



SOUTH METRO FIRE RESCUE
Regular Board of Directors' Meeting
July 1, 2024
9195 East Mineral Avenue, Centennial, CO

I. REGULAR BOARD MEETING – 6:00 P.M. – Board Room

A. MEETING CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF THE AGENDA

E. CONFLICT OF INTEREST DISCLOSURE

F. PUBLIC COMMENT

Public Conduct at Meetings. Comments by members of the public shall be made only during the "Public Comment" portion of the meeting or a specified "Public Hearing," and shall be limited to three minutes per individual and five minutes per group spokesperson unless additional opportunity is given at the Board's discretion. Each member of the public wishing to speak shall identify themselves by name, address, and agenda item, if any, to be addressed. Disorderly conduct, harassment, or obstruction of or interference with meetings by physical action, verbal utterance, nuisance or any other means are prohibited. Such conduct may result in removal of person(s) responsible for such behavior from the meeting, a request for assistance from law enforcement, and criminal charges filed against such person(s).

G. PARTNER UPDATE

1. Arapahoe County

H. CONSENT AGENDA

Consent Agenda items are provided for study in the Board packets and introduced in the General Session for the Board's review. They can be adopted by a single motion. All resolutions and proposed actions must be read by title prior to a vote on the motion. Any Consent Agenda items may be removed at the request of a Director and heard separately or tabled.

1. June 3, 2024 South Metro Fire Rescue Fire Protection District Regular Board Meeting Minutes
2. June 17, 2024 South Metro Fire Rescue Fire Protection District Special Board Meeting Minutes

I. ACTION ITEMS

1. Agreement Regarding Lone Tree Urban Renewal Authority Tax Increment Financing – Dell'Orfano

J. DISCUSSION/POTENTIAL ACTION ITEMS

With a two-thirds (2/3) vote of the board members in attendance, the board has the discretion to amend the Agenda to move any Discussion/Potential Action Item to an Action Item.

1. Chief Selection Process – Albee

K. INFORMATION ITEMS

- 1. IGA Update – Dell’Orfano
 - a. Nothing new to report

L. EXECUTIVE SESSION (upon motion)

- 1. Pursuant to §24-6-402(4)(e), C.R.S., Determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators pertaining to Agreement Regarding Lone Tree Urban Renewal Authority Tax Increment Financing, if necessary.

M. NEXT MEETING(S)

Special Board of Directors’ Meeting to be held on July 15, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO

Regular Board of Directors’ Meeting to be held on August 5, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

N. ADJOURNMENT

South Metro Fire Rescue Fire Protection District
Regular Board of Directors' Meeting Minutes
June 3, 2024

Present:

Jim Albee, Chair	Bob Baker, Fire Chief
Renee Anderson, Vice Chair	Mike Dell'Orfano, Chief Govt. Affairs Officer (absent)
Rich Sokol, Treasurer	John Curtis, Deputy Chief– Emergency Services
Sue Roche, Secretary	Kristin Eckmann, Deputy Chief – Community Services
Kevin Leung	Matt Weller, Deputy Chief – Employee Services
William Shriver	Dillon Miskimins, CFO Business Services
Bruce Stahlman	Camie Chapman, CHRO Employee Services
	Allison Ulmer, Legal Counsel

Others Present: SMFR Staff Members and Citizens

MEETING CALL TO ORDER

Chair Albee called the Regular Meeting of the South Metro Fire Rescue Fire Protection District to order at 6:06 p.m. and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Chair Albee led the Pledge of Allegiance to the United States of America.

ROLL CALL

All of the Board members were present in person.

APPROVAL OF THE AGENDA

Chair Albee requested moving Discussion/Potential Action Item J1 right after public comment and move Recognition Item G after Discussion/Action Item J2.

Director Anderson motioned to approve the agenda as amended. Director Shriver seconded the motion. All were in favor and the motion carried.

CONFLICT OF INTEREST DISCLOSURE

Chair Albee asked if there were any changes to conflict of interest affirmation:

- Director Stahlman – no changes
- Director Roche – no changes
- Director Anderson – no changes
- Chair Albee- no changes
- Director Shriver – no changes
- Director Sokol – no changes
- Director Leung – no changes

PUBLIC COMMENT

N/A

CONSENT AGENDA

May 6, 2024 South Metro Fire Rescue Fire Protection District Regular Board Meeting Minutes
May 20, 2024 South Metro Fire Rescue Fire Protection District Special Board Meeting Minutes

Directors Leung and Shriver requested to hear the consent agenda items separately because they were not present at the May 20, 2024 meeting.

Director Sokol recommended Discussion/Potential Action Item 1, 2023 Budget Amendment Resolution last line on page 2 should include the line item. CFO Miskimins noted the line item is Miscellaneous Revenue in the Self-Insured Fund and should read pharmacy rebates.

Director Anderson motioned to approve the May 6, 2024 South Metro Fire Rescue Fire Protection District Regular Meeting Minutes as amended. Director Roche seconded the motion. All were favor and the motion carried.

Director Sokol recommended Action Item 2, Financial Report – Q1 third paragraph second to last line should read Director Sokol added that usually the longer the maturity the higher the interest rate.

Director Anderson motioned to approve the May 20, 2024 South Metro Fire Rescue Fire Protection District Meeting Minutes as amended. Director Stahlman seconded. Directors Shriver and Leung excused themselves from voting. The 5 other Board Members were in favor and the motion carried.

ACTION ITEMS

N/A

DISCUSSION/POTENTIAL ACTION ITEMS

1. 2023 Annual Comprehensive Financial Report – CFO Miskimins introduced Lisa Horn, newly minted Partner for the District's auditing firm, FORVIS Mazars, who provided the findings on the District's audit of its 2023 annual comprehensive financial report (ACFR). The firm issued a clean or unmodified opinion for the financial statements presented. In addition, the District was required to have a Single Audit performed since the District received more than \$750,000 of Federal funding in 2023. Included in the Board packet is the District's Annual report, which contains a complete set of financial statements presented in conformance with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards (GAAS) by the auditing firm.

At Director Stahlman's request, Ms. Horn noted that on the subscription-based information technology arrangement (SBITA) the year started with \$1.7M in assets and there were \$887,000 in new agreements. There is an amortization schedule for depreciation and when an asset is no longer used, it is deleted at the depreciated value.

At Director Anderson's request, Ms. Horn stated she hopes that with GASB100 and 101, GASB96 will go away within the next few years.

At Director Leung's request, Ms. Horn stated that there was nothing presented in the audit to present a concern regarding the risk of self-insurance within the requirements of GASB. CFO Miskimins reminded that this is out of the scope of the auditor's responsibility, but she can provide an opinion. Chair Albee stated that it is a fair question, and we could be more expansive on how we mitigate risk, such as stop loss coverage, in the footnotes for this and other risks.

At Director Sokol's request, Ms. Horn informed that the Chandler Asset Management and PFM Asset Management Investments charts tie together when you remove the zeroed modified duration.

At Director Stahlman's request, CFO Miskimins stated that the District did not apply for, and not even sure we were eligible, for the Paycheck Protection Program loan forgiveness offer.

At Chair Albee's request, CFO Miskimins informed that the District is required to file an audit by the end of June. Initially, staff planned to introduce the ACFR to the Board tonight and ask for approval at the next meeting, which

would give plenty of time to clean up the document and obtain the final audit opinion letter, but if the Board chooses to act tonight, Staff can still complete the updates.

The Board agreed to allow more time for review and approve at the next meeting.

2. **Fire Chief Selection Process** – Chair Albee reviewed the 2025 Base Salary Range, SMFR’s standard benefits and salary differentials, and negotiable benefits as well as the “what” phase with a target 6/30 finish and the “who” phase with a target 1/31/25 finish.

At Director Sokol’s request, Chief Baker stated that WMFR’s Fire Chief compensation package may be known by the end of the year, as they are running a parallel process for their fire chief selection due to Chief Lombardi’s planned retirement at the end of 2025. Director Sokol asked about Chief Baker’s current salary in 2024, which is ~\$311K, exclusive of differentials. Chief Baker also informed that the Executive Fire Officer (EFO) and Chief Fire Officer (CFO) designations are through the US Fire Administration/National Fire Academy and Center for Public Safety Excellence (CPSE), respectively, and these differentials are applied to his base salary.

At Director Anderson’s request, Chair Albee confirmed that this review is asking for confirmation to move forward with putting together the job announcement material.

Chief Baker suggested adding some sort of relocation package. Chair Albee stated that was talked about but was an oversight not adding it to the list.

Director Anderson expressed appreciation for CHRO Chapman’s assistance working through the process and answering questions presented by her and Chair Albee.

Chair Albee requested if Board members have any additional thoughts to let him or Director Anderson know.

RECOGNITION

Chair Albee recognized Chief Baker, on behalf of the half million citizens in the district, employees and Board for his 40 years of remarkable and dedicated service. Chief Baker’s wife and family were also recognized for their commitment.

INFORMATION ITEMS

1. **IGA Update** – Update on the following IGA changes:

1. There were no new IGA updates.

Correspondence items in the Board’s packet are summarized below as well as other information items that were communicated:

- Local 2086 President Dzengelewski:
 - Introduced re-elected Vice President Pete Scully.
 - There are lots of calls in the District this time of year and reassured that the members are crushing it and doing a great job.
 - Work on the contract is moving forward to the point that the red-lined version is almost ready for legal review and then ratification by the membership. Everyone showed up to the negotiation positive and working hard to make it is something that they are really proud of. Thank you to the Staff and Board also.
 - More events are coming up soon. On June 22nd, SMFR’s annual Remembrance Ceremony begins at 11:00 a.m. at Mineral HQ and Corey Rose Wishes & Heroes Benefit Concert starts at 3:00 p.m. at Breckenridge Brewery in Littleton.
 - Director Stahlman wanted to publicly thank Station 12 for attending the Holy Trinity Lutheran Church community event on Saturday. He has had nothing but positive feedback on them showing up and being a part of the event.

- At Chair Albee's request, the officer elections are completed. Pierce Jacoway is Secretary by acclamation. There were 8 people running for two VP spots. Brent Chapman retained his seat and Joe Sims took the other spot.
- Chief Baker:
 - Attended the Metro Chiefs Conference the week of May 20th. The cardiac CT scan presentation was well-received. A presentation to the Board is planned to review this presentation and the conference. Reminded that you have to be a fire chief or retired Metro chief to attend & offered to attend with the new chief at the conference in May 2025, if that is the desire, since it can be intimidating the first time.
 - Echoed Dzengelewski's statement regarding the working agreement negotiation. The E Board showed up professionally, collaborative and worked well with Staff. It was a good two-day working session, and it is very unusual to get through contract negotiations in a couple of days.
 - Leaves tomorrow night to attend the Missouri Valley Division Conference in Fort Collins. Feels it is important to attend with the upcoming chief process as the attendees are fire chiefs from Colorado and surrounding states.
- Chief Curtis:
 - There were some pretty significant calls last week, several at the same time. There were two structure fires, an electric vehicle fire and a hazmat incident within ½ an hour. Handling all of this at once speaks to the operational power we have developed collectively & how Dispatch is working without a hitch while in a temporary location. There was also a dive call the other day, although it was a sad outcome, everyone worked well together.
 - Aerial firefighter support was secured for Douglas County, providing 183 days of exclusive use of a Type 2 helicopter to assist with wildfire events.
- Chief Powell:
 - Family night next is Tuesday, June 11th. The taco truck will be there again this year, which is always a hit.
 - Graduation is two weeks later on the 21st. Invitations have been sent out.
- Chief Pietrzyk:
 - Zoll monitor super training was completed two weeks ago, followed by the first 5 units in the field for testing on June 21st. Training for Line is underway and continues until the 19th and then monitors will be switched to Zoll. There have been two successful resuscitations so far with the new monitor.
- Chief Richardson:
 - Piggybacking on Chief Curtis statement, 56 apparatus responded or on scene of the calls, all at the same time. Thanks to the Board and Staff for allowing the District to keep HazMat 17, it was very beneficial with very few outside resources responding.
- Chief Mullane:
 - The 38th Annual Mile Hi Hook and Ladder Fire Truck & Muster in Littleton is June 15th. The parade starts at 9:00 a.m. on Main Street and the Muster begins at 10:00 a.m. at Arapahoe Community College. This is a great tradition that we continue to support.
- Chief Milan:
 - Demolition of the block walls at Station 15 is completed. The few remaining dowels with a bend of more than 20 degrees will require some heating and rebending, and if they pass, they can stay in place. The good news is that building, not tearing down, will begin shortly. The PIOs have done a great job of providing updates. At Director Sokol's request, the additional cost will be covered by the contractor and the sub-contractor. Current completion date is December 18th, four to five weeks later than originally planned.
- Director Anderson:
 - Regarding the Tesla fire and use of the special blankets, are they reusable? Richardson stated originally purchased reusable ones but no way to reuse and decon safely. They will also now use chains as the current straps melt in the heat of the fire. Working with FMO and Insurance to be able to bill the homeowner or State for the incident on the highway. Chief Mullane added that both electric vehicle

fires, one at the house charging and one on the highway, are getting national attention thanks to our PIOs.

- Director Shriver:
 - There was good SMFR representation at the Parker State of the Town recently. Parker Days begins on Sunday, June 16th.
- Director Leung:
 - The June Castle Pines URA meeting has been cancelled.
- Chair Albee:
 - Echoed what Chief Milan said about communications. He met with Centennial Council Member Robyn Carnes and she stated that during the recent District 1 meeting, no questions came up about Station 15 and assumes it is because the citizens are well-informed.
 - Attempting to conduct an ETeam and Board Retreat. Board members all responded to the original dates but would like to block out a few additional days to see if a better date works or can use the time for 2025 Budget Workshops. Requested the Board keep the June 20th placeholder, and add July 3rd, July 17th, July 19th, and July 25th open as potential dates.
- Thank you notes:
 - A Thank you letter was received from Indian Ridge Elementary for donation of a VIP Station Tour to sell at their silent auction.
 - A thank you letter was received from Aspen Academy for the engine demonstration provided by Station 38.
 - A thank you note was received for Station 47 A Shift for their assistance with extinguishing a resident's kitchen fire.

EXECUTIVE SESSION (UPON MOTION)

Chair Albee motioned to move to executive session at 7:55 p.m. pursuant to §24-6-402(4)(f), C.R.S., for the discussion of a personnel matter of an employee who has consented to and will participate in the discussion. Director Roche seconded the motion. All were in favor and the motion carried.

The regular meeting reconvened at 8:12 p.m.

NEXT MEETING

Special Board of Directors' Meeting to be held on June 17, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

Regular Board of Directors' Meeting to be held on July 1, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

ADJOURNMENT

Chair Albee adjourned the meeting at 8:12 p.m.

Attested by: _____

Date: _____

South Metro Fire Rescue Fire Protection District
Special Board of Directors' Meeting Minutes
June 17, 2024

Present:

Jim Albee, Chair	Bob Baker, Fire Chief
Renee Anderson, Vice Chair	Mike Dell'Orfano, Chief Govt. Affairs Officer
Rich Sokol, Treasurer	John Curtis, Deputy Chief – Emergency Services
Sue Roche, Secretary	Kristin Eckmann, Deputy Chief – Community Services
Kevin Leung	Matt Weller, Deputy Chief – Internal Services
William Shriver	Dillon Miskimins, CFO Business Services
Bruce Stahlman	Camie Chapman, CHRO Employee Services
	Bob Cole, Legal Counsel

Others Present: SMFR Staff Members & Guests

MEETING CALL TO ORDER

Chair Albee called the Special Meeting of the South Metro Fire Rescue Fire Protection District to order at 6:04 p.m. and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Chair Albee led the Pledge of Allegiance to the United States of America.

ROLL CALL

All of the Board members were present in person.

APPROVAL OF THE AGENDA

Director Anderson motioned to approve the agenda as presented. The motion was seconded by Director Roche. All were in favor and the motion carried.

