Smelter area. This implies that the benefits outweigh the impacts.

The following table outlines the estimated property tax revenue that will be generated within the plan area for each taxing entity. Generating significant tax increment may prove more troublesome than ensuring that taxing entities receive adequate base revenues, which is why this report recommends that each taxing entity agree to allocate 100% of their potential tax increment revenue to the Pueblo Urban Renewal Authority in support of the Colorado Smelter Urban Renewal Plan.

Colorado Smelter Urban Renewal Plan TIF Summary Table, 25-Year Total

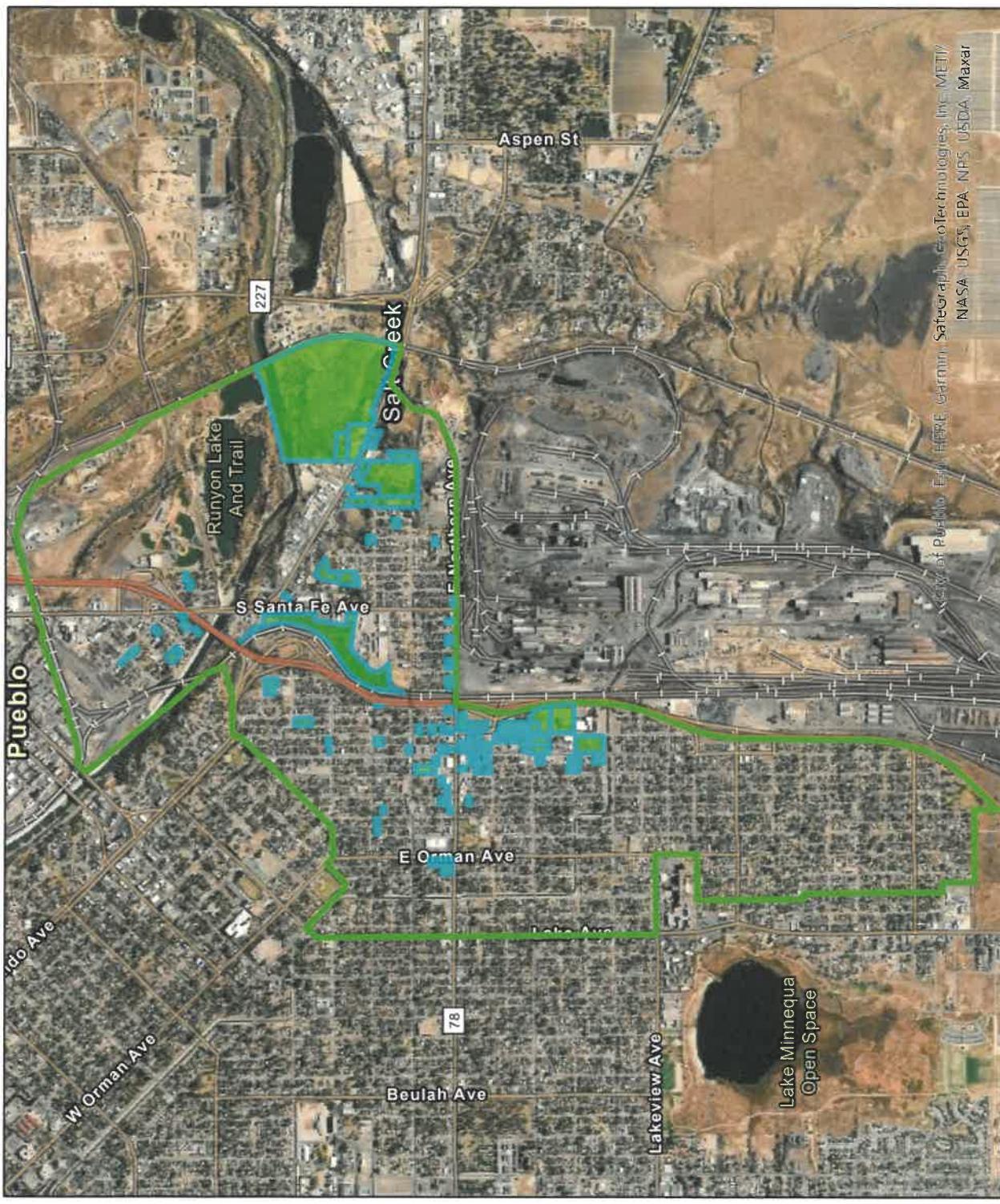
Tax Increment Financing Analysis		
Estimated Real Property Taxes Due		
<u>Tax Entity</u>		<u>25-Years</u>
Pueblo County	\$	66,243,000
City of Pueblo	\$	34,291,000
S.E. Water Conserv. District	\$	1,840,000
Lower Arkansas Valley Water Conserv. District	\$	3,296,000
Pueblo City-County Library District	\$	12,917,000
School District 60	\$	95,731,000
Total	\$	214,321,000
Estimated Property Tax Increment		
Base Assessed Value (Year 0):	\$	40,916,432
Estimated Property Tax Increment		
<u>Tax Entity</u>		<u>25-Years</u>
Pueblo County	\$	20,057,000
City of Pueblo	\$	10,382,000
S.E. Water Conserv. District	\$	557,000
Lower Arkansas Valley Water Conserv. District	\$	998,000
Pueblo City-County Library District	\$	3,911,000
School District 60	\$	28,985,000
Total	\$	64,890,000

Impact Report Appendix

Appendix A

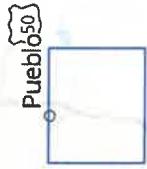
Revitalization Phase Maps

Colorado Smelter URA Plan: Phase 1 Revitalization Map



Colorado Smelter Urban Renewal Plan Area
Phase 1 Parcels

Pueblo West



Esi, NASA, NGA, USGS,
City of Pueblo, Esri,
HERE, Garmin,
SafeGraph, FAO, METI/
NASA, USGS, EPA, NPS