CONFLICT OF INTEREST DISCLOSURE

Chair Albee asked if there were any changes to conflict of interest affirmation:

- Director Stahlman – no changes
- Director Roche – no changes
- Director Anderson – no changes
- Chair Albee- no changes
- Director Shriver – no changes
- Director Leung – no changes
- Director Sokol – no changes

PUBLIC COMMENT

N/A

ACTION ITEMS

1. **2023 Annual Comprehensive Financial Report and Audit** – CFO Miskimins reminded that audit partner Lisa Horn presented her team's findings at the last meeting. Since then, there were a few grammatical and typo change recommendations from the Board & opened it up to questions from the Board.

At Director Sokol's request, CFO Miskimins, under the OPEB Retirement Health Plan on page 83 noting a 1% increase or decrease changes the liability, stated that the health care cost trend is one of the actuarial assumptions that actuary uses in order to determine liability. The liability is calculated like a defined benefit and based on the assumption of a

pay out of benefits on December 31, 2023. In real dollars, if the insurance rises dramatically, we don't have the dollars to cover but for the reader of the financial statements they see the committed liability.

At Director Sokol's request, CFO Miskimins, regarding the Parker URA on page 54 stating the District has not entered into an agreement that shares revenues with the District, stated that as it relates to TIF revenues/funds, there are no agreements. Chair Albee reminded that there is a separate agreement regarding the excise tax and does not feel there would be any harm in adding information regarding the excise tax agreement with the Town of Parker & recommended CFO Miskimins find the appropriate location.

Director Sokol motioned to approve the 2023 Annual Comprehensive Financial Report and Audit as amended. Director Shriver seconded. All were in favor and the motion carried.

2. Working Agreement Between Local #2086 and South Metro Fire Rescue Fire Protection District Effective 1/1/2025 – 12/31/2027 – CHRO Chapman reviewed the changes to the agreement, highlighting:

- Employee Salary Increase
- Salary History – Comparable Departments
- Introduction of Longevity Pay
- Additional Leave Time
- Adjustment to Educational Differential
- Medical Insurance Premiums
- Budget Impact

CHRO Chapman reiterated the great working relationship, great negotiation process & is glad they were able to come to an agreement so quickly.

At Director Anderson's request, CFO Miskimins stated that with all of the uncertainty of the revenue, Staff has tried to start to model the scenarios that will happen during the budget workshops but no way to forecast revenue scenarios. Prior to the negotiation process, Staff modeled revenues for the laws that existed at the time and this fell square within the 23% threshold that the Board had set at the time.

Director Leung stated he would love to see how the revenues affect the projections and forecast as well as what will happen if current projections are the same or increase, hoping it does not put the District in a deficit. CFO Miskimins stated that the intent is to have those discussions during the budget workshops in August. Right now, it's too early to model any of the potential revenue scenarios.

At Chair Albee's request, CFO Miskimins explained that the estimated total increase in costs are in comparison to what the Board has seen in prior Long-Term plans not the 2024 budget. The \$8m increase, is above an already 3% increase in salaries that was included in prior versions of the Long-Term plan. CFO Miskimins explained that the estimated increase in overtime is related to the salary rate increases going from 3% in 2025 to 10%.

Director Sokol stated that everyone did a great job on the negotiation and at his request, CHRO Chapman stated that the only thing not in the agreement is the educational differential. Most of our comparable departments don't have the educational differential with the exception of West Metro and they only have it in place for chief officers.

At Director Leung's request, CHRO stated that once everything is implemented, SMFR will be at about 1% above the comparable agencies in total compensation. Most of the comparable contracts are only through 2025, so Staff will continue to keep an eye on what is negotiated for 2026 and 2027.

At Director Sokol's request, CHRO Chapman stated that both legal counsels have reviewed the escalation clause and believes it is pretty clear that it is only for year three.

At Director Anderson's request, Chief Baker stated that on page 18, the shared commitment to strive for the reduced workweek, is a commitment to keep it on our radar screen and keep talking about it and looking at it. If you don't put a date on it, it tends to fall by the wayside. The reality is to get to a 48-hour workweek, total compensation is significantly impacted in being the employer of choice. Compared with Denver, who work 8 hours less per week, equalizing that would keep us on top. At the recent retreat, the concept was that it was really important to management and the membership. He stated he would think the Board would expect deliverables once a year showing today's dollars or next year's dollars and what it would look like, including new research on sleep deprivation. Local President Dzengelewski stated the important words are shared commitment, so we are able to do it and have that shared approach, we all understand what it's going to do and come up with a plan together. For the record, this discussion was to clarify the intent of the commitment. The shared commitment is for a process but not a commitment to an outcome.

At Director Sokol's request, Chief Curtis stated that the current academy's graduation will be a milestone after 20 years to have all front line apparatus at four-person staffing.

At Director Sokol's request, Chief Baker stated that the notice to change the work schedule was raised from 90 days to 365 days to allow enough time for employees to adjust their family situation.

At Director Sokol's request, Chief Baker stated that the Evergreen Clause is a boiler plate to continue negotiations and the District will be bound by the same terms into 2028 if no agreement is reached. Legal Counsel advised that if no new contract is negotiated, the contract from the prior year's term would be carried forward with the escalation clause applied to year four, similar to how you would apply it in year three. The Board agreed to leave the wording as is with the suggestion that the next contract being clearer as to what happens if there is no contract.

Chair Albee thanked everyone for working through the process and being here tonight. It is emblematic of the relationship the Board has with the Local. We rely on them to do all of the good things through their membership and appreciate the spirit of the agreement and with the last three years where no one knew how it would turn out, created a new agreement that corrects and rectifies things. We are very fortunate to be able to do things like this. He reminded the Board that the intent was to get an agreement that aligned with our goofy revenue cycle and took out some of the uncertainty but makes sense and is good for both sides in a time when we don't have all of the information. Allowing this to be a three-year contract provides the ability to get on the correct total compensation cycle.

Local President Dzengelewski stated that he and the SMFR Professional Firefighters would like to thank the Board for their continued dedication, as well as acknowledging Chief Baker, Deputy Chiefs, CHRO Chapman and his team who really showed up and participated. He provided background regarding the historic meaning of the agreement, which has set a new mark and this will be the last contract that bears Chief Baker's name. This is truly what makes SMFR the best fire department in the country.

Engineer Sutton stated that it was a very interesting experience, thanked the Board and Staff on behalf of the membership and thinks we have an amazing team from the top down. He also wanted to acknowledge Local President Dzengelewski's representation.

Local Vice President Chapman stated that there was a 97% vote to approve the agreement & dovetailed into what Engineer Sutton said about this being the second contract negotiation he has been part of and it was a much different feel with the Chiefs and CHRO in the room. He thanked everyone who participated.

A moment was taken to acknowledge Chief Baker's participation in his last contract negotiation process.

Chief Baker expressed appreciation for Engineer Sutton's help navigating the perspective of the Line. We have a great EBoard and really strong staff, so the relationship that has been built to carry forward is very special.

Director Leung motioned to approve the Working Agreement Between Local #2086 and South Metro Fire Rescue Fire Protection District Effective 1/1/2025 – 12/31/2027 as presented. Director Stahlman seconded the motion. All were in favor and the motion carried.

Director Leung stated that contracts are never perfect, but you can truly see that they all have the best interest of the District in mind to ensure the end result makes this a great organization and thanked them for their efforts.

Director Sokol assured the membership that if the 48-hour work schedule is important to the Local, it is important to the Board.

DISCUSSION/POTENTIAL ACTION ITEMS

- 1. Fire Chief Selection Process** – Chair Albee stated there is nothing to discuss. Did not get any additional input on the compensation package, so the relocation allowance was added and ready to move forward with the employment agreement and job announcement materials.

INFORMATION ITEMS

- 1. Cardiac CT Scan Update** – Chief Powell reminded that the physical process changed this year, and that the initiative was led by Dr. Burns, Wellness/Physician Assistant Jeremy Gate and Nutritionist Kelsey Bailey.

Physician Assistant Gate provided a presentation regarding:

- Recap why CCTA
- Our Numbers So Far
- Referrals and Follow Up Care

Dr. Burns & Nutritionist Bailey provided sample patient cases and reviewed the intervention processes to improve the cardiac issues found.

Correspondence items in the Board's packet are summarized below as well as other information items that were communicated:

- Chief Baker:
 - The Littleton Fire Muster was last Saturday. There was a good turnout. Chief Eckmann and her Team did a great job. Director Stahlman stated that he attended, and everyone was really engaged. Well done.
 - Attended the Metro Chiefs Conference followed by the Missouri Valley District Conference. Spent time talking with other Chiefs about finding a replacement for CFO Miskimins, which won't be easy. Also talked about our upcoming Fire Chief process. The recruiting firm working to replace the Toronto Fire Chief reached out to him expressing interest in our process and whether we have anyone interested in filling the vacancy in Toronto.
- Chief Dell'Orfano:
 - Provided a handout to the Board for Thursday's Board/ETeam Get Together. Looking forward to it.
- Chief Milan:
 - Visited station 15 today and the block wall is going up. Seems to be exceptionally well done this time.
- Chief Eckmann:
 - The Annual Remembrance Ceremony is this Saturday, June 22nd at 11:00 a.m. out front of HQ.
- Chief Powell:
 - Friday is the Recruit Academy Graduation Ceremony at Arapahoe Community College, Waring Theatre starting at 6:00 p.m.
 - Thanked everyone who came to the Recruit Academy family night.
 - The next academy class just finished their physicals, and 21 recruits will start the academy on July 26th.
 - What Dr. Burns and her team are doing behind the scenes for 700+ people is a huge undertaking and they have absolutely crushed it. Job well done.
- Chief Richardson:

- Dispatchers moved back into the center after three weeks working out of a remote location. The updated center was funded by the E-911 Authority. The Board will receive a tour during one of their upcoming meetings.
- Dzengelewski:
 - The EBoard will be attending the annual state conference that begins on Sunday and goes through next week.
- Director Shriver:
 - The house that was hit by lightning in the Pinery on June 10th is four houses away from his, so he got to see the crews in action. Some of the video he shot was used in Channel 31's broadcast. Chief Powell stated that the system worked as designed and there was excellent response coordination.

EXECUTIVE SESSION (UPON MOTION)

N/A

NEXT MEETING

The next Regular South Metro Fire Rescue District Board of Directors' meeting will take place on July 1, 2024, at 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

The next Special South Metro Fire Rescue District Board of Directors' meeting will take place on July 15, 2024, at 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

ADJOURNMENT

Chair Albee adjourned the meeting at 8:31 p.m.

Attested by: _____ Date: _____

BOARD OF DIRECTORS AGENDA ITEM

STAFF REPORT



Meeting Date: 7/1/2024

Agenda Item Type: Action Item

Agenda Item: Agreement Regarding Lone Tree Urban Renewal Authority Tax Increment Financing

Submitted By: Mike Dell'Orfano, Chief Government Affairs Officer

Approved: Bob Baker, Fire Chief

SUMMARY:

The City of Lone Tree has created an urban renewal authority (URA). Part of the implementation requires the URA and each taxing entity to enter into an agreement governing the sharing of incremental property tax revenues. Lone Tree and SMFR representatives have prepared the attached agreement for consideration by the board.

BACKGROUND:

On September 19, 2023, the Lone Tree city council adopted Resolution No. 23-30 creating the Lone Tree URA (LTURA). Section 31-25-107(9.5)(a) of the Colorado Urban Renewal Law requires LTURA to negotiate an agreement governing the sharing of incremental property tax revenue with each taxing entity within the Plan Area. SMFR and LTURA representatives have completed negotiations and jointly support the attached draft agreement. In the proposed agreement, SMFR agrees to allow LTURA to initially retain all TIF revenues. However, the parties also agree to renegotiate the sharing of TIF, prior to committing TIF funds, when either a construction project containing high-hazard occupancies exceeds a certain size threshold, or when significant changes are proposed to the plan area including rezoning any portion of the Plan Area or altering more than 25% of the buildable area of the Plan Area. The agreement maintains the requirement to enter into mediation if the renegotiation is unsuccessful.

FINANCIAL IMPACT:

The total financial impact on SMFR due to the sharing of TIF funds is a rough estimate, especially with continually changing tax laws and the unknown scope of the redevelopment. The table below shows the impact estimated by the consultant, while the city estimates are much lower.

	Cumulative Total By:				
	2028	2033	2038	2043	2048
Property Tax Increment	\$455,791	\$1,924,864	\$3,468,875	\$5,091,645	\$6,797,192

STRATEGIC INITIATIVE:

The proposed agreement supports the City of Lone Tree's efforts to revitalize their city while also establishing opportunities for SMFR to re-evaluate the impacts of the URA and determine if future TIF funds should be retained.

RECOMMENDED ACTION/MOTION:

Recommended motion:

MOTION: I move to approve the Agreement Regarding Lone Tree Urban Renewal Authority Tax Increment Financing.

ALTERNATIVE OPTIONS:

If the terms of the agreement are not acceptable, the board can provide staff direction for further negotiations, including the potential for mediation.

ATTACHMENTS:

Agreement Regarding Lone Tree Urban Renewal Authority Tax Increment Financing

October 30, 2023 Notice of Proposed Lone Tree Urban Renewal Plan and Proposed Tax Increment Financing Agreement

October, 2023 Urban Renewal Plan for Lone Tree Entertainment District Urban Renewal Area

October, 2023 Tax Forecast and County Impact Report for Lone Tree Entertainment District Urban Renewal Area

**AGREEMENT REGARDING LONE TREE URBAN RENEWAL AUTHORITY
TAX INCREMENT FINANCING**

This **AGREEMENT REGARDING LONE TREE URBAN RENEWAL AUTHORITY TAX INCREMENT FINANCING** (the “Agreement”) by and between the **LONE TREE URBAN RENEWAL AUTHORITY** (“LTURA”), an urban renewal authority and body corporate and politic of the State of Colorado, and **South Metro Fire Rescue Fire Protection District** (the “District”), a body corporate and political subdivision of the State of Colorado (each party individually referred to herein as a “Party” and collectively referred to herein as the “Parties”).

RECITALS

WHEREAS, pursuant to the Colorado Urban Renewal Law, Section 31-25-101, et seq., C.R.S. (the “Act”), the City Council of the City of Lone Tree (“City”) formed LTURA by Resolution No. 23-26; and

WHEREAS, pursuant to the Act, the City Council of the City is considering adoption of an urban renewal plan (the “Plan”) to carry out urban renewal projects within the Urban Renewal Plan Area (“Plan Area”) described with particularity in the Plan; and

WHEREAS, the District is a taxing entity whose boundary includes real property within the Plan Area, which real property is shown in **EXHIBIT A**, which is attached hereto and incorporated herein; and

WHEREAS, the Act authorizes and the Plan will provide for the use of tax increment financing by LTURA to assist with the development of projects pursuant to the Plan; and

WHEREAS, C.R.S. § 31-25-107(9.5) requires that LTURA and the District enter into an agreement regarding the sharing of incremental property tax revenue; and

WHEREAS, the Parties recognize that this Agreement satisfies the requirements of C.R.S. § 31-25-107(9.5).

AGREEMENT

NOW THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, the mutual covenants and promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Incorporation of Recitals. The foregoing recitals are incorporated into and made a part of this Agreement.
2. District Mill Levy Allocation. The District agrees that LTURA may initially retain and utilize all incremental property tax revenues generated in the Plan Area solely as a result of the levy of the District’s mill levy upon taxable property within the Plan Area

("District TIF"); provided, however, the District and LTURA agree to renegotiate the sharing of District TIF between the Parties prior to LTURA committing future District TIF or entering into any agreement, contract, pledge or obligation, excluding any agreement between the City of Lone Tree and LTURA that are administrative in nature, which would commit future District TIF for payment of costs associated with or the financing, or refinancing, directly or indirectly, in whole or in part, the Plan, and which also involves:

(a) New construction or the substantial modification of one or more structures with an aggregate square footage greater than 25,000 square feet within the Plan Area which includes a use that is classified as an Assembly Group A, Educational Group E, High-Hazard Group H, Institutional Group I, Residential Group R, or any structure classified as a high rise building, as defined by the International Building Code, as adopted and amended by the City Council of the City; or

(b) One or more applications under Chapters 16 or 17 of the Lone Tree Municipal Code to rezone any portion of the Plan Area or to alter more than (25%) of the square footage of buildable area within the Plan Area that has not previously been the subject of a renegotiation of the District TIF sharing under this paragraph 2. Buildable area shall include the square footage of the land area except for setbacks, public rights of way, parking areas, land dedicated to the City, common and public areas, and open space.

Any such required renegotiation of the sharing of District TIF shall be conducted in good faith in accordance with C.R.S. § 31-25-107 (9.5) as if the above subparagraphs (a) and (b) constitute a substantial modification of the urban renewal plan, although the circumstances causing the renegotiation shall not otherwise by themselves constitute a substantial modification of the Plan so as to require LTURA to follow the procedural requirements of C.R.S. § 31-25-107(7) for a substantial modification. Any change in the sharing of District TIF or any other term of this Agreement resulting from such renegotiation shall be memorialized by the Parties in an amendment to this Agreement.

3. Term, Termination. The term of this Agreement shall commence on the date of mutual execution of this Agreement by the Parties, and shall run for so long as the Plan, including any amendments, remains in effect, unless terminated earlier due to the abolishment of the LTURA and shall terminate upon termination of the Plan. This Agreement may be terminated at any time upon the mutual written agreement of the Parties.

4. Modification. This Agreement may not be amended, modified, or changed, in whole or in part, without a written agreement executed by the Parties.

5. Assignment. No Party shall assign this Agreement or any interest hereunder in whole or in part, without the prior written consent of each of the other Parties. Any assignment attempted without the prior written consent of all Parties hereto, which consent shall not be unreasonably withheld, shall be deemed void, and of no force or effect. Consent to one assignment shall not be deemed to be consent to any subsequent assignment nor the waiver of any right to consent to such subsequent assignment. Notwithstanding the foregoing this Agreement may be assigned to the successor entity of the District or to the District's constituent entities.

6. Notices. Any notices or other communications required or permitted by this Agreement or by law to be served on, given to or delivered to any Party hereto, by any other Party shall be in writing and shall be deemed duly served, given or delivered when personally delivered to the Party to whom it is addressed or in lieu of such personal service, upon receipt in the United States' mail, first-class postage prepaid, addressed as follows:

To the District:
South Metro Fire Rescue Fire Protection District
Attn: Fire Chief
9195 E. Mineral Ave.
Centennial, CO 80112

With a copy to:
Collins Cole Flynn Winn Ulmer
Attn: Bob Cole
165 S. Union Blvd., Suite 785
Lakewood, CO 80228

To LTURA:
City of Lone Tree
Lone Tree URA
9220 Kimmer Drive
Lone Tree, CO 80124

With a copy to:
Michow, Cox & McAskin, LLP
Attn: Linda C. Michow
5299 DTC Blvd., Suite 300
Greenwood Village, Colorado 80111

Any Party may change its address for the purpose of this Paragraph by giving written notice of such change to the other Parties in the manner provided in this Paragraph.

7. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and together shall constitute one and the same instrument.

8. Binding Agreement. This Agreement shall inure to and be binding on the administrator, successors, and permitted assigns of the Parties hereto.

9. Entire Agreement. This Agreement constitutes the complete and exclusive statement of the agreement of the Parties with respect to the subject matter of this Agreement and supersedes all prior oral and written proposals, negotiations, representations, promises, agreements, warranties or understandings concerning such subject matter.

10. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect.

11. Governmental Immunity. Nothing in this Agreement shall be construed as a waiver of the rights and privileges of the Parties pursuant to the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as the same may be amended from time to time.

12. Authority to Enter Into Agreement. Each Party hereby confirms it is lawfully authorized to enter into this Agreement, has received legal counsel and advice as to the legal effect of this Agreement, and has taken all steps necessary to authorize the execution of the Agreement by the respective signatories below.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement as of the day and year first above written.

**LONE TREE URBAN RENEWAL
AUTHORITY**, an urban renewal authority and
body corporate and politic of the State of Colorado:

Marissa Harmon, Chairperson

ATTEST:

By: _____

Its: _____

Approved as to form:

LTURA Counsel

**SOUTH METRO FIRE RESCUE FIRE
PROTECTION DISTRICT**, a body corporate and
political subdivision of the State of Colorado:

By: _____

Name (printed): _____

Its: _____

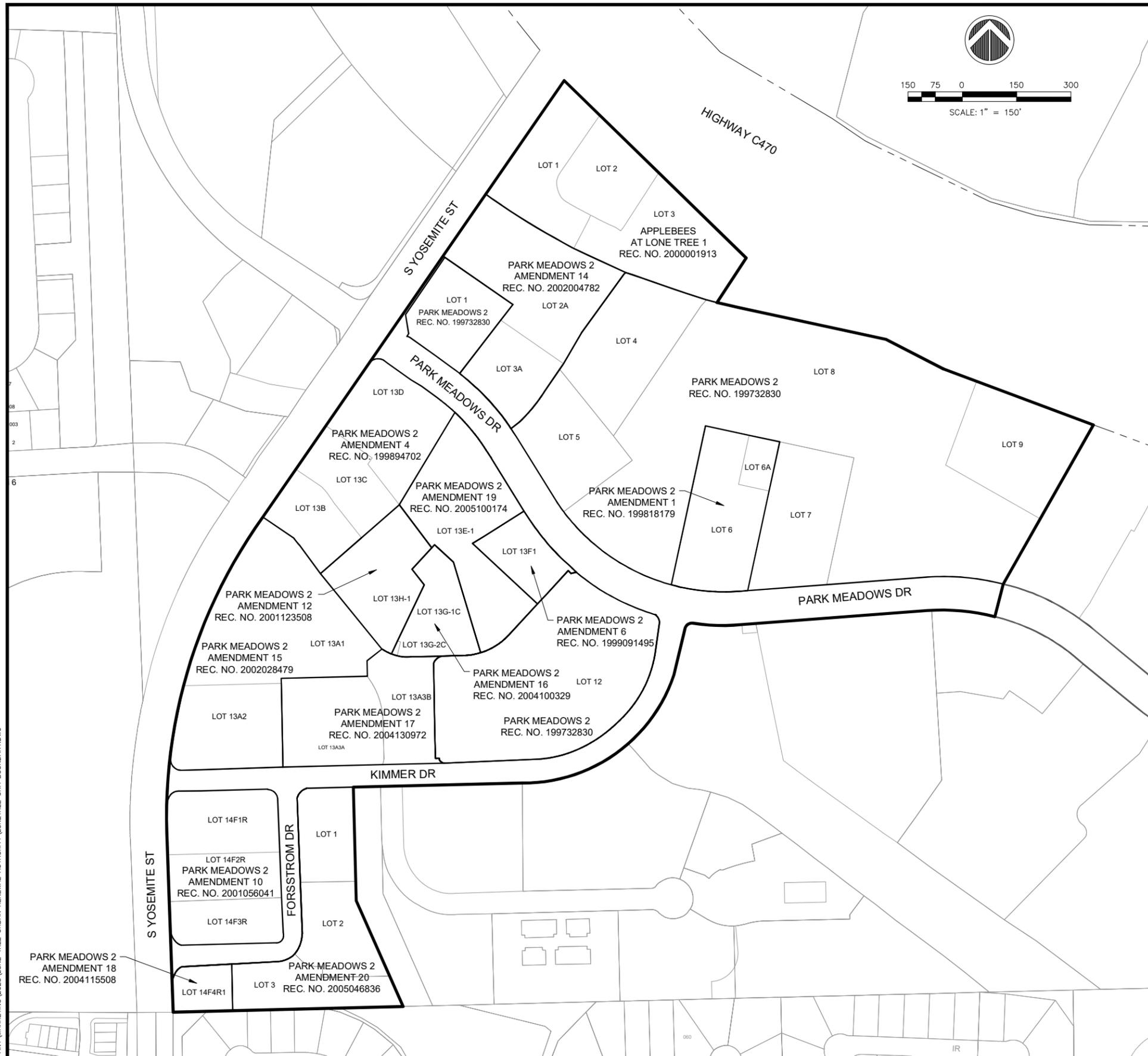
ATTEST:

By: _____

Secretary

EXHIBIT A
DISTRICT BOUNDARY

Friday, October 13, 2023, 8:29:51 AM
C:\DRAVER\COMPANY\MARKETING\2023\LONE TREE URBAN RENEWAL AUTHORITY\LONETREE URA BOUNDARY.DWG



LEGAL DESCRIPTION

ALL DOCUMENTS REFERENCED HEREIN ARE LOCATED IN THE RECORDS OF THE CLERK & RECORDER OF DOUGLAS COUNTY, COLORADO

THE FOLLOWING PARCELS OF LAND ARE LOCATED WITHIN SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

LOTS 1, 4, 5, 7, 8, 9, 12, PARK MEADOWS FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 199732830.

LOTS 6, 6A, PARK MEADOWS FILING NO. 2, 1ST AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 199818179.

LOTS 13B, 13C, 13D, PARK MEADOWS FILING NO. 2, 4TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 199894702.

LOT 13F1, PARK MEADOWS FILING NO. 2, 6TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 1999091495.

LOTS 14F1R, 14F2R, 14F3R, PARK MEADOWS FILING NO. 2, 10TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2001056041.

LOT 13H1, PARK MEADOWS FILING NO. 2, 12TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2001123508.

LOTS 2A, 3A, PARK MEADOWS FILING NO. 2, 14TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2002004782.

LOTS 13A2, LOT 13A1, PARK MEADOWS FILING NO. 2, 15TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2002028479.

LOTS 13G-1C, 13G-2C, PARK MEADOWS FILING NO. 2, 16TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2004100329.

LOTS 13A3A, 13A3B, PARK MEADOWS FILING NO. 2, 17TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO 2004130972.

LOT 14F4R1, PARK MEADOWS FILING NO. 2, 18TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2004115508.

LOT 13E1, PARK MEADOWS FILING NO. 2, 19TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2005100174.

LOTS 1, 2, 3, PARK MEADOWS FILING NO. 2, 20TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2005046836.

LOTS 1, 2, 3, APPLEBEES AT LONE TREE SUBDIVISION FILING NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2000001913.

EXCEPTING THEREFROM ANY AND ALL OF THOSE PARCELS OF RECORD DEDICATED AS PUBLIC RIGHT-OF-WAY FOR THE BENEFIT AND USE OF SOUTH YOSEMITE STREET. CONTAINING 67 ACRES MORE OR LESS

NOTES:

THE LONE TREE ENTERTAINMENT DISTRICT URBAN RENEWAL AREA BOUNDARY AND LEGAL DESCRIPTION SHOWN HEREON DO NOT REPRESENT A LAND SURVEY PLAT OF ANY KIND.

INFORMATION SHOWN HEREON IS BASED ON DOUGLAS COUNTY ASSESSOR RECORDS AND CLERK AND RECORDER RECORDS.

SURVEYOR'S CERTIFICATE

THIS LEGAL DESCRIPTION AND EXHIBIT WERE PREPARED ON OCTOBER 11, 2023 BY MICHAEL R. COMPTON, A PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 25361, REGISTERED IN THE STATE OF COLORADO, UTILIZING INFORMATION FROM THE DOUGLAS COUNTY ASSESSOR AND DOUGLAS COUNTY CLERK & RECORDER'S OFFICES, FOR AND ON BEHALF OF IMEG CONSULTANTS CORP.



REVISIONS	DESCRIPTION	DATE
No.		



LONE TREE ENTERTAINMENT DISTRICT
URBAN RENEWAL AREA BOUNDARY
CITY OF LONE TREE, DOUGLAS COUNTY,
COLORADO

IMEG Project No:
23000010.1
File Name:
LONETREE URA BOUNDARY.dwg
© COPYRIGHT 2023
ALL RIGHTS RESERVED
Field Book No: N/A
Drawn By: MRC
Checked By: MCC
Date: 10/09/2023

Lone Tree Study Area



MAXIMUS DR

YOSEMITE ST

PARK MEADOWS DR

KIMMER DR

FORSSTROM DR

TEDDY LN

TAOS TRL



10.30.2023

South Metro Fire Rescue
9195 E Mineral Ave
Centennial, CO 80112
Attention: Chair Jim Albee

Re: Notice of Proposed Lone Tree Urban Renewal Plan and Proposed Tax Increment Financing Agreement

Dear Chair Albee:

The City of Lone Tree and Lone Tree Urban Renewal Authority ("**Authority**") are considering an urban renewal plan, entitled Urban Renewal Plan for Lone Tree Entertainment District Urban Renewal Area ("**Proposed Plan**"), for the Lone Tree Entertainment District area which area is more particularly described in the enclosures to this letter (the "**Plan Area**"). The Authority believes the implementation of the Proposed Plan would eliminate blight within the Plan Area and be a significant benefit to the community.

The Proposed Plan includes a tax allocation provision.

Section 31-25-107(9.5)(a) of the Colorado Urban Renewal Law requires the Authority to notify the taxing entities whose incremental property taxes would be allocated pursuant to the Proposed Plan before the plan may be approved by the City Council of Lone Tree, and requires the Authority and said taxing entities to meet and attempt to negotiate an agreement governing the sharing of incremental property tax revenues.

In accordance with said Sections, this letter serves as notice to South Metro Fire Rescue (the "**District**") that the Plan Area is located within the jurisdiction of the District and that the District's incremental property tax revenues would be allocated to the Authority under the Proposed Plan.

Enclosed herewith please find (i) a copy of the Proposed Plan and (ii) a proposed Agreement Regarding Lone Tree Urban Renewal Authority Tax Increment Financing between the Authority and the District. Per Section 31-25-107(9.5)(a) of the Colorado Urban Renewal Law, I would like to arrange a meeting with you in the near future to discuss the Proposed Plan and proposed agreement. Please let me know your availability.

Sincerely,



Jeff Holwell
City of Lone Tree
Director of Economic Development and Public Affairs

**Urban Renewal Plan for
Lone Tree Entertainment District Urban Renewal Area
Lone Tree, Colorado**

Prepared for:

City of Lone Tree
9220 Kimmer Dr., Suite 100
Lone Tree, Colorado 80124

Prepared by:



DGC Consulting
2230 S. Logan St.
Englewood, CO 80113

FINAL
October, 2023

Background information and other data have been furnished to DGC Consulting (DGC) by the City of Lone Tree and/or third parties, which DGC has used in preparing this report. DGC has relied on this information as furnished, and is neither responsible for nor has confirmed the accuracy of this information.

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1.0 Introduction

1.1 Preface

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

1.2 Blight Findings

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

The Lone Tree Entertainment District Conditions Study prepared by DGC Consulting, dated July, 2023, which is attached hereto as Exhibit A (the “Conditions Study”), demonstrates that the Lone Tree Entertainment District Study Area (“Study Area”), as defined in the Conditions Study, is a blighted area under the Act.

1.3 Other Findings

The Area (defined in Section 1.4) is appropriate for an urban renewal project and other undertakings authorized by the Act to be advanced by the Authority. While a future project may require the demolition and clearance of certain public and private improvements within the Plan area, the more common need is anticipated to be the implementation of infrastructure, public improvements, utilities and life safety measures. Such actions are necessary to eliminate unsafe conditions, obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of blight.

It is the intent of the City Council in adopting this Plan that the Authority exercises all powers authorized in the Act, which may be necessary, convenient or appropriate to accomplish the objectives of this Plan, including, but not limited to, the power of eminent domain. It is the intent of this Plan that the Authority may exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying conditions in the Area.

The powers conferred by the Act are for public uses and purposes for which public money may be expended and police powers exercised. This Plan is in the public interest and necessity -- such finding being a matter of legislative determination by the City Council.

1.4 Urban Renewal Area Boundaries

The area comprising the proposed Lone Tree Entertainment District Urban Renewal Area (the “Urban Renewal Area” or the “Area”) contains approximately 67 acres of privately and publicly-owned parcels and public rights-of-way. It is depicted and legally described in Exhibit A.

2.0 Definitions

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

Area or Urban Renewal Area – means the Lone Tree Entertainment District Urban Renewal Area as depicted in and legally described in Exhibit A.

Assessor – means the Douglas County Assessor.

Authority – means the City of Lone Tree Renewal Authority (The Authority).

Authority Board – means the Board of the City of Lone Tree Urban Renewal Authority.