St Charles River



3 Miles

1.5

1.0

0.75

0



Phase 1 Revitalization: Grove Neighborhood



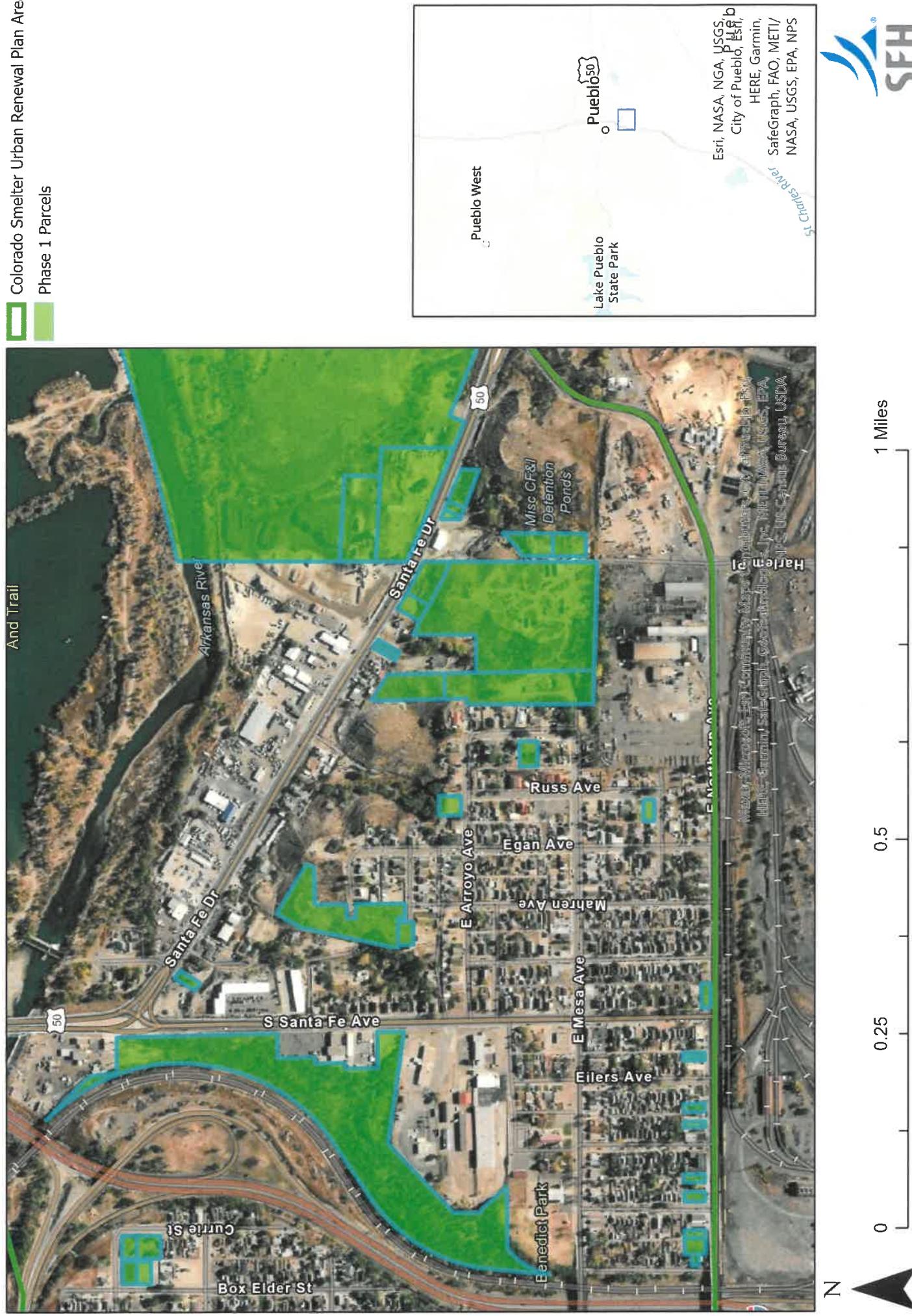
Colorado Smelter Urban Renewal Plan Area
Phase 1 Parcels

Esri, CGIAR, USGS, City
of Pueblo, Esri, HERE,
Garmin, SafeGraph,
FAO, METI/NASA, USGS,
EPA, NPS

1 Miles
0.5
0.25
0
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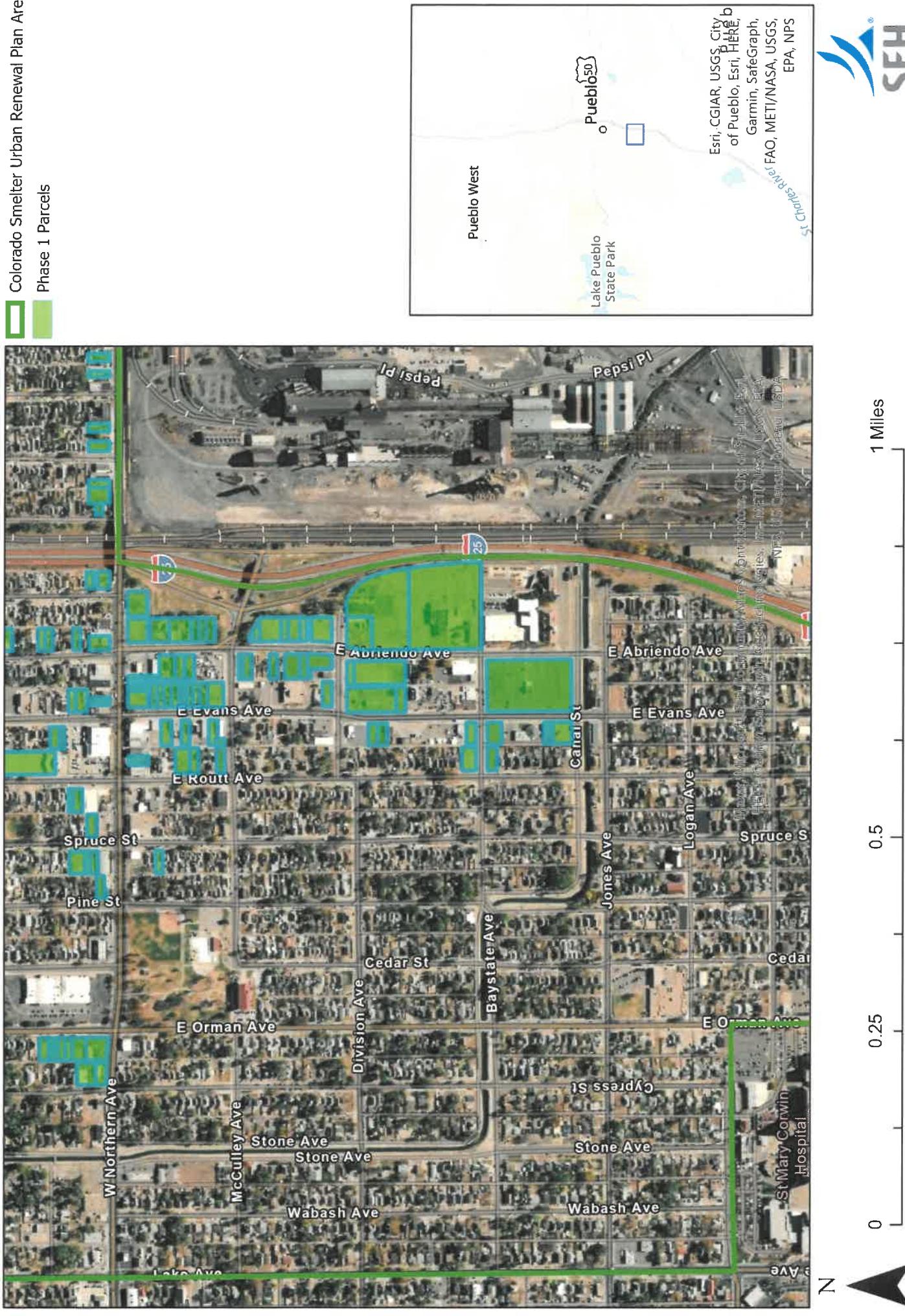
Phase 1 Revitalization: Eilers Heights/Bojon Town



Phase 1 Revitalization: Bessemer North Neighborhood



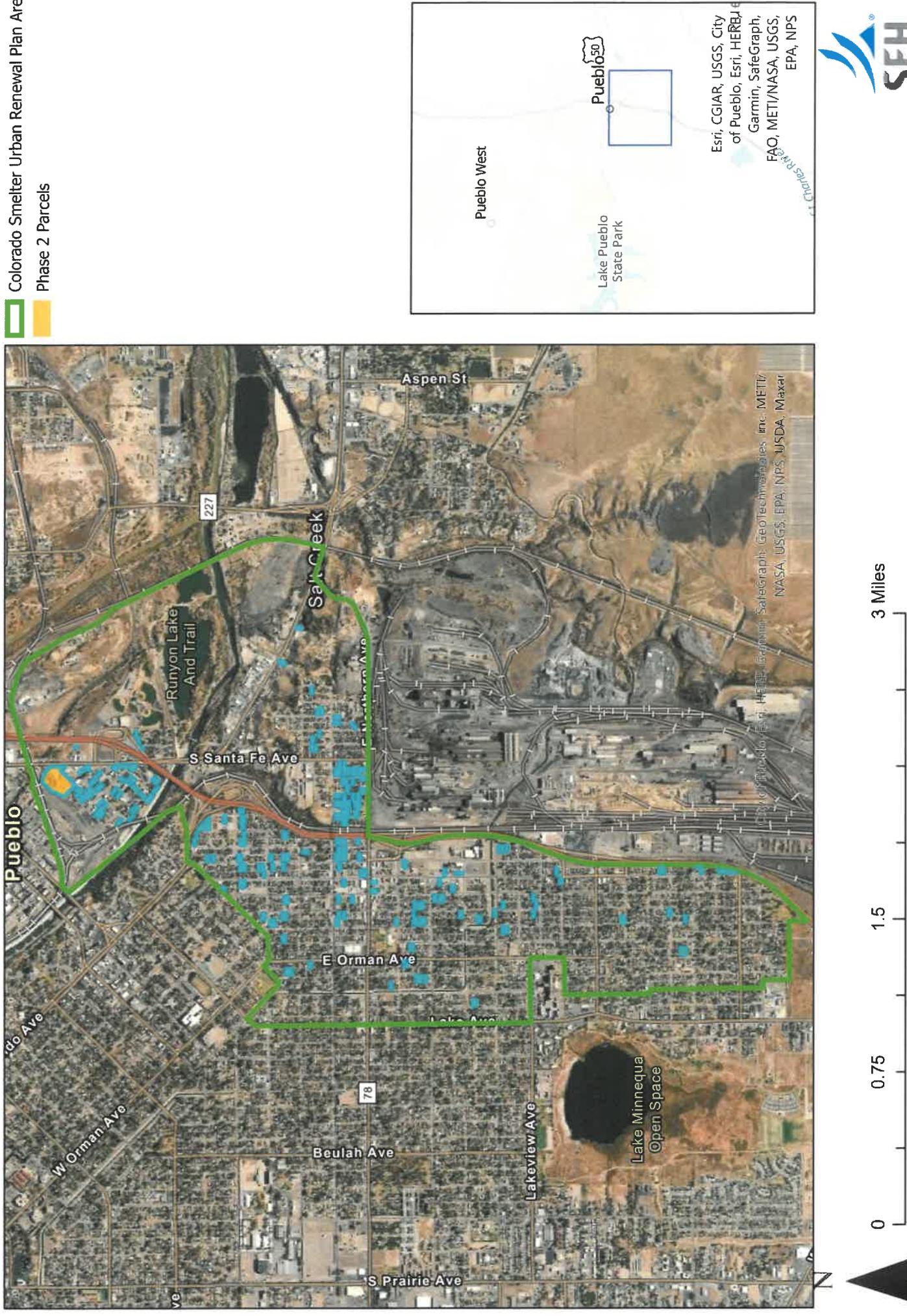
Phase 1 Revitalization: Bessemer South Neighborhood