City – means the City of Lone Tree, a home-rule municipal corporation of the State of Colorado.

City Code – means the City Code.

City Council – means the City Council.

City (or Municipal) Tax or Taxes – means, collectively, (i) the Sales Tax, (ii) the Lodger’s Tax, (iii) the OPT, and (iv) the Use Tax.

City (or Municipal) Tax Increment – means the tax increment derived from City Taxes.

City of Lone Tree Comprehensive Plan (or Comprehensive plan) – means the City of Lone Tree Comprehensive Plan, as approved by the City Council on January 15, 2019, as such plan has been or may be amended from time to time.

Conditions Study (or Study or Survey) – means the Lone Tree Entertainment District Conditions Study, prepared by DGC Consulting, dated July, 2023.

Cooperation Agreement – means any agreement between the Authority and City, or any public body (the term “public body” being used in this Plan is as defined by the Act) respecting action to be taken pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the Authority under this Plan.

County Impact Report or Impact Report – means the Lone Tree Entertainment District Tax Forecast and County Impact Report prepared by DGC Consulting, dated October, 2023.

County Sales Tax Increment - means the Douglas County sales tax increment revenue allocated to the Authority as defined in this Plan.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

DCSD – refers to the Douglas County School District RE-1

Effective Date of Plan Approval – means xxx.

Entertainment District (PowerPoint) – refers to City of Lone Tree Entertainment District Urban Renewal Area (PowerPoint - 2023).

Entertainment District Vision Book – refers to Lone Tree Plaza – Re-Envisioning the Entertainment District Vision Book, City of Lone Tree, (September 3, 2013), and attached hereto as Exhibit X and incorporated herein by this reference.

IGA – means an intergovernmental agreement.

County Impact Report or Impact Report – means the Lone Tree Entertainment District Tax Forecast and County Impact Report prepared by DGC Consulting, dated xxx.

Improvement District – means a special district created to make improvements, typically to public space infrastructure, in a given area.

Metropolitan District (or Districts) – means a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et. Seq., C.R.S., as from time to time amended, or any successor district or districts thereto as may be approved by the City.

Plan Area – refers to the legal boundaries of the Lone Tree Entertainment District Urban Renewal Area.

Plan or Urban Renewal Plan – means the Lone Tree Entertainment District Urban Renewal Plan.

Property Taxes – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in the Area.

Property Tax Increment – means tax increment derived from Property Taxes.

Public Finance and Redevelopment Agreement – means one or more agreements between the Authority, the developer and/or developers of property within the Area, any special district or districts organized or caused to be organized by such developer or developers for the purpose of financing or refinancing public improvements within the Area, or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan pursuant to any of the powers set forth in the Act or in any other provision of Colorado law.

Redevelopment / Development Agreement – means one or more agreements between the Authority and developer(s) and / or property owners or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan.

Sales Tax Increment – means tax increment derived from Sales Taxes.

Study Area – means the geographic area studied in the context of the Survey for the purpose of determining its collective eligibility for a designation of "blight" as defined by the Act.

Tax Increment - means the increase in revenue derived from taxes that are actually collected above a specified tax base imposed in a Tax Increment Area after a date to be specified in this Plan or with any subsequent modification to this Urban Renewal Plan, as per 31-25-107(9), C.R.S.

Tax Increment Finance (or Financing) (TIF) – means a financing mechanism authorized by the Act which uses future incremental revenues resulting from private investment within an established Tax Increment Area to fund improvements for the public benefit.

Tax Increment Revenue – means the incremental revenues (property and / or sales tax) allocated to the Authority by this Urban Renewal Plan.

Tax Increment Area – means all or a portion of the Urban Renewal Area designated as a Tax Increment Area, as defined and pursuant to the procedures set forth in Section 6 of this Plan.

The County – refers to the Douglas County Government.

Urban Renewal Project (or the Project) – means all the undertakings and activities to be carried out over the life of the Urban Renewal Plan, including specific, individual projects.

3.0 Purpose of the Plan

The main public purpose of the Lone Tree Entertainment District Urban Renewal Plan is to reduce, eliminate and prevent the spread of blight within the Area. The Plan sets goals to achieve this through implementing established objectives for the Area and stimulating redevelopment, economic growth and investment through the tools available within the context of urban renewal tools, laws, and guidelines, such as tax increment financing.

Establishment of the Lone Tree Entertainment District Urban Renewal Area will take advantage of the excellent location, access, and visibility of the area as well as the continued development momentum in the Lone Tree and Park Meadows mall area. It will allow financing and urban renewal tools to be used for the next 25 years.

With these goals in mind, in 2023 the City of Lone Tree engaged a third-party consultant to prepare the Lone Tree Entertainment District Conditions Study. Documentation of blighted conditions within the Study Area and designation by the City would set the stage for the creation of smaller, phased urban renewal areas tailored to specific market opportunities and projects.

The Conditions Study concluded that this larger Study Area is blighted. Adoption of the Lone Tree Entertainment District Urban Renewal Plan ensures that development on this site will remedy blighted conditions by taking advantage of market conditions and future redevelopment, through the use of TIF financing and other urban renewal tools.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by the City, the area must be determined to be a “blighted area” as defined in Section 31-25-103(2) of the Act. The Act provides that, in order for blight to be present within the area, at least four specific blight factors must be present in the area, and must substantially impair or arrest the sound growth of the municipality, retard the provision of housing accommodations, or constitute an economic or social liability, and be a menace to the public health, safety, morals, or welfare. The Act further provides that, if private property is to be acquired by the Authority by eminent domain, at least five of the following specific blight factors must be present.

- a. Slum, deteriorated, or deteriorating structures;
- b. Predominance of defective or inadequate street layout;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Unusual topography or inadequate public improvements or utilities;
- g. Defective or unusual conditions of title rendering the title nonmarketable;
- h. The existence of conditions that endanger life or property by fire or other causes;
- i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- j. Environmental contamination of buildings or property;
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

A third-party consultant (DGC Consulting) was commissioned to conduct a Conditions Study (or Blight Study) of the Lone Tree Entertainment District area. The Conditions Study is included in Exhibit B of this Plan. The general methodology for conducting the Study was the following:

1. Delineation of the Study Area;
2. Visual field survey for the property and evaluate current conditions;
3. Review of data provided by the City of Lone Tree and Douglas County and;

4. Evaluation of conditions found in the context of statutory blight criteria and;
5. Documentation of the survey findings, as presented in the Conditions Study.

The Conditions Study Area is approximately 68 acres, including public rights-of-way, and is owned primarily by private entities. The future redevelopment of the Study Area is proposed to be commercial retail and mixed-use development, including for purchase residential, commercial, retail, and public uses.

Of the 11 qualifying factors identified in the Act, the Conditions Study revealed the following eight qualifying conditions of blight, as defined in Section 31-25-103(2) of the Act, evident within the Area.

- a. Slum, deteriorated, or deteriorating structures
- b. Defective or inadequate street layout
- c. Faulty lot layout
- d. Unsanitary or unsafe conditions
- e. Deterioration of site or other improvements
- f. Unusual topography or inadequate public improvements or utilities
- h. The existence of conditions that endanger life or property by fire or other causes
- 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

5.0 Plan's Relationship to Local Objectives and Appropriate Land Uses

5.1 Plan Conformity

Implementation of this Plan supports the objectives and requirements of the City of Lone Tree Comprehensive Plan, as approved by the City Council on January 15, 2019, with respect to infill development of vacant land, economic activities that support tourism and attract businesses, improving the visual appearance of commercial/industrial corridors and the downtown district, supporting capital improvements that enhance the capacity of the existing road network, and supporting capital improvements for drainage collection and detention facilities. The Plan is currently being updated. As development occurs in the Area, it should conform to the Comprehensive Plan and any subsequent updates; the City of Lone Tree Development Code and any rules, regulations, and policies promulgated pursuant thereto; any site-specific planning documents that might impact properties in the Area including, but not limited to, City-approved site, drainage, and public improvement plans; and, any applicable City design standards, all as in effect and as may be amended from time to time. Finally, existing conditions present within the Area will be remedied by the proposed Plan and funded in part by tax increment revenues and improvements phased as the market allows.

5.2 Consistency with Comprehensive Plan

As explained above, the City of Lone Tree adopted its most recent Comprehensive Plan in 2019 and is currently in the process of updating it.

The Authority, with the cooperation of the City, private businesses, and other public bodies, will undertake projects and activities described herein in order to eliminate the identified conditions of blight while also implementing the goals and objectives of the Comprehensive Plan and all other City-adopted plans which impact properties within the Area. These include key goals and policies of that plan which this Urban Renewal Plan will advance. These are found in Appendix E: Excerpts from 2019 City of Lone Tree Comprehensive Plan.

5.3 Relationship to Other Community Plans

Implementation of this Plan will be consistent with the development goals and objectives in other community plans and guides which pertain to development in the Area. This includes the results of a focused site planning effort undertaken in 2013 for the Lone Tree Entertainment District. The concepts and strategies resulting from this effort are summarized in the project document: Lone Tree Plaza – Re-Envisioning the Entertainment District Vision Book. Recently, the study was updated and In April 2023 the Lone Tree City Council formally adopted the 2023 Lone Tree Plaza Entertainment District Vision Book and Addendum, as a planning document to communicate and guide revitalization efforts in the Entertainment District.

Specifically, the 2013 Vision Book and 2023 Addendum are intended to:

1. Communicate and reinforce the concepts and principles necessary to realize the vision over time including efforts that create strong pedestrian connections, a walkable environment, placemaking, public gathering spaces, and a mix of uses.
2. Reflect on and document the progress and substantial investments made since the vision was set in 2013; and
3. Serve as a living document that the city and community partners and stakeholders may use to support future planning efforts.

6.0 Authorized Urban Renewal Undertakings and Activities

Whereas the Act allows for a wide range of activities to be used in the implementation of an urban renewal plan, it is the Authority's intent to provide both financial assistance and public improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public-private partnerships and other forms of cooperative development will be essential to the City of Lone Tree and the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions. Specific undertakings of the Authority in the furtherance of this Plan as described as follows.

6.1 Undertakings and Activities to Remedy Blight

As described in Section 4.0 of this Plan, eight qualifying conditions of blight were identified in the Study Area of which this Urban Renewal Plan Area is a part. Implementation of this Plan by providing urban renewal resources for public and private improvements will remedy many of the following conditions:

a. Slum, deteriorated, or deteriorating structures

Although the development in the Area is relatively recent (the last 30 years), there are three vacant and dilapidated buildings and several occupied buildings with signs of deterioration. Vacant buildings are the United Artists Theater complex, Treo~ building, Mimi's, Ichiban Buffet, and Rio Grande multi-tenant building (partially vacant), which total 91,528 SF of 441, 651 SF total building area. This is a vacancy rate of 21% measured by building area and 31% measure by parcel area.

While examined only on the exterior, these buildings exhibited deteriorated exterior walls, windows and doors, architectural features, and finishes. Several exterior loading docks, site walls and fences, and pedestrian access facilities were also deteriorated. Much of this was due to the age of buildings, vacancy, soil expansion and settlement, and lack of exterior maintenance. Taken as a whole, slum, deteriorated, and deteriorating structures were observed in the Study Area.

Urban renewal tools can be used to help remedy these conditions by funding planning, design, and financing studies for the Area. Urban renewal tools can also be used to coordinate a comprehensive reconstruction of shared utilities, streets, parking areas, landscaping and other common features in the Area.

b. Predominance of defective or inadequate street layout

The Area is served by several large capacity arterial (Yosemite Street) and collector streets (Park Meadows Drive) within the public right-of-way. Within the adjoining development areas, private drives located along access easements provide access to individual parcels, parking lots, and building pads. This system of customized parcels and access easements is a common approach in this type of commercial development, but it is not nearly as flexible as traditional gridiron street systems with include both access and utilities in the public right-of-way. As a result, the existing pattern of parcels and private access and utility easements is tailored to current and past users, and may not be

appropriate in other development scenarios. Therefore, these observed conditions constitute predominance of defective or inadequate street layout.

Urban renewal tools can be used to help remedy these conditions by eliminating obsolete property lines and easements that encumber future development, as well as fund the design and construction of new vehicle access points, as appropriate.

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

The Area has a complex and tailored system of parcel layouts and access easements that may hinder future redevelopment of viable commercial users. In order to redevelop the Study Area with different sizes and types of users it will be necessary to re-plat it to create new lot boundaries and easements for utilities and access, or new blocks with right-of-way for vehicles and utilities. Together, these factors are evidence of faulty lot layout in relation to size, adequacy, accessibility, or usefulness in the Study Area.

Urban renewal tools can be used to help remedy these conditions through the subdivision re-platting of parcels into more useable development sites with improvement size, shape, and frontage. Re-platting can also move or eliminate easements in order to improve access or site development functionality.

d. Unsanitary or unsafe conditions

Multiple conditions were observed indicating unsanitary or unsafe conditions within the Study Area. These include evidence of cracked or uneven surfaces for pedestrians; poor drainage around buildings and parking lots contributing to pooling of water, ice buildup, and pavement deterioration in parking lots and drive; presence of trash and debris; evidence of pest infestation; and unsafe level changes due to overall deterioration of site improvements. Together, these constitute unsanitary and unsafe conditions.

Urban renewal tools can be used to help remedy these conditions by coordinating and funding the reconstruction of outdoor parking and pedestrian areas, including the improvement of surface drainage facilities, which will make these areas safer for pedestrians and vehicles.

e. Deterioration of site or other improvements

Even though there is evidence of recent paving and new curb and gutter, there is widespread deterioration of site and other private improvements throughout the Study Area. Asphalt and concrete parking lot and site pavements are broken or exhibit other signs of failure, parking lot curb and gutter are chipped and heaving, sidewalks and pedestrian areas are deteriorated, and gutters and drainage pans in parking lots are deteriorated. These are indicators of lack of site maintenance and pavement failure due to expansive soils. In many cases site retaining walls were damaged and deteriorated and site fencing and safety railing were leaning and partially collapsed. These observations are evidence of deteriorated site improvements.

Urban renewal tools can be used to help remedy these conditions by coordinating and funding the rehabilitation or reconstruction of outdoor parking areas, pedestrian areas, retaining walls, and drainage facilities to improve their function and extend their long-term life cycle.

f. Unusual topography or inadequate public improvements or utilities

The Area is served by underground utilities in adjacent public streets (Yosemite Street and Park Meadows Drive). These utilities serve individual parcels by way of underground utilities crossing adjacent private parcels. Water, sewer, natural gas, and electric power provided by public and private utilities are reported to be adequate. Telecommunications are provided by private companies and are considered satisfactory.

Visible public improvements in the adjoining public rights-of-way include sidewalks, curb and gutter, and landscaping. These vary from good to poor condition. Due to ground settlement and lack of maintenance, street pavement and curb and gutter have cracked and failed. The areas around several drainage vaults have settled to the point that the vaults present hazards to pedestrians. Steep slopes and lack of surface drainage facilities have resulted in ground erosion on the edges of several open space areas. Considered as a whole, the Study Area has evidence of unusual topography or inadequate public improvements or utilities. improvements

Urban renewal tools can be used to help remedy these conditions by coordinating and funding the maintenance and reconstruction of public improvements in the right-of-way such as streets, sidewalks, curb and gutter and surface drainage facilities.

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

The field survey identified several Study Area parcels with debris, equipment, and trash next to buildings, considered to be a hazard and unsafe. Private sidewalks, parking lots, and public streets throughout the Study Area were degraded by uneven pavements and broken curb/gutter that are trip/fall hazards and unsafe for pedestrians.

Taken together, these observations throughout the Study Area are evidence of conditions that endanger life or property by fire or other causes.

Urban renewal tools can be used to help remedy these conditions by coordinating and funding improved maintenance of outdoor areas that will eliminate trash and debris as well as repair damage in public areas that currently endangers people and property.

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

Conditions of vacancy and underutilization in the Study Area were observed during the field survey in five buildings, which include: United Artists Theater complex, Treo~ building, Mimi’s, Ichiban Buffet, and Rio Grande multi-tenant building (partially vacant), which comprise 31% of parcel area and 21% of gross building area. This is an alarming vacancy for an upscale retail area such as the Lone Tree Entertainment District.