Phase 1 Revitalization: Southern Extent



Colorado Smelter URA Plan: Phase 2 Revitalization Map



Phase 2 Revitalization: Grove Neighborhood

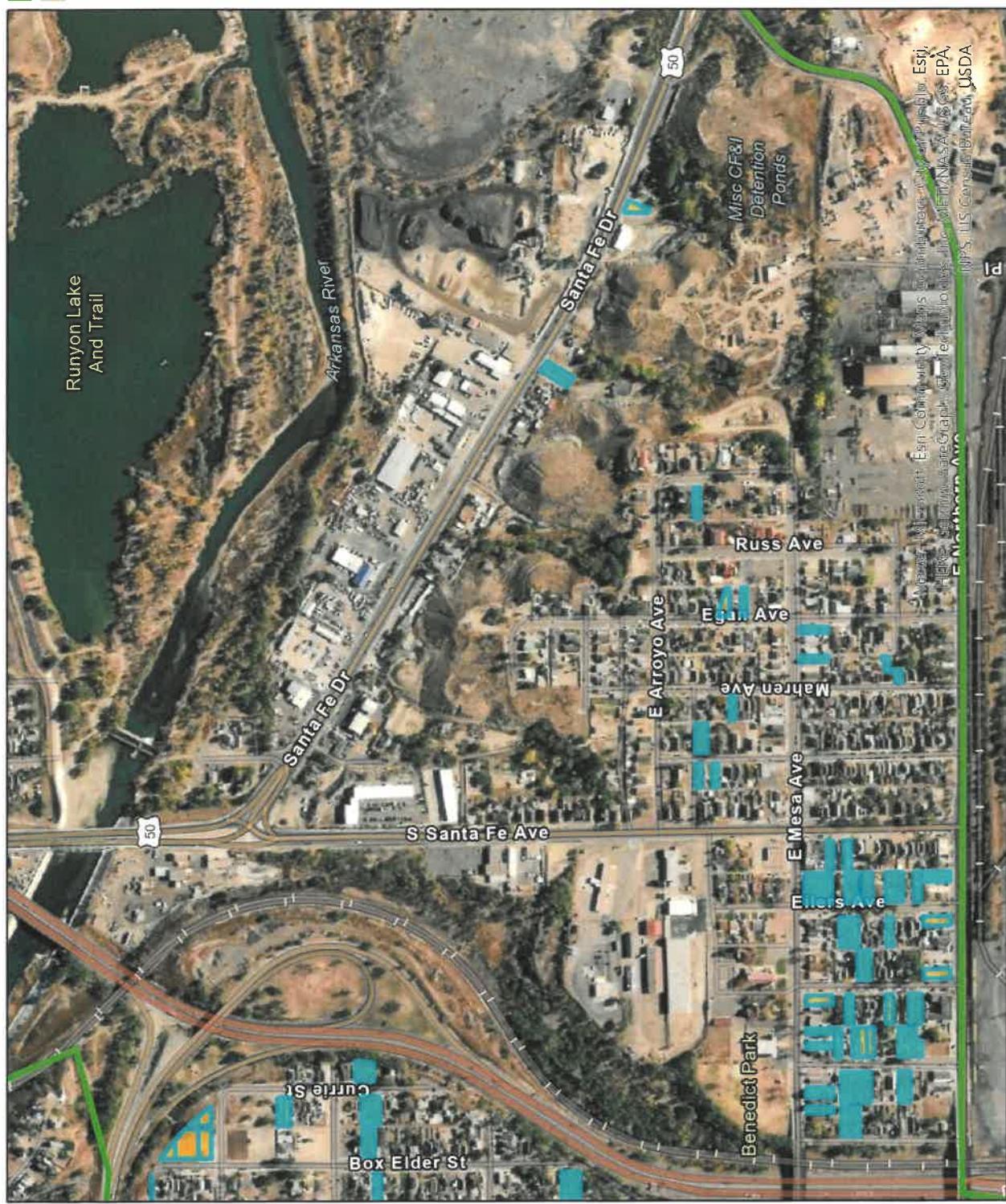


Colorado Smelter Urban Renewal Plan Area
Phase 2 Parcels

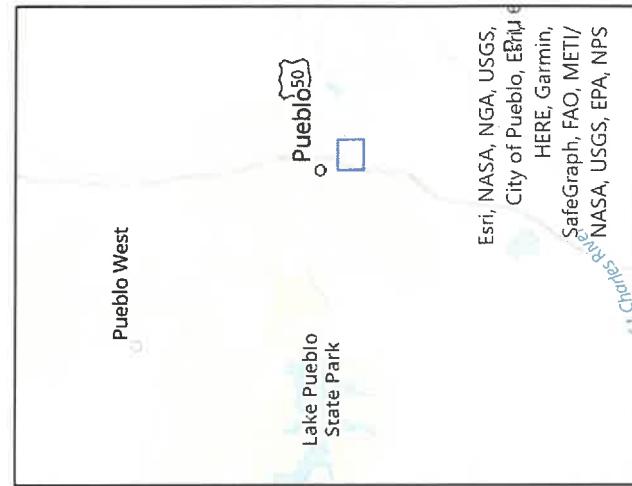
Esri, NASA, NGA, USGS,
City of Pueblo, Esri, HERE,
Garmin, SafeGraph, FAO, METI/
NASA, USGS, EPA, NPS



Phase 2 Revitalization: Eilers Heights/Bojon Town



Colorado Smelter Urban Renewal Plan Area
Phase 2 Parcels



Esri, NASA, NGA, USGS,
City of Pueblo, ERIC
HERE, Garmin,
SafeGraph, FAO, METI/
NASA, USGS, EPA, NPS

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1

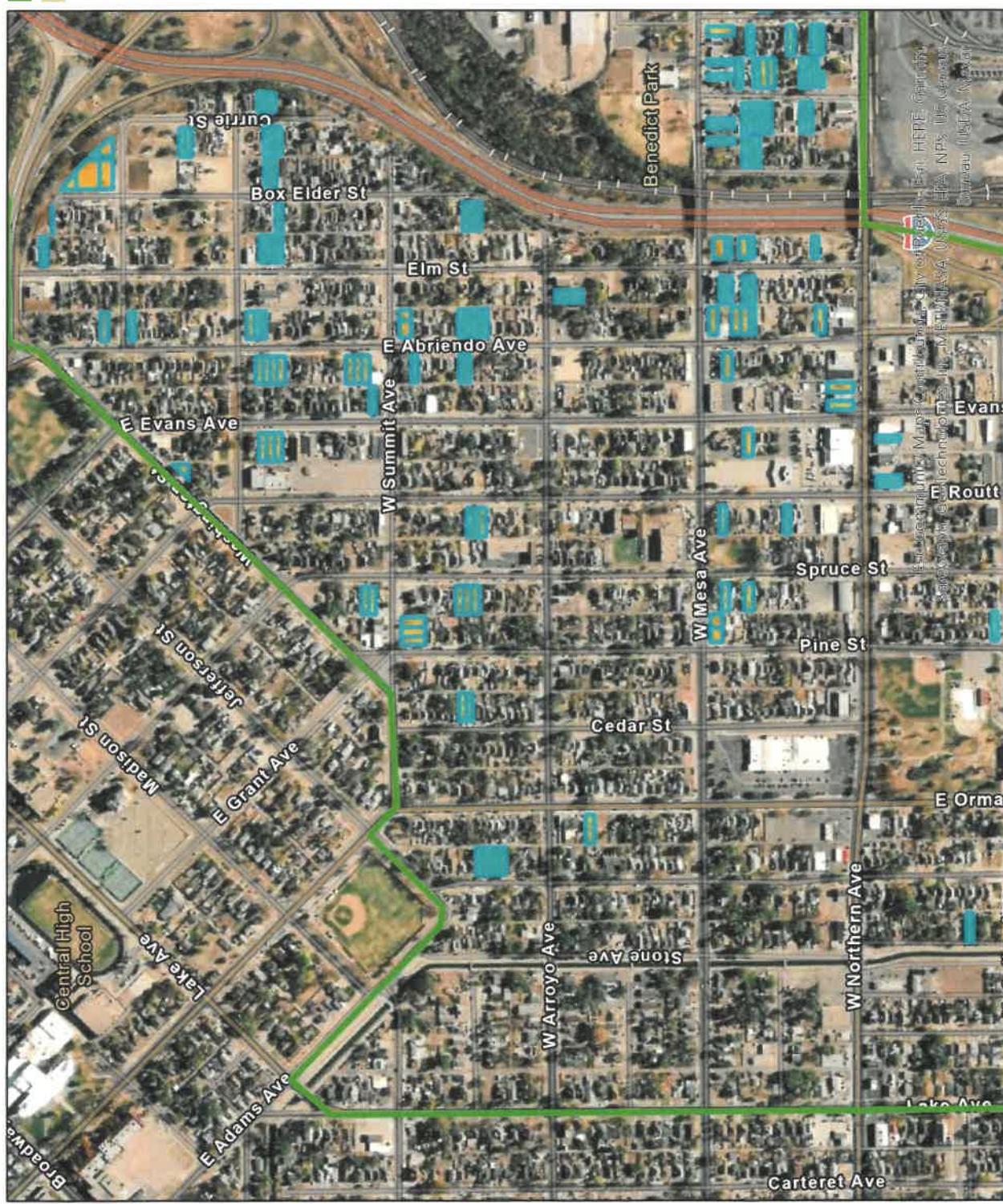
Chad

2018

1

Ch

Phase 2 Revitalization: Bessemer North Neighborhood



Colorado Smelter Urban Renewal Plan Area
Phase 2 Parcels

Esri, CGIAR, USGS, City of Pueblo, Esri, HERB, eGlobe, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS



1 Miles

0.5

0.25

0

Phase 2 Revitalization: Bessemer South Neighborhood

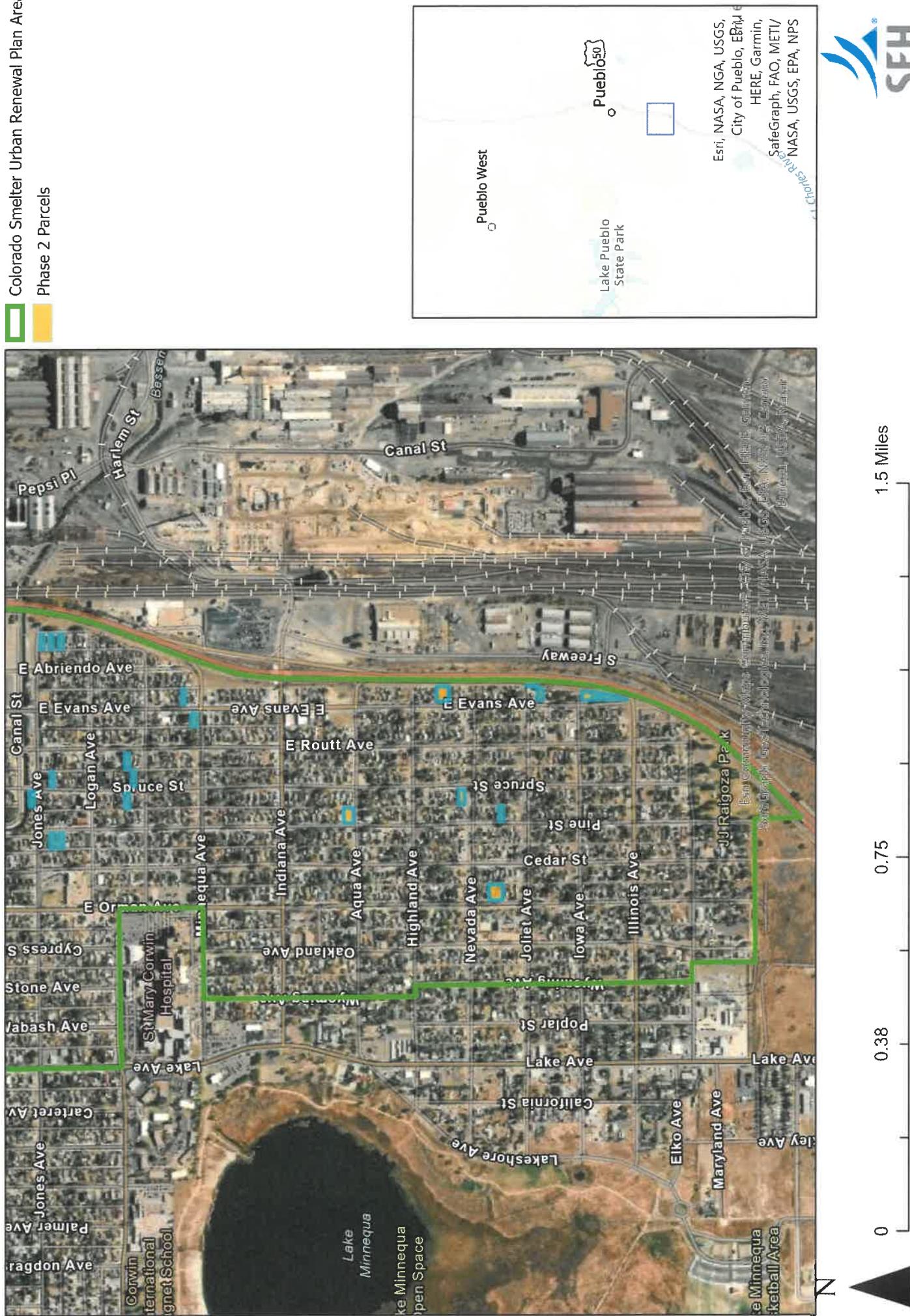


Colorado Smelter Urban Renewal Plan Area
Phase 2 Parcels

Esri, CGIAR, USGS, City
of Pueblo, Esri, HERE, Gari-
min, SafeGraph, FAO, METI/NASA, USGS,
EPA, NPS



Phase 2 Revitalization: Southern Extent

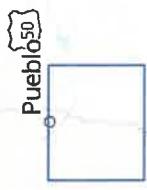


Colorado Smelter URA Plan: Phase 3 Revitalization Map



Colorado Smelter Urban Renewal Plan Area
Phase 3 Parcels

Pueblo West
Lake Pueblo State Park



Esri, NASA, NGA, USGS,
City of Pueblo, EPA, HERE,
Garmin,
SafeGraph, FAO, METI/
NASA, USGS, EPA, NPS, USDA, Maxar