Parking lots throughout the Study Area are much underutilized (perhaps 60-70% is unused). This correlates with a lack of commercial activity as well as the high building vacancy.

Considered as a whole, these conditions are evidence of substantial physical underutilization or vacancy of sites, buildings, and parking areas.

Urban renewal tools can be used to help remedy these conditions by planning and coordinating improvements to public and private property that help to attract new tenants to buildings that are currently vacant.

6.2 Project Development Plan

The planned project for the Area is mixed use development, including for purchase residential, commercial, retail, and public uses. See Exhibit x: Lone Tree Plaza – Re-Envisioning the Entertainment District Vision Book for narrative and graphic depiction of future development, planning concepts and branding, and Exhibit x: Entertainment District Urban Renewal Area (PowerPoint) for identification of initial Urban Renewal Projects.

The initial redevelopment projects identified in the Entertainment District Urban Renewal Area (PowerPoint) were used to develop development program and phasing plan for the Lone Tree Entertainment District Tax Forecast and County Impact Report. This program included five projects with commercial, retail and for purchase residential uses and phased over a five-year period. It is summarized in Table 1.

Table 1: Development Program (2023 - 2028)

For Purchase Residential Component			Year	1	2	3	4	5
Project	Existing	Development	2023	2024	2025	2026	2027	2028
UA Theater site	59,935	New building(s)				200000	320000	-
CUMULATIVE TOTAL				-	-	200000	520000	520000
Commercial Component			Year	1	2	3	4	5
Project	Existing	Development	2023	2024	2025	2026	2027	2028
Treo	15,000	New building			15,000			
Mimi’s	7,000	New building		7,000				
Ichiban Buffet	8,326	Reuse			8,326			
UA Theater site	59,935	New building(s)				50000	80000	-
CUMULATIVE TOTAL				7,000	30,326	80326	160326	160326
<i>Note: UA Theater site buildings: 1 story retail and 4 stories residential Bldg 1 (50,000 and 200,00 SF), Bldg 2 (80,000 and 320,000 SF)</i>								
<i>Source: City of Lone Tree</i>								

Planning concepts, development character, possible projects, and progress to date are summarized in the 2023 Lone Tree Plaza Entertainment District Vision Book and Addendum. A representative concept sketch is shown in Figure 1 and public and private investments are shown in Figure 2.



Figure 1 - Lone Tree Plaza Framework Plan



Figure 2 - Public and Private Investments

6.3 Complete Public Improvements and Facilities

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

Public projects are intended to stimulate (directly and indirectly) private sector investment to assist in the conversion of the Area into a viable commercial, employment and mixed-use area supported by accessible transportation with supporting public spaces contributing to increased revenues from property and sales taxes.

It is the intent of the Plan that the public sector plays a significant role in all urban renewal efforts as a strategic partner. However, experience has proven that a critical component to the success of any urban renewal strategy is participation by both the public and private sectors. The leveraging of resources is essential as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort. Typical public infrastructure investments may include, but are not limited to: creating public spaces and meeting places; improving access and circulation; improving streets, parks and open space; providing for corridor improvements and parking; completing utilities and improving storm water drainage capacity; and, creating special districts or other financing mechanisms.

6.4 Complete Other Improvements and Facilities

Whereas there could be non-public improvements in the Area that may be required to accommodate development and redevelopment and still benefit the public, the Authority may assist in the financing or constructing these improvements to the extent authorized by the Act.

6.5 Promote Development and Redevelopment

A key concept associated with implementation of this Plan is targeted investment that will serve to catalyze development within the Area and on adjacent properties, as well as fund future public improvements. The potential impact of this investment to Douglas County and other taxing entities is quantified in Exhibit C: [Lone Tree Entertainment District County Impact Report](#).

6.6 Adopt Standards

As stated earlier, all development in the Area shall conform to applicable rules, regulations, policies and other requirements and standards of the City, along with any other governmental entity which has jurisdiction within its boundaries. While the Act allows for the adoption of standards and requirements applicable to projects undertaken in an urban renewal area, in the context of this Plan, it is the Authority's intention that investment in the Area conform to City-approved documents.

6.7 Modify the Plan

The Authority may propose, and City Council may make, modifications to this Plan as may be necessary provided they are consistent with the Comprehensive Plan and any subsequent updates which may be made. Additionally, any such amendments made in accordance with this Plan and as otherwise contemplated, must also be compliant with the Act. Finally, the Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

6.8 Review the Plan

The ongoing review process for the Plan is intended to provide a mechanism to allow those parties responsible for administering and implementing key projects within its boundaries to periodically evaluate its effectiveness and make adjustments to ensure efficiency in implementing these activities. To this end, the following steps are presented to serve as a guide for future Plan review:

- a) The Authority may propose modifications, and City Council makes such modifications as may be necessary provided they are consistent with the Comprehensive Plan and any subsequent updates, as well as the Act.
- b) Modifications may be developed from suggestions by the Authority, property and business owners, and City staff operating in support of the Authority and advancement of this Plan.

6.9 Provide Relocation Assistance

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

6.10 Demolish, Clear and Prepare Improvements

While not anticipated as of the date of this Plan, the Authority may, on a case-by-case basis, elect to demolish or cooperate with others to clear buildings, structures and other improvements within the Area in an effort to advance projects deemed consistent with the vision stated herein. Additionally, existing Development or Cooperation Agreements may require such demolition or site clearance to eliminate unhealthy, unsanitary, and unsafe conditions; obsolete uses deemed detrimental to the public welfare; and, otherwise remove and prevent the spread of deterioration.

6.11 Acquire and Dispose of Property

While the Act allows for the acquisition of property by negotiation or any other method, it is not the intent of this Plan that the Authority uses its resources to acquire property by eminent domain. Further, while the urban renewal law permits acquisition by eminent domain, in the context of this Plan, the Board will confer decisions of eminent domain to the Lone Tree City Council. Properties acquired by entities other than the Authority may temporarily be operated, managed and maintained by the Authority if requested to do so by the acquiring entity and deemed in the best interest of the Urban Renewal Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

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

6.12 Enter into Redevelopment / Development Agreements

The Authority may enter into Redevelopment / Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this Plan. Further, such Agreements, or other contracts, may contain terms and provisions deemed necessary or appropriate for the purpose of undertaking the activities contemplated by this Plan and the Act. Any existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect, unless all parties to such agreements agree otherwise.

6.13 Enter Into Cooperation Agreements

For the purpose of this Plan, the Authority may enter into one or more Cooperation Agreements pursuant to the Act. Whereas the City and the Authority recognize the need to cooperate in the implementation of this Plan, these Cooperation Agreements may include without limitation the planning, financing, installation, construction and / or reconstruction of public or other eligible improvements. This paragraph shall not be construed to require any particular form of cooperation.

6.14 Create Tax Increment Areas

The boundaries of the Urban Renewal Area shall be as set forth in Section 1.5 and more fully described in Exhibit A: Lone Tree Entertainment District Urban Renewal Area and (same boundary as) TIF Area Map and Legal Description. It is the intent of the City Council in approving this Plan to authorize the use of Tax Increment Financing by the Authority within this Area, as part of its efforts to advance the vision, objectives and projects described herein. Pursuant to the provisions of Section 31-25107(9) of the Act, the City Council in approving this Plan further contemplates that a single Tax Increment Area will be created with adoption of this Plan by City Council. Notwithstanding such distinction, the Authority is specifically authorized to expend the revenue from Property and Sales Tax Increments to the extent authorized by the Act and this Plan for a period not to exceed the statutory requirement of twenty-five (25) years.

While this Urban Renewal Plan for the Lone Tree Entertainment District contemplates that the primary method of assisting with financing eligible expenses in the Area will be through the use of Property Tax Increment Revenue, City Council may allocate Municipal Sales Tax Increments, if requested to do so by the Authority, and only after receipt of a financing plan outlining the proposed amounts and purpose for which the Municipal Sales Tax Increment is to be used. Upon City Council approval, the Municipal Sales Tax Increment will be allocated and distributed in accordance with the Tax Increment Financing provisions of Section 31-25-107 (9), C.R.S., which is by this reference incorporated herein as if set forth in its entirety.

7.0 Severability

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

Appendix

Exhibit A: Lone Tree Entertainment District Urban Renewal Area and (same boundary as) TIF Area Map and Legal Description



LEGAL DESCRIPTION

ALL DOCUMENTS REFERENCED HEREIN ARE LOCATED IN THE RECORDS OF THE CLERK & RECORDER OF DOUGLAS COUNTY, COLORADO.

THE FOLLOWING PARCELS OF LAND ARE LOCATED WITHIN SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO:

LOTS 1, 4, 5, 7, 8, 9,12, PARK MEADOWS FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 199732830.

LOTS 6, 6A, PARK MEADOWS FILING NO. 2, 1ST AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 199818179.

LOTS 13B, 13C, 13D, PARK MEADOWS FILING NO. 2, 4TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 199894702.

LOT 13F1, PARK MEADOWS FILING NO. 2, 6TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 1999091495.

LOTS 14F1R, 14F2R, 14F3R, PARK MEADOWS FILING NO. 2, 10TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2001056041.

LOT 13H1, PARK MEADOWS FILING NO. 2, 12TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2001123508.

LOTS 2A, 3A, PARK MEADOWS FILING NO. 2, 14TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2002004782.

LOTS 13A2, LOT 13A1, PARK MEADOWS FILING NO. 2, 15TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2002028479.

LOTS 13G-1C, 13G-2C, PARK MEADOWS FILING NO. 2, 16TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2004100329.

LOTS 13A3A, 13A3B, PARK MEADOWS FILING NO. 2, 17TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO 2004130972.

LOT 14F4R1, PARK MEADOWS FILING NO. 2, 18TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2004115508.

LOT 13E1, PARK MEADOWS FILING NO. 2, 19TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2005100174.

LOTS 1, 2, 3, PARK MEADOWS FILING NO. 2, 20TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2005046836.

LOTS 1, 2, 3, APPLEBEES AT LONE TREE SUBDIVISION FILING NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2000001913.

EXCEPTING THEREFROM ANY AND ALL OF THOSE PARCELS OF RECORD DEDICATED AS PUBLIC RIGHT-OF-WAY FOR THE BENEFIT AND USE OF SOUTH YOSEMITE STREET.

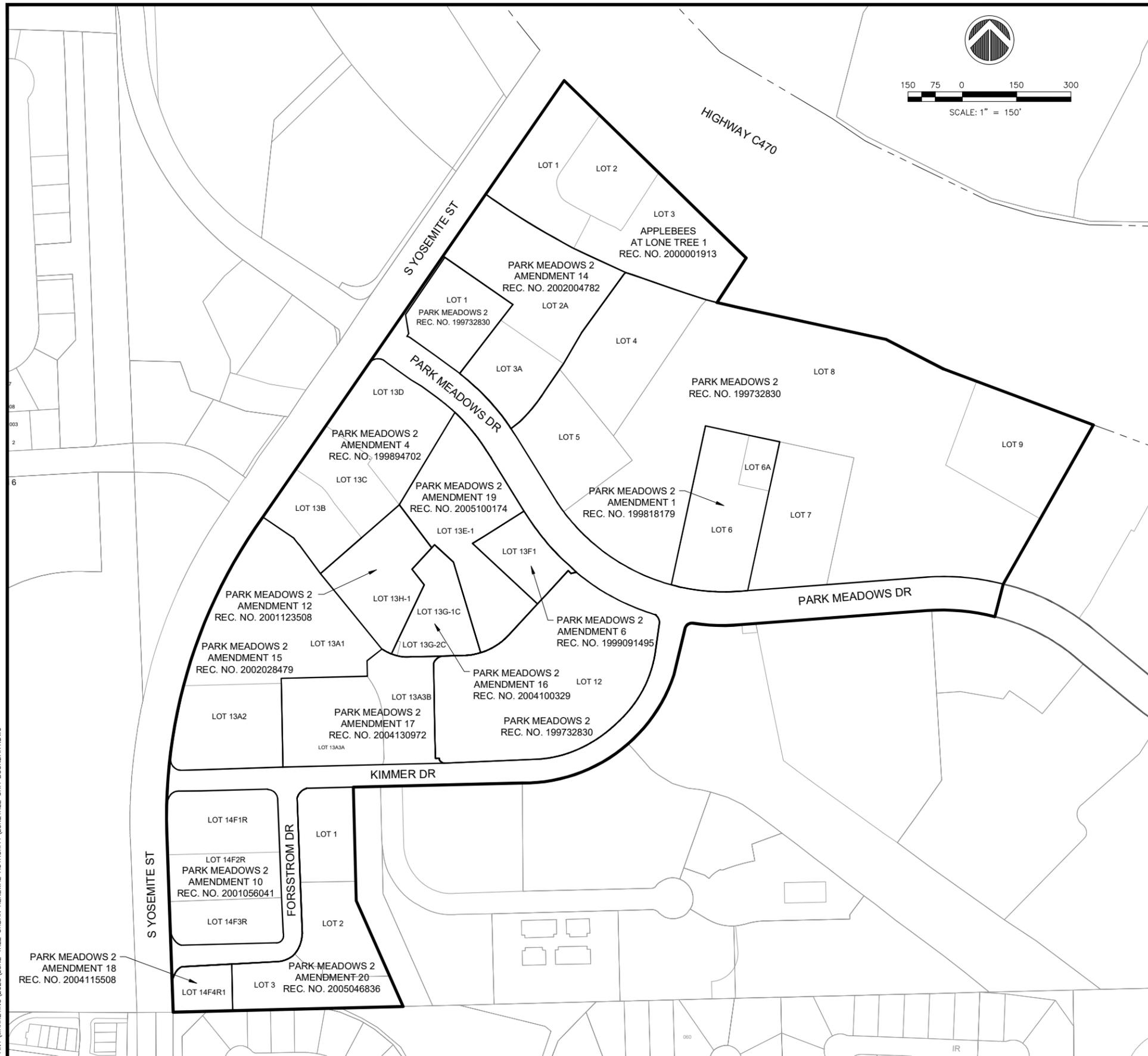
THE ABOVE DESCRIBED PARCEL CONTAINS 67 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS LEGAL DESCRIPTION WAS PREPARED ON OCTOBER 11, 2023 BY MICHAEL R. COMPTON, A PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 25361, REGISTERED IN THE STATE OF COLORADO, UTILIZING INFORMATION FROM THE DOUGLAS COUNTY ASSESSOR AND DOUGLAS COUNTY CLERK & RECORDER'S OFFICES, FOR AND ON BEHALF OF IMEG CONSULTANTS CORP.



Friday, October 13, 2023, 8:29:51 AM
C:\DRAVER\COMPANY\MARKETING\2023\LONE TREE URBAN RENEWAL AUTHORITY\LONETREE URA BOUNDARY.DWG



LEGAL DESCRIPTION

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EXCEPTING THEREFROM ANY AND ALL OF THOSE PARCELS OF RECORD DEDICATED AS PUBLIC RIGHT-OF-WAY FOR THE BENEFIT AND USE OF SOUTH YOSEMITE STREET. CONTAINING 67 ACRES MORE OR LESS

NOTES:

THE LONE TREE ENTERTAINMENT DISTRICT URBAN RENEWAL AREA BOUNDARY AND LEGAL DESCRIPTION SHOWN HEREON DO NOT REPRESENT A LAND SURVEY PLAT OF ANY KIND.

INFORMATION SHOWN HEREON IS BASED ON DOUGLAS COUNTY ASSESSOR RECORDS AND CLERK AND RECORDER RECORDS.

SURVEYOR'S CERTIFICATE

THIS LEGAL DESCRIPTION AND EXHIBIT WERE PREPARED ON OCTOBER 11, 2023 BY MICHAEL R. COMPTON, A PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 25361, REGISTERED IN THE STATE OF COLORADO, UTILIZING INFORMATION FROM THE DOUGLAS COUNTY ASSESSOR AND DOUGLAS COUNTY CLERK & RECORDER'S OFFICES, FOR AND ON BEHALF OF IMEG CONSULTANTS CORP.



REVISIONS	DESCRIPTION	DATE
No.		