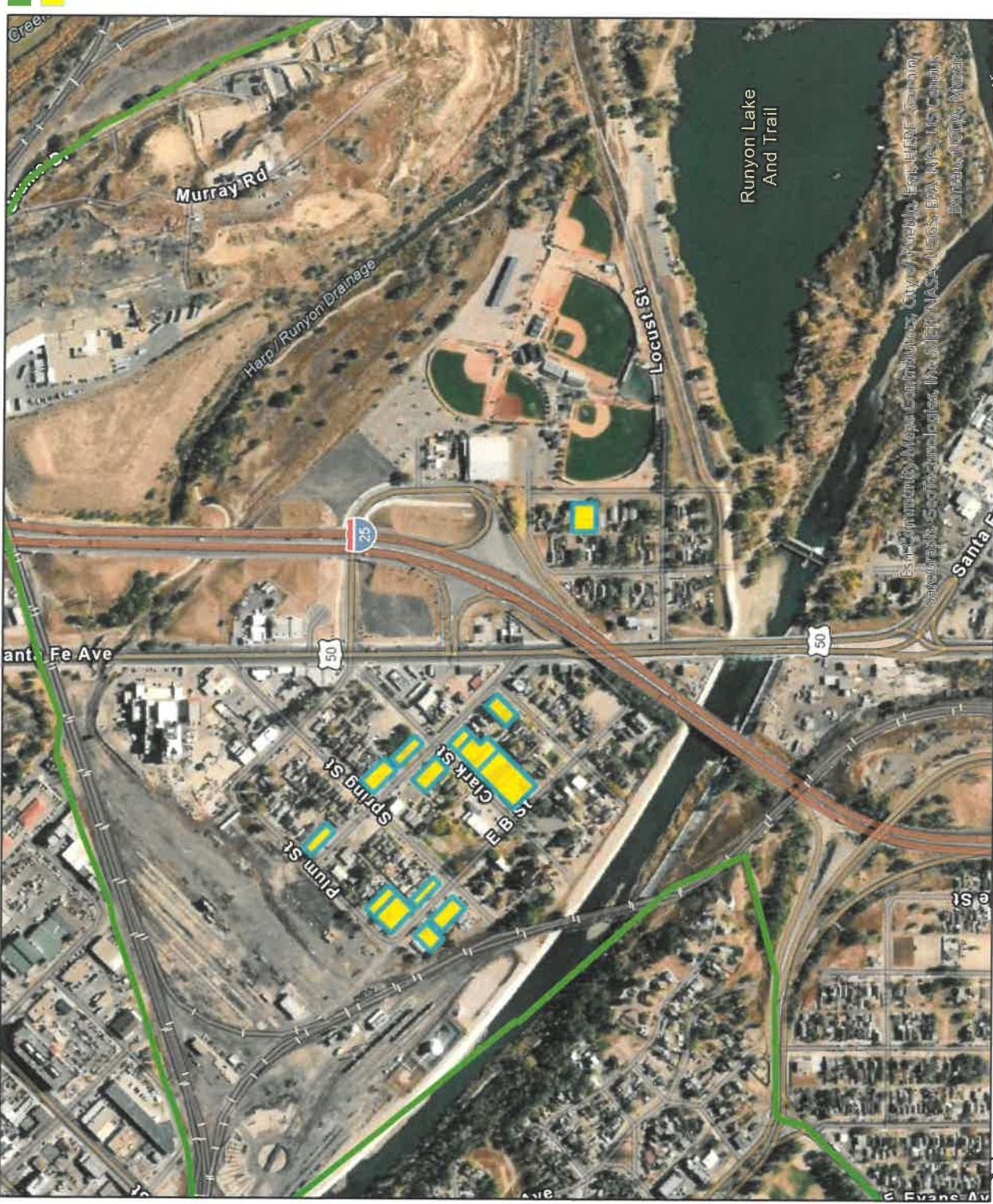
3 Miles

1.5

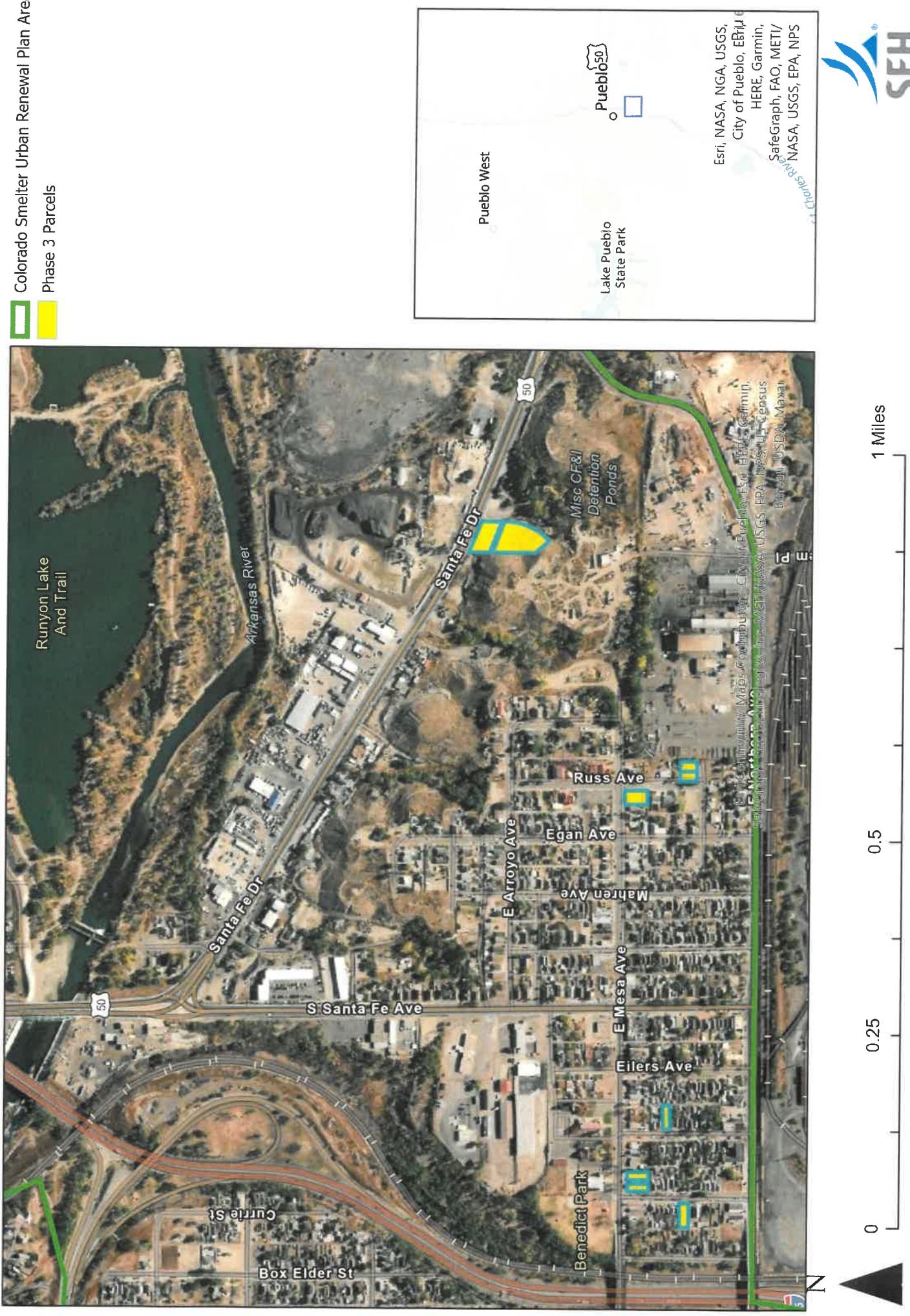
0.75

0

Phase 3 Revitalization: Grove Neighborhood



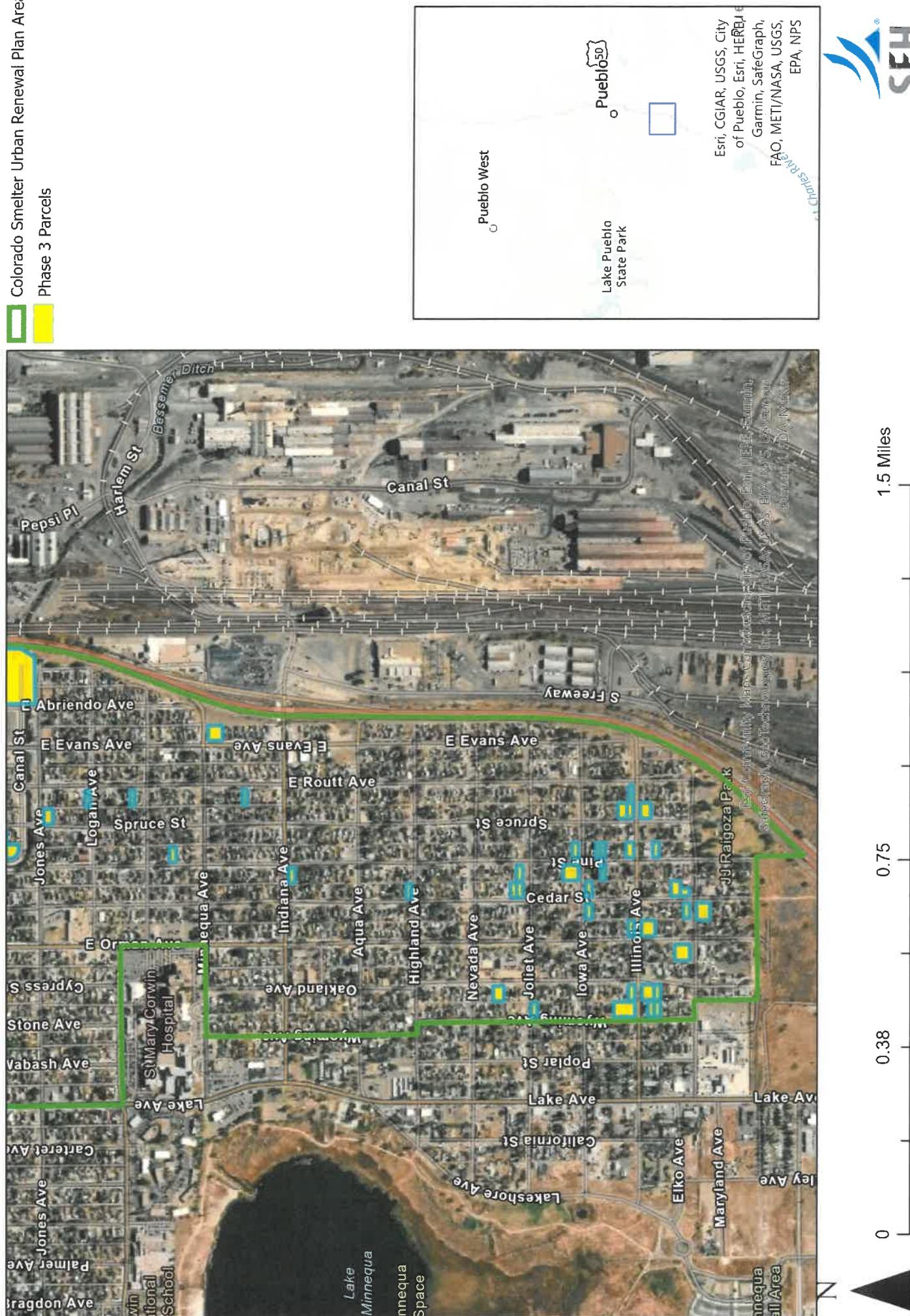
Phase 3 Revitalization: Eilers Heights/Bojon Town



Phase 3 Revitalization: Bessemer North Neighborhood



Phase 3 Revitalization: Southern Extent



Appendix B

Tax Increment Financing Pro Forma



Building a Better World for All of Us®

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

[Join Our Social Communities](#)



PROPERTY TAX INCREMENT REVENUE AGREEMENT
(Pueblo City-County Library District – Colorado Smelter Revitalization Project)

1.0 **PARTIES.** This Agreement (the “Agreement”) is made and executed effective as of _____, 2022, by and between the PUEBLO URBAN RENEWAL AUTHORITY, a body corporate and politic of the State of Colorado (the “Authority”) and the PUEBLO CITY-COUNTY LIBRARY DISTRICT, a political subdivision of the State of Colorado (the “District”). The Authority and the District are also referred to herein collectively as the “Parties” or individually as a “Party.”

2.0 **RECITALS.** The following recitals are incorporated in and made a part of this Agreement. Capitalized terms are defined in Section 4.0.

2.1 **Urban Renewal Project; Project Documents.** Pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”), the City Council of the City of Pueblo (the “City”) is expected to consider approving the “Colorado Smelter Urban Renewal Plan” (the “Urban Renewal Plan” or “Plan”) for the Colorado Smelter Revitalization Project (the “Urban Renewal Project” or “Project”) at its meeting on _____, 2022 pursuant to the notices of public hearing required by the Act. The purpose of the Plan is to eliminate conditions of blight documented in the “Colorado Smelter Urban Renewal Plan: Conditions Survey” dated April 5, 2022 (the “Conditions Survey”), and to redevelop and rehabilitate