LONE TREE ENTERTAINMENT DISTRICT
URBAN RENEWAL AREA BOUNDARY
CITY OF LONE TREE, DOUGLAS COUNTY,
COLORADO

IMEG Project No:
23000010.1
File Name:
LONETREE URA BOUNDARY.dwg
© COPYRIGHT 2023
ALL RIGHTS RESERVED
Field Book No: N/A
Drawn By: MRC
Checked By: MCC
Date: 10/09/2023

Exhibit B: Lone Tree Entertainment District Conditions Study

(INCLUDED BY REFERENCE)

Exhibit C: Lone Tree Entertainment District Tax Forecast and County Impact Report

(INCLUDED BY REFERENCE)

Exhibit D: Entertainment District Urban Renewal Area PowerPoint (2023)

(INCLUDED BY REFERENCE)

Exhibit E: 2023 Lone Tree Plaza Vision Book and Addendum (2023)

(INCLUDED BY REFERENCE)

Exhibit F: RESOLUTION 23-13, A RESOLUTION ADOPTING THE 2023 VISION BOOK AS A PLANNING DOCUMENT TO COMMUNICATE AND GUIDE REVITALIZATION EFFORTS IN THE ENTERTAINMENT DISTRICT (18 April, 2023)

STAFF REPORT



To: Mayor Millet and City Council
From: Kelly First, Community Development Director
For: City Council Regular Meeting - 18 Apr 2023
Subject: RESOLUTION 23-13, A RESOLUTION ADOPTING THE 2023 VISION BOOK AS A PLANNING DOCUMENT TO COMMUNICATE AND GUIDE REVITALIZATION EFFORTS IN THE ENTERTAINMENT DISTRICT

SUMMARY:

The City would like to acknowledge and build upon a 2013 public planning effort for the Entertainment District that described a re-envisioning of the area and which culminated in a "Vision Book". That Vision Book describes feedback from a public engagement process as well as opportunities for improvements related to identification, design, public spaces, and connectivity. Several private and public investments have occurred in the area over the years, and there remain opportunities to strengthen the viability of the area to create a successful, vibrant place for the community.

Although the Vision Book was endorsed by the City Council in 2013, formal adoption was not pursued by staff. Adoption of the Vision Book at this time is recommended to re-affirm the City's support of the general principles described by the book, which remain relevant today. Additionally, an accompanying addendum to the Vision Book is proposed, intended to reinforce the concepts and principles of the Vision Book, document progress and investments that have occurred to date; and, serve as a living document that the city and stakeholders may use to support future planning efforts. Together, the Vision Book and the Addendum will be known as "The 2023 Vision Book", and will provide a tool for the City when evaluating site improvement plans for new development or redevelopment proposals.

COST:

No cost to the City for adoption of these documents.

RECOMMENDED ACTION:

I MOVE TO APPROVE RESOLUTION 23-13, A RESOLUTION ADOPTING THE 2023 VISION BOOK AS A PLANNING DOCUMENT TO COMMUNICATE AND GUIDE REVITALIZATION EFFORTS IN THE ENTERTAINMENT DISTRICT

BACKGROUND:

In 2012 the City engaged the Urban Land Institute to provide a Technical Advisory Panel consisting of experts in real estate development and design. The Panel presented findings to the City Council, encouraging the development of a Vision and Repositioning Strategy for the Entertainment District Area. As described in the proposed Addendum, several improvement initiatives have happened since 2013 including incorporation of the Lone Tree Business Improvement District and successful TABOR Election in 2015; installation of a traffic light at Kimmer Drive and Park Meadows Drive, construction of a right turn lane at Yosemite and Park Meadows Drive, and renovation of the United Artist Theater and Brunswick Zone/Bowlero in 2016; completion of Kimmer Plaza Phase I, improvements to Yosemite Street median, renovation of The Rio/Grist Building and construction of Tru Hotel in 2018; completion of Kimmer trail in 2020; City adoption of a Tax Incentive Program in 2021; completion of

Market and Zoning Analysis of the Entertainment District in 2022; and, construction of the C-470 Trail Improvements.

If adopted by Council, the Vision Book and Addendum (collectively, "The 2023 Vision Book") will be among the approved plans used to further engage the public and property owners in the area and evaluate proposed development in the area. Additional public engagement will occur in 2023 throughout the process of updating the City's Comprehensive Plan, which may result in refined or additional approaches to the growth and development of the area.

ATTACHMENTS:

[Resolution 23-13 2023 Vision Book Adoption](#)
[2013_08_30 lone tree vision book reduced](#)
[Vision Book 2023 Addendum](#)

Section 1. The City Council hereby: a) approves and adopts The 2023 Vision Book, incorporated herein by reference and available on the City’s website, as a planning document to (a) communicate and guide revitalization efforts in the Entertainment District; b) memorialize the City’s intent to evaluate site improvement plan applications proposed within the Entertainment District for conformance with, among other criteria, the 2023 Vision Book; and c) authorize the Community Development Director to make minor, non-substantive modifications to the 2023 Vision Book to correct and/or update clerical and mapping information and document approved improvements.

Section 2. The 2023 Vision Book shall become effective immediately upon the adoption of this Resolution.

APPROVED AND ADOPTED THIS ____ DAY OF APRIL, 2023.

CITY OF LONE TREE

By: _____
Jacqueline A. Millet, Mayor

ATTEST:

Rick Parsons, City Clerk

(S E A L)

EXHIBIT A

**CITY OF LONE TREE
THE VISION BOOK AND 2023 ADDENDUM**

Tax Forecast and County Impact Report for
Lone Tree Entertainment District
Urban Renewal Area
Lone Tree, Colorado

Prepared for:

City of Lone Tree
9220 Kimmer Dr., Suite 100
Lone Tree, Colorado 80124

Prepared by:

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4241 S. Logan St.
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FINAL
October, 2023

Background information and other data have been furnished to DGC Consulting (DGC) by the City of Lone Tree, Colorado, Douglas County, Colorado, and/or third parties, which DGC has used in preparing this report. DGC has relied on this information as provided, and is neither responsible for nor has confirmed the accuracy of this information.

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1. Introduction and Background

This report summarizes the tax forecast and impact on Douglas County (hereafter, the “County”) of the proposed redevelopment of the Lone Tree Entertainment District Urban Renewal Area (hereafter, the “Urban Renewal Area” or “URA”) in the City of Lone Tree (“City”), as described in the Lone Tree Entertainment District Urban Renewal Plan (hereafter, the “Urban Renewal Plan” or “Plan”) and other materials provided to the City about potential development with the proposed Urban Renewal Area.

The Lone Tree Entertainment District Urban Renewal Area Tax Forecast and County Impact Report (hereafter, “Tax Forecast and County Impact Report”) was prepared by DGC Consulting (hereafter, “DGC”) for the City of Lone Tree on behalf of the to-be-formed Lone Tree Urban Renewal Authority (hereafter, “LTURA” or “Authority”) under a contract dated May 24, 2023.

This Tax Forecast and County Impact Report includes a summary of forecasted property and sales tax revenues for all taxing entities in the proposed Lone Tree Entertainment District Urban Renewal Area, as well as Douglas County fiscal and service impacts associated with development in accordance with the Urban Renewal Plan. Specifically, this report is intended to:

1. Provide a detailed property and sales tax projection for all taxing entities over a 25-year period.
2. Respond to the requirements outlined in the State of Colorado Statutes for Urban Renewal Authorities (Colo. Rev. Stat. § 31-25-101, et seq.) specifically related to the requirements of a County Impact Report (Colo. Rev. Stat. § 31-25-107 (3.5)). These requirements are excerpted as follows:

(3.5) (a) At least thirty days prior to the hearing on an urban renewal plan or a substantial modification to such plan, the governing body or the authority shall submit such plan or modification to the board of county commissioners, and, if property taxes collected as a result of the county levy will be utilized, the governing body or the authority shall also submit an urban renewal impact report, which shall include, at a minimum, the following information concerning the impact of the plan:

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

2. Urban Renewal Plan

The Lone Tree Entertainment District Urban Renewal Area Plan, dated October 2023, by DGC Consulting, is provided separately.

3. Development Timing

Development character, magnitude, and timing within the Lone Tree Entertainment District Urban Renewal Area will be determined by market conditions. Initial development is anticipated to be redevelopment of three existing pad sites (Treo, Mimi’s (to be renamed Jack’s on Yosemite), and the Ichiban Buffet. These will likely be single story commercial retail uses. Redevelopment of the 12-acre UA Theater site is envisioned to be redeveloped with for purchase multi-story residential with ground floor retail.

Working with information provided by the City, a development program was formulated to forecast tax revenues over a 25-year timeframe for the County and other taxing bodies in the Lone Tree Entertainment District Urban Renewal Area. In addition, other impacts to the County are presented in this report.

The development program phasing assumptions are summarized in Table 1, but could be delayed due to economic conditions. For the purpose of this forecast, construction is projected to occur in phases over several years: 2024 (7,000 SF), 2025 (23,326 SF), 2026 (250,000 SF, mostly for purchase residential), 2027 (400,000 SF, mostly for purchase residential), and stabilizing in 2025 (year 5). Because the retail projects are replacing existing buildings, significant new site development around these pad sites is not likely. The redevelopment of the former UA Theater site will include new multistory buildings, utilities, parking, driveways, pedestrian areas, and landscaping.

Table 1: Development Program (2023 - 2028)

For Purchase Residential Component			Year	1	2	3	4	5
Project	Existing	Development	2023	2024	2025	2026	2027	2028
UA Theater site	59,935	New building(s)				200000	320000	-
CUMULATIVE TOTAL				-	-	200000	520000	520000
Commercial Component			Year	1	2	3	4	5
Project	Existing	Development	2023	2024	2025	2026	2027	2028
Treo	15,000	New building			15,000			
Mimi's	7,000	New building		7,000				
Ichiban Buffet	8,326	Reuse			8,326			
UA Theater site	59,935	New building(s)				50000	80000	-
CUMULATIVE TOTAL				7,000	30,326	50000	160326	160326
<i>Note: UA Theater site buildings: 1 story retail and 4 stories residential Bldg 1 (50,000 and 200,00 SF), Bldg 2 (80,000 and 320,000 SF)</i>								
<i>Source: City of Lone Tree</i>								

Retail phasing is summarized in Table 2. Current city projections anticipate new or remodeled single-story buildings with retailcommercial. The UA Theater site is currently envisioned to include two multi-story for purchase residentialbuildings with ground floor retail, and possibly structured parking.

Table 2: Retail Phasing (2023 - 2028)

Retail Development			Year	1	2	3	4	5
Project	Existing Area (SF)	Development Type	2023	2024	2025	2026	2027	2028
Treo	15,000	New building			15,000			
Mimi's	7,000	New building		7,000				
Ichiban Buffet	8,326	Reuse			8,326			
UA Theater site	59,935	New building(s)				50,000	80,000	-
CUMULATIVE TOTAL				7,000	30,326	80,326	160,326	160,326

Note: UA Theater site buildings: 1 story retail and 4 stories residential Bldg 1 (50,000 and 200,00 SF), Bldg 2 (80,000 and 320,000 SF)

Source: City of Lone Tree

4. Property, Sales and Other Tax Revenue

This section presents a forecast for property and sales taxes generated within the proposed Urban Renewal Area. An annual inflation rate of 1% was used for the property tax forecast. Property tax districts, taxing authorities, and existing property taxes paid are also summarized. The forecast shows all future property and sales tax revenues anticipated to be generated within the proposed Urban Renewal Area. However, this is the “maximum case”, meaning that this analysis projects the maximum capacity of incremental new revenues which could be generated by the anticipated new development.

It is important to emphasize that this forecast is a snapshot based on assumptions documented in the report. It is intended as a starting point to understanding potential tax revenue generated by new development. As the assumptions change then the revenue forecast will change. Key assumptions include:

- (1) the timing and magnitude of development, which are directly influenced by the local and national economic conditions,
- (2) the cost of development, which is estimated as \$400/square foot for new commercial construction and \$300/square foot for commercial renovation or new residential, and
- (3) how the Douglas County Assessor determines the Actual Value of the property, which is the based for Appraised Value and property taxes assessed. Many Assessors in Colorado underestimate Actual Value relative to what the property might actually sell for, particularly for new construction.

With these caveats in mind, it is possible that property tax revenue may be delayed and lower than the forecast, and the Assessor’s Appraised Value may be significantly lower than what is forecast in this report. The City should closely monitor local and national economic trends and make adjustments to its forecasts as new incremental tax revenue sharing arrangements with all or some of the Taxing Authorities listed on Tables 3 - 4. Taxing Authorities are defined as those entities which levy a mill levy within the proposed Urban Renewal Area, according to the records of the Douglas County Assessor. Taxing Authorities are also referred to as Taxing Entities and Taxing Districts.

4.1 Current Property Taxes and Property Tax Districts

The parcels in the Study Area north of Park Meadows Drive are assessed taxes based on 104.047 mills because they are part of include the Lone Tree (Business Improvement District (BID)). Parcels south of Park Meadows Drive

are not part of the BID and are assessed 86.547 mills. These Tax Authorities are summarized in Tables 3 and 4.

Table 3: Property Tax Authorities (north of Park Meadows Drive)

Tax Authority (include BID)	Mill Levy (2022 levy year)	Share of Total (%)
Douglas County RE-1 School District	36.136	35%
Douglas County Schools - Debt	6.700	6%
Douglas County Government	18.524	18%
Lone Tree BID	17.500	17%
South Metro Fire	9.288	9%
South Suburban Parks	8.426	8%
Douglas County Library	4.008	4%
Southeast Metro District	2.000	2%
Urban Drainage & Flood Control/South Platte	1.000	1%
Southgate Sanitation District	0.465	0%
TOTAL	104.047	100%

Note: 2023 values, 2022 levy year

Source: Douglas County Assessor Website (2023)

Table 4: Property Tax Authorities (south of Park Meadows Drive)

Tax Authority (does not include BID)	Mill Levy (2022 levy year)	Share of Total (%)
Douglas County RE-1 School District	36.136	42%
Douglas County Schools - Debt	6.700	8%
Douglas County Government	18.524	21%
South Metro Fire	9.288	11%
South Suburban Parks	8.426	10%
Douglas County Library	4.008	5%
Southeast Metro District	2.000	2%
Urban Drainage & Flood Control/South Platte	1.000	1%
Southgate Sanitation District	0.465	1%
TOTAL	86.547	100%

Note: 2023 values, 2022 levy year

Source: Douglas County Assessor Website (2023)

Table 5 summarizes estimated property taxes paid in the proposed Urban Renewal Area for 33 parcels, which total \$2,874,026 based on the 2024 assessed valuations.