the Urban Renewal Area described in the Plan by private enterprise as required by the Act. The benefits and potential burdens of the Urban Renewal Project on the District and other taxing entities are described in that certain document entitled “Colorado Smelter Urban Renewal Plan Impact Report” dated July 10, 2022 (the “Impact Report”).

2.2 **Tax Increment Financing.** The Urban Renewal Plan contains provisions that permit the financing of the Urban Renewal Project by means of property tax increment financing (“TIF Financing”) contained in Section 31-25-107(9) of the Act and is therefore subject to the requirements contained in House Bill 15-1348 enacted in 2015, as amended in 2016, by Senate Bill 16-177, and in 2017 by Senate Bill 17-279 (collectively, the “Amended 1348 Requirements”).

2.3 **Nature of Urban Renewal Project and Purpose of Agreement.** The proposed Urban Renewal Project consists of any and all undertakings and activities authorized in the Plan and the Act to eliminate conditions of blight, including, without limitation, demolition and clearance of existing deteriorated buildings and structures, and to comply with Section 31-25-107(4)(g) of the Act that requires the Plan afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation and redevelopment of the Urban Renewal Area by private enterprise.

2.4 **Colorado Urban Renewal Law.** In accordance with the Act as amended to the date of this Agreement (including the Amended 1348 Requirements), the Parties desire to enter into this Agreement to facilitate adoption of the Plan and redevelopment of the Urban Renewal Area.

3.0 AGREEMENT, 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 among the Parties hereto as set forth herein.

4.0 DEFINITIONS. In this Agreement, unless a different meaning clearly appears from the context:

4.1 “Act” means the Colorado Urban Renewal Law, §§31-25-101, *et seq.*, C.R.S, as amended.

4.2 “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.

4.3 “Amended 1348 Requirements” means the requirements applicable to use of Property Tax Increment Revenues imposed by House Bill 15-1348 enacted in 2015, as amended in 2016, by Senate Bill 16-177, and in 2017 by Senate Bill 17-279.

4.4 “Authority” means the Party described in Section 1.0, and its successors and assigns.

4.5 “Bonds” means any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations provided in the Act.

4.6 “City” means the party described in Section 2.1, and its successors and assigns.

4.7 “District” means the Party described in Section 1.0, and its successors and assigns.

4.8 “Duration” means the twenty-five (25) year period that the tax increment or tax allocation provisions of the Plan will be in effect as specified in Section 31-25-109(a) of the Act and the Plan and the Authority will receive the Property Tax Increment Revenues.

4.9 “Party” or “Parties” shall have the meaning described in Section 1.0.

4.10 “Plan” or “Urban Renewal Plan” means the urban renewal plan defined in Section 2.2.

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

4.12 “Project Documents” means the Conditions Survey, Impact Report, Urban Renewal Plan, and the notice of public hearing described in Section 2.1.

4.13 “Property Tax Increment Revenues” means all revenues produced by property tax levies on the TIF portion of the property tax assessment roll, as described in Section 31-25-107(9)(a)(II) of the Act allocated to the Special Fund for the Duration of the TIF Financing provisions of the Plan.

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

4.15 “TIF Financing” means the financing authorized and permitted pursuant to the tax allocation or tax increment provisions of the Plan and Section 31-25-107(9) of the Act.

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

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

5.0 COOPERATION. In accordance with Section 31-25-112 of the Act, this Agreement shall constitute an agreement in writing by the District to aid the Authority in (1) the elimination of conditions of blight from the Urban Renewal Area, and (2) providing necessary infrastructure through the unqualified payment or reimbursement of eligible costs of the Project.

5.1 Property Tax Increment Revenues. The District agrees the Authority may retain and expend in furtherance of the Urban Renewal Project 100% of the Property Tax Increment Revenues it receives from the Pueblo County Treasurer each year from the property tax levy of the District against the TIF portion of the assessment roll as authorized in the Plan for the maximum period of twenty-five (25) years that the Authority is authorized to receive Property Tax Increment Revenues pursuant to the Act (the “Duration”).

5.2 Pledge of Property Tax Increment Revenues. The District recognizes and agrees that in reliance on this Agreement, the Authority intends to and shall have the unqualified right to irrevocably pledge all the Property Tax Increment Revenues it receives to payment of the eligible costs of the Urban Renewal Project for the duration of the Urban Renewal Project. The Authority has elected to apply the provisions of Section 11-57-208, C.R.S., to this Agreement. The Property Tax Increment Revenues, when and as received by the Authority shall be subject to the lien of such pledge for the Duration of the Project without any physical delivery, filing, or further act and shall be an obligation of the Parties pursuant to Section 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 shall be governed by Section 11-57-208, C.R.S.

5.3 Amended 1348 Requirements. The Parties acknowledge that the Amended 1348 Requirements created new requirements applicable to new or modified urban renewal projects. By entering into this Agreement, the Parties intend to resolve all questions concerning the applicability of these statutory changes to the matters described herein to aid in the timely execution of the Urban Renewal Project.

5.4 Receipt of Project Documents; Waivers. The District acknowledges receipt of the Project Documents and agrees that the Project Documents and execution of this Agreement satisfy the requirements of the Act regarding all applicable Amended 1348 Requirements for the adoption of the Plan, TIF Financing for this Urban Renewal Plan, and notices related thereto, except those that may apply to future modifications of Plan as required by Sections 31-25-107 (3.5) and (7) of the Act. Subject to such right to receive notice of any proposed future modification of the Plan,

the District hereby waives (1) the right to receive any funds to finance any additional infrastructure and services required to serve development within the Urban Renewal Area; (2) the right to enjoin any activity of the Authority pursuant to the Plan, including the right of the Authority to issue Bonds necessary to finance the Project; (3) the rights to receive the notice and share in Property Tax Increment Revenues in accordance with the provisions of Sections 31-25-107 (9.5) and (11) of the Act; (4) the arbitration rights contained in Section 31-25-107 (12) of the Act; and (5) any other right or remedy that would materially interfere with or impair the validity of the Bonds or the rights and remedies of any holder of the Bonds.

6.0 NOTIFICATION OF PROPOSED MODIFICATIONS OF THE PLAN; AGREEMENT NOT PART OF PLAN. The Authority agrees to notify the District of any proposed modification of the Plan as required by Sections 31-25-107(3.5) and (7) of the Act. This Agreement is not part of the Plan.

7.0 AGREEMENT CONFINED TO URBAN RENEWAL PLAN. This Agreement applies only to the Urban Renewal Plan and the Urban Renewal Area, and does not include any other urban renewal plan or urban renewal area.

8.0 MISCELLANEOUS.

8.1 Delays. Subject to Section 8.2 herein, 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; Subsequent Legislation or Litigation. In the event of termination of the Plan, including its TIF Financing provision, the Authority may terminate this Agreement by delivering written notice to the District. The Parties further agree that in the event legislation is adopted or a decision by a court of competent jurisdiction on or after the effective date hereof 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; provided, however, a bond trustee or lender may enforce its rights as provided under the documents authorizing the issuance or sale of the Bonds. 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. No portion of this Agreement shall be deemed to constitute a waiver of sovereign or governmental immunity that the Parties or their officers or employees may possess, nor shall any portion of this Agreement 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 related to the Project.

8.10 Incorporation of Recitals and Exhibits. The provisions of the Recitals and any 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; provided, however, the Agreement may be assigned by a Party to a successor of such Party.

8.12 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.

8.13 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.

8.14 Severability. If any provision of this Agreement as applied to any Party or to any circumstance shall be adjudged by a court to be void or unenforceable, the same shall in no way affect any other provision of this Agreement, the application of any such provision in any other circumstances or the validity, or enforceability of the Agreement as a whole.

8.15 Minor Changes. This Agreement has been approved in substantially the form submitted to the governing bodies of the Parties. The officers executing this Agreement are authorized to make and may have made, minor changes to this Agreement as they have considered necessary. So long as such changes were consistent with the intent and understanding of the Parties at the time of approval by the governing bodies, the execution of the Agreement shall constitute the approval of such changes by the respective Parties.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized officials to execute this Agreement effective as of the day and year first above written.

ATTEST:

PUEBLO URBAN RENEWAL AUTHORITY

By: _____
Secretary/Executive Director

By: _____
Chair

ATTEST:

PUEBLO CITY-COUNTY LIBRARY DISTRICT

By: _____

By: _____