Table 5: Property Taxes and Mill Levies (2024 assessed valuation)

Account Number	State Parcel Number	Parcel Size (Acres)	2024 Actual Valuation	2024 Assessed Valuation	Tax Rate	Estimated Taxes
R0424810	2231-033-05-014	1.509	\$2,568,145	\$716,510	0.110434	\$79,127
R0424811	2231-033-05-013	1.153	\$1,419,543	\$396,050	0.110434	\$43,737
R0424812	2231-033-05-012	1.935	\$6,540,000	\$1,133,550	0.110434	\$125,182
R0439327	2231-033-05-019	2.496	\$7,364,500	\$2,054,690	0.104047	\$213,784
R0439328	2231-033-05-020	1	\$6,098	\$1,700	0.104047	\$177
R0432814	2231-033-05-017	1.198	\$2,187,045	\$610,180	0.104047	\$63,487
R0404531	2231-033-05-006	2	\$3,175,795	\$886,100	0.104047	\$92,196
R0404532	2231-033-05-005	1.5	\$2,622,690	\$731,730	0.104047	\$76,134
R0404536	2231-033-05-002	12.04	\$12,912,220	\$3,602,510	0.104047	\$374,830
R0410781	2231-033-05-010	1.85	\$2,812,635	\$784,730	0.104047	\$81,649
R0410782	2231-033-05-011	0.27	\$2,794,060	\$829,760	0.104047	\$86,334
R0404535	2231-033-05-003	1.87	\$6,474,071	\$1,806,260	0.104047	\$187,936
R0404537	2231-033-05-001	2	\$13,680,000	\$3,816,720	0.104047	\$397,118
R0494818	2231-033-06-026	1.61	\$2,526,084	\$704,770	0.086547	\$60,996
R0464669	2231-033-06-023	2.49	\$4,811,745	\$1,342,470	0.086547	\$116,187
R0426452	2231-033-06-011	0.75	\$1,609,020	\$448,920	0.086547	\$38,853
R0458913	2231-033-06-020	0.98	\$868,049	\$242,180	0.086547	\$20,960
R0437147	2231-033-06-013	1.5	\$1,774,710	\$495,150	0.086547	\$42,854
R0492133	2231-033-06-024	0.91	\$2,763,075	\$770,900	0.086547	\$66,719
R0494816	2231-033-06-025	0.85	\$1,419,742	\$396,110	0.086547	\$34,282
R0458912	2231-033-06-019	0.011	\$86	\$20	0.086547	\$2
R0439082	2231-033-06-016	3.357	\$2,180,400	\$608,330	0.086547	\$52,649
R0439083	2231-033-06-017	1.563	\$2,667,268	\$774,170	0.086547	\$67,002
R0459819	2231-033-06-021	1.528	\$2,505,570	\$669,050	0.086547	\$57,904
R0459820	2231-033-06-022	1.078	\$1,353,750	\$337,690	0.086547	\$29,226
R0404540	2231-033-06-001	5	\$7,669,866	\$2,139,900	0.086547	\$185,202
R0433859	2231-033-08-001	1.223	\$2,530,800	\$706,090	0.086547	\$61,110
R0433860	2231-033-08-002	0.911	\$2,086,425	\$582,110	0.086547	\$50,380
R0433861	2231-033-08-003	0.883	\$846,705	\$236,230	0.086547	\$20,445
R0459821	2231-033-07-027	0.46	\$280,526	\$78,270	0.086547	\$6,774
R0460318	2231-033-07-031	1.18	\$2,523,480	\$704,050	0.086547	\$60,933
R0460317	2231-033-07-030	1.1	\$2,531,720	\$650,550	0.086547	\$56,303
R0460316	2231-033-07-029	0.93	\$975,370	\$272,130	0.086547	\$23,552
TOTAL		59.135	\$108,481,193	\$29,529,580		\$2,874,026
Notes:	<i>Properties north of Park Meadows Drive include 17.5 mill Lone Tree BID tax assessment</i>					
	<i>Properties south of Park Meadows Drive are not part of the Lone Tree BID</i>					

Table 6 summarizes current sales tax rates for businesses in the proposed Urban Renewal Area.

The largest recipients of sales tax are the State of Colorado and City of Lone Tree, followed by Douglas County and a Special Tax. Detailed information about the most recent sales tax collections in the proposed URA (referred to as the “Sales Tax Base”) were not available for this analysis.

Table 6: Sales Tax Rates

Tax Authority	Tax Year	Tax Rate (%)	Share of Total
State of Colorado	2023	2.90	37.13%
Douglas County	2023	1.00	12.80%
City of Lone Tree	2023	2.81	35.98%
Special	2023	1.10	14.08%
TOTAL		7.81	100.00%

Source: City of Lone Tree

4.2 Property and Sales Tax Revenue Forecast

Table 7 summarizes assumptions about construction costs and value for the four redevelopment projects.

Table 7: Construction Cost and Value

Project	New Area (SF)	Development Type	Construction Cost (\$) / SF	Construction Value (\$)
Treo	15,000	New building	400	6,000,000
Mimi's	7,000	New building	400	2,800,000
Ichiban Buffet	8,326	Reuse	300	2,497,800
UA site	250,000	New building 1	300	75,000,000
UA site	400,000	New building 2	300	120,000,000
TOTAL	680,326			206,297,800

Source: City of Lone Tree

Table 8 summarizes assumptions about forecasted sales tax for the four redevelopment projects.

Table 8: Sales Tax Yield

Project	New Retail (SF)	Sales Tax Rate	Sales (\$) / SF	Sales (\$)	Sales Tax (\$)
Treo	15,000	0.0781	400	6,000,000	468,600
Mimi's	7,000	0.0781	400	2,800,000	218,680
Ichiban Buffet	8,326	0.0781	400	3,330,400	260,104
UA site	50,000	0.0781	400	20,000,000	1,562,000
UA site	80,000	0.0781	400	32,000,000	2,499,200
TOTAL	160,326			64,130,400	5,008,584

Source: City of Lone Tree

Property Tax Assumptions:

- Existing property tax base estimated to be approximately \$2,874,026 /year (based on \$29,529,580 Assessed Valuation). However, the property tax forecast spreadsheet used an existing property tax base of zero (which does not affect the new tax increment calculation and makes the results easier to present.)
- The Lone Tree BID mill levy (17.50 mills) applies only to properties in the proposed URA that are north of Park Meadows Boulevard.
- Construction buildout costs assumed to be \$400/SF for commercial and \$300/SF for residential.
- Uses will be retail/commercial and for purchase residential with retail/commercial on the former UA Theater site.

- 5) Parcels in the Urban Renewal Area will retain their current Tax District status and mill levy rates.
- 6) 2023 property tax information and mill levies were provided by Douglas County Assessor and GIS.
- 7) For purchase residential rate is 6.765% and commercial rate is 29%.
- 8) Personal Property taxes are not included in this analysis.
- 9) Analysis includes 1% annual inflation in property value.
- 10) Assessor’s Actual Value and Assessed Value may be lower than the estimate in this forecast, which is based on construction value.

Sales Tax Assumptions:

- 1) Current sales tax collected from the proposed URA area was not available and the existing sales tax base is shown on the spreadsheet to be zero (the future sales tax increment will not be affected).
- 2) Total redeveloped retail space is forecast to be 160,326 SF.
- 3) Retail sales assumed to be \$400/ SF (gross) of retail building area
- 4) All future retail sales will be considered taxable.
- 5) Sales tax analysis does not include an annual inflation adjustment.

4.3 Douglas County Property Tax Revenue Forecast

The forecast of future property tax revenues was calculated using a spreadsheet. For purposes of clarity, information from the spreadsheet has been excerpted and is presented in the more concise tables and narrative included in this report.

Tables 9 and 10 summarize projected future tax revenue due to urban renewal activity (referred to as the “Increment”). Existing taxes (“Base”) is not shown and does not affect the calculation of Increment. Table 8 summarize the short-term period (five years, or 2024 - 2028) of Project A (Treo). Table 9 summarizes the same information for Projects BCD (Mimi’s, Ichiban Buffet, and UA Theater Site redevelopment) from construction through project stabilization. The complete spreadsheet for the property tax analysis is included as Exhibit A-1.

Table 9: Project A - Short-Term Douglas County Property Tax Revenue (2024-2028)

Douglas County Government		1	2	3	4	5
	21.40%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0185	\$ -	\$ -	\$ 33,208	\$ 33,540	\$ 33,876
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 33,208	\$ 33,540	\$ 33,876

Source: Douglas County Assessor parcel data and GIS

Note: 2023 payable, 2022 levy year

Table 10: Projects BCD - Short-Term Douglas County Property Tax Revenue (2024-2028)

Douglas County Government		1	2	3	4	5
	17.80%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0185	\$ -	\$ 15,344	\$ 33,930	\$ 224,313	\$ 534,818
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ 15,344	\$ 33,930	\$ 224,313	\$ 534,818

Source: Douglas County Assessor parcel data and GIS

Note: 2023 payable, 2022 levy year

Tables 11 and 12 summarize the cumulative County property tax revenue in five-year increments 2024-2048 (25-

year analysis period) for the same projects.

Table 11: Project A - Cumulative Douglas County Property Tax Revenue (2024-2048)
Cumulative Douglas County Government

	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 100,625	\$ 275,154	\$ 458,586	\$ 651,375	\$ 853,998
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 100,625	\$ 275,154	\$ 458,586	\$ 651,375	\$ 853,998

Source: Douglas County Assessor parcel data and GIS and DGC Consulting

Table 12: Projects BCD - Cumulative Douglas County Property Tax Revenue (2020-2048)
Cumulative Douglas County Government

	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 808,405	\$ 3,563,797	\$ 6,459,742	\$ 9,503,408	\$ 12,702,333
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 808,405	\$ 3,563,797	\$ 6,459,742	\$ 9,503,408	\$ 12,702,333

Source: Douglas County Assessor parcel data and GIS and DGC Consulting

Table 13 summarizes selected yearly and cumulative Douglas County new incremental property tax revenue for all projects (ABCD) based on the previous four tables.

Table 13: Douglas County Property Tax Revenue Summary (2020-2048)

	1	2	3	4	5	25	Cumulative
Development Project	2024	2025	2026	2027	2028	2048	2024-2048
Project A	\$ -	\$ -	\$ 33,208	\$ 33,540	\$ 33,876	\$ 41,335	\$ 853,998
Projects BCD	\$ -	\$ 15,344	\$ 33,930	\$ 224,313	\$ 534,818	\$ 652,580	\$ 12,702,333
T total (ABCD)	\$ -	\$ 15,344	\$ 67,139	\$ 257,853	\$ 568,694	\$ 693,915	\$ 13,556,330

Source: DGC Consulting (2023)

If all of the County portion of the incremental property taxes were allocated to the Authority during this period, the County would experience a fiscal impact of \$15,344/year in 2025 (the first year of development-induced revenues) growing to \$568,694 in 2028 (when tax revenue stabilizes), resulting from the inclusion of the properties in the URA. The total property tax allocated to the Authority by the County would increase to \$693,915 in 2048 (the end of the 25-year period). The cumulative total property tax revenue over the same period would be \$13,556,330.

4.4 Douglas County Sales Tax Revenue Forecast

The County collects 1% on taxable sales in the taxing district which applies to the proposed Urban Renewal Area. This is included in the overall 7.81% sales tax levy within the proposed Urban Renewal Area. Table 13 summarizes the short-term (2024-2028) incremental County sales tax revenue. Table 14 summarizes cumulative incremental County sales tax revenue in five-year increments 2024-2048 (25-year analysis period). The complete spreadsheet used for the sales tax analysis is included as Exhibit B-1.

Table 14: Project ABCD - Short-Term Douglas County Sales Tax Revenue (2024-2028)

Douglas County		1	2	3	4	5
	12.80%	2024	2025	2026	2027	2028
Total Sales Tax	1.00%	\$ 32,549	\$ 142,422	\$ 381,014	\$ 768,086	\$ 775,767
Existing Sales Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)		\$ 32,549	\$ 142,422	\$ 381,014	\$ 768,086	\$ 775,767

Source: DGC using information provided by the City of Lone Tree

Table 15: Project ABCD - Cumulative Douglas County Sales Tax Revenue (2024-2048)

Douglas County	5	10	15	20	25
	2028	2033	2038	2043	2023-2048
Total Sales Tax	\$ 775,767	\$ 815,339	\$ 856,929	\$ 900,641	\$ 19,352,265
Existing Sales Tax (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)	\$ 775,767	\$ 815,339	\$ 856,929	\$ 900,641	\$ 19,352,265

Source: DGC using information provided by the City of Lone Tree

If all of the County portion of incremental sales taxes were allocated to the Authority during this period, the County would experience a fiscal impact of \$32,549/year in 2024 (the first year of development-induced revenues), growing to approximately \$775,767 year in 2028 (the first year of stabilized development-induced revenue). The cumulative sales tax allocated to the Authority by the County during the 25-year period is estimated to be approximately \$19,352,265.

5. Impact on Douglas County Services

Municipal and public service providers for the subject property are summarized on Table 16. The proposed Urban Renewal Area is located within the City of Lone Tree boundaries and Douglas County. Municipal government services and public safety are provided by the City. All permitting, plan review, inspections, and planning and zoning services are provided by the Lone Tree Community Development Department.

Other municipal services (streets, environmental, potable water, sanitary sewer, storm sewer/drainage, public safety, and parks) are provided by special districts. Fire and emergency services are provided by South Metro Fire Rescue. The proposed Urban Renewal Area is within the Douglas County School District RE-1. Douglas County provides General Government Services which include: County Attorney, County Sheriff, County Courts, Social Services, Assessor’s Office, Coroner’s Office, and the Clerk and Recorder’s Office. The public library is supported by the Douglas County Library District. It is likely that City and County General Governmental Services will continue to be required during and after construction in the proposed Urban Renewal Area.

Table 16: Service Providers for URA

Service	Provider
Municipal Government Services	City of Lone Tree
Planning, Zoning and Building Safety	City of Lone Tree
Streets, Environmental and Potable Water	Southgate Water and Sanitation District / Southeast Public Improvement Metro District
Sanitary Sewer	Southgate Water and Sanitation District
Regional Storm Drainage	Urban Drainage and Flood Control/South Platte
Fire and Emergency Services	South Metro Fire Rescue
Public Safety	City of Lone Tree
Parks	South Suburban Parks and Recreation
Supplemental Outdoor Maintenance	Lone Tree Business Improvement District (properties north of Park Meadows Drive)
Library	Douglas County Library District
Public Schools	Douglas County RE-1 School District
County Governmental Services	Douglas County
Community College	Arapahoe Community College
Electrical Power and Natrual Gas	Xcel Energy
Telecommunications	Various private utilities
<i>Source: City of Lone Tree and utility provider websites</i>	

6. Impact on Douglas County Infrastructure

Construction of new infrastructure, such as roads and utilities within the Urban Renewal Area will be the responsibility of the developing party, although partial funding may be contributed by the City or financing structures such as metropolitan districts, special improvement districts or the Authority. It is our opinion, based on information provided by City staff, that the development of the proposed Urban Renewal Area will not impact County infrastructure.

7. Financing of New Infrastructure

It is anticipated that new infrastructure serving the Urban Renewal Area will be provided by property developers, the City, metropolitan districts, or other special districts. Infrastructure will be financed by property developers, tax increment revenue and/or a combination of tax increment revenue, general fund revenue, and special district revenue (assuming the creation of a special district). Maintenance of infrastructure will be provided primarily by the City and/or existing and future special districts.

8. County Impact Report Conclusions

The anticipated uses within the proposed Urban Renewal Area are consistent with uses in the City of Lone Tree Zoning and Subdivision Regulations and Comprehensive Plan. If necessary, properties may be rezoned, as appropriate, to allow for purchase residential development that is in conformance with these regulations.

1. Development could be delayed due to economic conditions, but is projected to occur in phases over several years: 2024 (7,000 SF), 2025 (23,326 SF), 2026 (250,000 SF, mostly for purchase residential), 2027 (400,000 SF, mostly for purchase residential), and stabilizing in 2025 (year 5). Because the retail projects are replacing existing buildings, significant new site development is not likely. The redevelopment of the former UA Theater site will include new utilities, parking, driveways, pedestrian areas and landscaping
2. If all of the County portion of the incremental property taxes were allocated to the Authority during this period, the County would experience a fiscal impact of \$15,344/year in 2025 (the first year of

development-induced revenues) growing to \$568,694 in 2028 (when tax revenue stabilizes), resulting from the inclusion of the properties in the URA. The total property tax allocated to the Authority by the County would increase to \$693,915 in 2048 (the end of the 25-year period). The cumulative total property tax revenue over the same period would be \$13,556,330.

3. After the 25-year period is completed, the County's share of net new property tax revenues (after subtracting the Base) will increase gradually from \$568,694/year, which is forecast in 2048.
4. If all of the County portion of incremental sales taxes were allocated to the Authority during this period, the County would experience a fiscal impact of \$32,549/year in 2024 (the first year of development-induced revenues), growing to approximately \$775,767/year in 2048 (the end of the 25-year tax increment financing period). The total sales tax allocated to the Authority by the County during the 25-year period would be approximately \$19,352,265.
5. After the 25-year period is completed, the County's share of net new sales tax revenues (after subtracting the Base) will increase gradually from \$775,767/year, which is forecast in 2048.
6. Douglas County governmental services – Current County services will be continued and it is not expected that Douglas County will need to provide significant additional services to the proposed Urban Renewal Area.
7. The City of Lone Tree will continue to provide municipal services, including public safety, to parcels within the proposed URA.
8. Special districts such as South Metro Fire Rescue will continue to provide services to the proposed URA.
9. Douglas County infrastructure – based on the economic impact analysis, it is not expected that development of the proposed Urban Renewal Area will negatively impact existing County infrastructure. Further, the County will not need to provide additional infrastructure to serve future development. The City of Lone Tree, Lone Tree Urban Renewal Authority, property developers, and/or special districts (including metropolitan districts) will plan, finance, construct, and maintain any required new infrastructure for the Urban Renewal Area. On a commercial basis, private utilities mentioned previously will continue to provide services, and if required, new infrastructure to serve the Urban Renewal Area.

9. Property Taxes for Taxing Authorities

A five-year snapshot of property taxes generated for Project A (Treo) within the proposed URA is presented in Tables 17 and in Table 18 for Projects B, C, D (Mimi's, Ichiban Buffet, and UA Theater Site redevelopment). Exhibit A presents the complete property tax analysis spreadsheet.

Table 17: Project A - Short-Term Property Tax Revenues by Taxing Authority (2024-2028)

Douglas County RE-1 School District		1	2	3	4	5
	41.75%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0361	\$ -	\$ -	\$ 64,782	\$ 65,430	\$ 66,084
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 64,782	\$ 65,430	\$ 66,084
Douglas County Schools - Debt						
	7.74%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0067	\$ -	\$ -	\$ 12,011	\$ 12,131	\$ 12,253
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 12,011	\$ 12,131	\$ 12,253
Douglas County Government						
	21.40%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0185	\$ -	\$ -	\$ 33,208	\$ 33,540	\$ 33,876
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 33,208	\$ 33,540	\$ 33,876
South Metro Fire						
	10.73%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0093	\$ -	\$ -	\$ 16,651	\$ 16,817	\$ 16,985
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 16,651	\$ 16,817	\$ 16,985
South Suburban Parks						
	9.74%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0084	\$ -	\$ -	\$ 15,105	\$ 15,257	\$ 15,409
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 15,105	\$ 15,257	\$ 15,409
Douglas County Library						
Share of Property Tax (%)	4.63%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0040	\$ -	\$ -	\$ 7,185	\$ 7,257	\$ 7,330
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 7,185	\$ 7,257	\$ 7,330
Southeast Metro District						
Share of Property Tax (%)	2.31%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0020	\$ -	\$ -	\$ 3,585	\$ 3,621	\$ 3,658
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 3,585	\$ 3,621	\$ 3,658
Urban Drainage & Flood Control/South Platte						
Share of Property Tax (%)	1.16%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0010	\$ -	\$ -	\$ 1,793	\$ 1,811	\$ 1,829
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 1,793	\$ 1,811	\$ 1,829
Southgate Sanitation District						
Share of Property Tax (%)	0.54%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0005	\$ -	\$ -	\$ 834	\$ 842	\$ 850
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 834	\$ 842	\$ 850

Source: DGC Consulting using Douglas County Assessor parcel data and GIS

Table 18: Projects BCD - Short-Term Property Tax Revenues by Taxing Authority (2024-2028)

Douglas County RE-1 School District		1	2	3	4	5
	34.73%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0361	\$ -	\$ 29,932	\$ 66,190	\$ 437,582	\$ 1,043,306
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ 29,932	\$ 66,190	\$ 437,582	\$ 1,043,306
Douglas County Schools - Debt		1	2	3	4	5
	6.44%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0067	\$ -	\$ 5,550	\$ 12,272	\$ 81,132	\$ 193,440
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ 5,550	\$ 12,272	\$ 81,132	\$ 193,440
Douglas County Government		1	2	3	4	5
	17.80%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0185	\$ -	\$ 15,344	\$ 33,930	\$ 224,313	\$ 534,818
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ 15,344	\$ 33,930	\$ 224,313	\$ 534,818
Lone Tree BID		1	2	3	4	5
	16.82%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0175	\$ -	\$ 14,496	\$ 32,054	\$ 211,913	\$ 505,254
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ 14,496	\$ 32,054	\$ 211,913	\$ 505,254
South Metro Fire		1	2	3	4	5
	8.93%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0093	\$ -	\$ 7,693	\$ 17,013	\$ 112,471	\$ 268,160
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ 7,693	\$ 17,013	\$ 112,471	\$ 268,160
South Suburban Parks		1	2	3	4	5
	8.10%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0084	\$ -	\$ 6,979	\$ 15,434	\$ 102,033	\$ 243,272
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ 6,979	\$ 15,434	\$ 102,033	\$ 243,272
Douglas County Library		1	2	3	4	5
Share of Property Tax (%)	3.85%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0040	\$ -	\$ 3,320	\$ 7,341	\$ 48,534	\$ 115,718
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ 3,320	\$ 7,341	\$ 48,534	\$ 115,718
Southeast Metro District		1	2	3	4	5
Share of Property Tax (%)	1.92%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0020	\$ -	\$ 1,657	\$ 3,663	\$ 24,219	\$ 57,743
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ 1,657	\$ 3,663	\$ 24,219	\$ 57,743
Urban Drainage & Flood Control/South		1	2	3	4	5
Share of Property Tax (%)	0.96%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0010	\$ -	\$ 828	\$ 1,832	\$ 12,109	\$ 28,872
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ 828	\$ 1,832	\$ 12,109	\$ 28,872
Southgate Sanitation District		1	2	3	4	5
Share of Property Tax (%)	0.45%	2024	2025	2026	2027	2028
Property Taxes (Total)	0.0005	\$ -	\$ 385	\$ 852	\$ 5,631	\$ 13,425
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)		\$ -	\$ 385	\$ 852	\$ 5,631	\$ 13,425

Source: DGC Consulting using Douglas County Assessor parcel data and GIS

Table 19 and 20 summarize cumulative property taxes (based on five, 10, 15, 20, and 25-year increments) for County and other taxing entities. Table 19 summarizes Project A and Table 20 summarizes Projects BCD. Exhibit A-1 presents the complete property tax spreadsheet.

Table 19: Project A - Cumulative Property Tax Revenues by Taxing District (2024-2048)

Cumulative Douglas County RE-1 School District					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 196,296	\$ 536,761	\$ 894,594	\$ 1,270,680	\$ 1,665,950
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 196,296	\$ 536,761	\$ 894,594	\$ 1,270,680	\$ 1,665,950
Cumulative Douglas County Schools - Debt					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 36,395	\$ 99,521	\$ 165,867	\$ 235,598	\$ 308,885
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 36,395	\$ 99,521	\$ 165,867	\$ 235,598	\$ 308,885
Cumulative Douglas County Government					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 100,625	\$ 275,154	\$ 458,586	\$ 651,375	\$ 853,998
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 100,625	\$ 275,154	\$ 458,586	\$ 651,375	\$ 853,998
Cumulative Lone Tree BID					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative South Metro Fire					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 50,454	\$ 137,963	\$ 229,937	\$ 326,602	\$ 428,197
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 50,454	\$ 137,963	\$ 229,937	\$ 326,602	\$ 428,197
Cumulative South Suburban Parks					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 45,771	\$ 125,159	\$ 208,597	\$ 296,290	\$ 388,457
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 45,771	\$ 125,159	\$ 208,597	\$ 296,290	\$ 388,457
Cumulative Douglas County Library					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 21,772	\$ 59,535	\$ 99,223	\$ 140,937	\$ 184,778
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 21,772	\$ 59,535	\$ 99,223	\$ 140,937	\$ 184,778
Cumulative Southeast Metro District					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 10,864	\$ 29,708	\$ 49,513	\$ 70,328	\$ 92,204
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 10,864	\$ 29,708	\$ 49,513	\$ 70,328	\$ 92,204
Cumulative Urban Drainage & Flood Control District					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 5,432	\$ 14,854	\$ 24,756	\$ 35,164	\$ 46,102
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 5,432	\$ 14,854	\$ 24,756	\$ 35,164	\$ 46,102
Cumulative Southgate Sanitation District					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 2,526	\$ 6,907	\$ 11,512	\$ 16,351	\$ 21,438
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 2,526	\$ 6,907	\$ 11,512	\$ 16,351	\$ 21,438

Source: DGC Consulting using Douglas County Assessor parcel data and GIS

Table 20: Project BCD - Cumulative Property Tax Revenues by Taxing District (2024-2048)

Cumulative Douglas County RE-1 School District					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 1,577,010	\$ 6,952,136	\$ 12,601,448	\$ 18,538,931	\$ 24,779,286
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 1,577,010	\$ 6,952,136	\$ 12,601,448	\$ 18,538,931	\$ 24,779,286
Cumulative Douglas County Schools - Debt					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 292,394	\$ 1,289,000	\$ 2,336,443	\$ 3,437,316	\$ 4,594,344
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 292,394	\$ 1,289,000	\$ 2,336,443	\$ 3,437,316	\$ 4,594,344
Cumulative Douglas County Government					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 808,405	\$ 3,563,797	\$ 6,459,742	\$ 9,503,408	\$ 12,702,333
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 808,405	\$ 3,563,797	\$ 6,459,742	\$ 9,503,408	\$ 12,702,333
Cumulative Lone Tree BID					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 763,717	\$ 3,366,792	\$ 6,102,649	\$ 8,978,063	\$ 12,000,152
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 763,717	\$ 3,366,792	\$ 6,102,649	\$ 8,978,063	\$ 12,000,152
Cumulative South Metro Fire					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 405,337	\$ 1,786,901	\$ 3,238,938	\$ 4,765,043	\$ 6,368,995
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 405,337	\$ 1,786,901	\$ 3,238,938	\$ 4,765,043	\$ 6,368,995
Cumulative South Suburban Parks					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 367,719	\$ 1,621,062	\$ 2,938,339	\$ 4,322,809	\$ 5,777,902
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 367,719	\$ 1,621,062	\$ 2,938,339	\$ 4,322,809	\$ 5,777,902
Cumulative Douglas County Library					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 174,913	\$ 771,091	\$ 1,397,681	\$ 2,056,233	\$ 2,748,378
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 174,913	\$ 771,091	\$ 1,397,681	\$ 2,056,233	\$ 2,748,378
Cumulative Southeast Metro District					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 87,282	\$ 384,776	\$ 697,446	\$ 1,026,064	\$ 1,371,446
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 87,282	\$ 384,776	\$ 697,446	\$ 1,026,064	\$ 1,371,446
Cumulative Urban Drainage & Flood Control District					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 43,641	\$ 192,388	\$ 348,723	\$ 513,032	\$ 685,723
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 43,641	\$ 192,388	\$ 348,723	\$ 513,032	\$ 685,723
Cumulative Southgate Sanitation District					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Property Taxes (Total)	\$ 20,293	\$ 89,460	\$ 162,156	\$ 238,560	\$ 318,861
Property Taxes (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Property Tax Revenues (Increment)	\$ 20,293	\$ 89,460	\$ 162,156	\$ 238,560	\$ 318,861

Source: DGC Consulting using Douglas County Assessor parcel data and GIS

10. Sales Taxes for Taxing Authorities

A five-year snapshot of sales taxes generated within the proposed Lone Tree Entertainment District Urban Renewal Area is presented in Table 21. Exhibit B-1 presents the complete sales tax analysis spreadsheet.

Table 21: Short-Term Sales Tax Revenues by Taxing Authority (2024-2028)

State of Colorado						
		1	2	3	4	5
	37.13%	2024	2025	2026	2027	2028
Total Sales Tax	2.90%	\$ 94,393	\$ 413,025	\$ 1,104,940	\$ 2,227,449	\$ 2,249,724
Existing Sales Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
Net Sales Tax (Increment)		\$ 94,393	\$ 413,025	\$ 1,104,940	\$ 2,227,449	\$ 2,249,724
Douglas County						
		1	2	3	4	5
	12.80%	2024	2025	2026	2027	2028
Total Sales Tax	1.00%	\$ 32,549	\$ 142,422	\$ 381,014	\$ 768,086	\$ 775,767
Existing Sales Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)		\$ 32,549	\$ 142,422	\$ 381,014	\$ 768,086	\$ 775,767
City of Lone Tree						
		1	2	3	4	5
	35.98%	2024	2025	2026	2027	2028
Total Sales Tax	2.81%	\$ 91,463	\$ 400,207	\$ 1,070,649	\$ 2,158,321	\$ 2,179,905
Existing Sales Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)		\$ 91,463	\$ 400,207	\$ 1,070,649	\$ 2,158,321	\$ 2,179,905
Special						
		1	2	3	4	5
Share of Sales Tax (%)	14.08%	2024	2025	2026	2027	2028
Total Sales Tax	1.10%	\$ 35,804	\$ 156,665	\$ 419,115	\$ 844,894	\$ 853,343
Existing Sales Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)		\$ 35,804	\$ 156,665	\$ 419,115	\$ 844,894	\$ 853,343

Source: DGC using information provided by the City of Lone Tree

Table 22 summarizes cumulative property taxes (based on five, 10, 15, 20, and 25-year increments) for County and other taxing entities. Exhibit B presents the complete property tax spreadsheet.

Table 22: Cumulative Sales Tax Revenues by Taxing District (2024-2048)

Cumulative State of Colorado					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Total Sales Tax	\$ 6,089,530	\$ 17,680,140	\$ 29,861,987	\$ 42,665,231	\$ 56,121,569
Existing Sales Tax (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)	\$ 6,089,530	\$ 17,680,140	\$ 29,861,987	\$ 42,665,231	\$ 56,121,569
Cumulative Douglas County					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Total Sales Tax	\$ 2,099,838	\$ 6,096,600	\$ 10,297,237	\$ 14,712,149	\$ 19,352,265
Existing Sales Tax (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)	\$ 2,099,838	\$ 6,096,600	\$ 10,297,237	\$ 14,712,149	\$ 19,352,265
Cumulative City of Lone Tree					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Total Sales Tax	\$ 5,900,544	\$ 17,131,446	\$ 28,935,236	\$ 41,341,138	\$ 54,379,865
Existing Sales Tax (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)	\$ 5,900,544	\$ 17,131,446	\$ 28,935,236	\$ 41,341,138	\$ 54,379,865
Cumulative Special					
	2024-2028	2029-2033	2034-2038	2039-2043	2044-2048
Total Sales Tax	\$ 2,309,822	\$ 6,706,260	\$ 11,326,961	\$ 16,183,364	\$ 21,287,492
Existing Sales Tax (Base)	\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)	\$ 2,309,822	\$ 6,706,260	\$ 11,326,961	\$ 16,183,364	\$ 21,287,492

Source: DGC using information provided by the City of Lone Tree

11. Use Taxes

Use taxes resulting from development within the proposed Urban Renewal Area were also estimated. Collection of use taxes is a one-time event coinciding with the issuance of a building permit by the City of Lone Tree. See Table 23 below for information on the use tax calculation.

Costs used to estimate construction value were summarized in the development program and exclude land and soft costs. Materials were estimated to be 50% of construction value (the remainder being labor, fees, and other “soft” costs). The current City sales tax (2.81%) is also assumed to be the use tax rate. Based on these assumptions, the City of Lone Tree would receive approximately \$2,898,484 in use taxes for taxable building materials used to construct the projects within the proposed Urban Renewal Area.

Table 23: Use Tax Calculation

Project	New Area (SF)	Construction Cost (\$) / SF	Construction Value (\$)	Use Tax (2.81%)
Treo	15,000	400	6,000,000	84,300
Mimi's	7,000	400	2,800,000	39,340
Ichiban Buffet	8,326	300	2,497,800	35,094
UA site	250,000	300	75,000,000	1,053,750
UA site	400,000	300	120,000,000	1,686,000
TOTAL	680,326		206,297,800	2,898,484

Source: City of Lone Tree

Note: Use-taxable materials costs assumed to be 50% of constructin cost

Source: City of Lone Tree and DGC Consulting

12. Exhibits

Exhibit A-1: Property Tax Forecast Spreadsheet (Projects ABCD)

Property Tax Estimate by Taxing Entity (annual):																													
Douglas County RE-1 School District																													
	34.73%	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Property Taxes (Total)	0.0361	\$ -	\$ -	\$ 29,932	\$ 130,972	\$ 503,012	\$ 1,107,143	\$ 1,118,214	\$ 1,129,396	\$ 1,140,690	\$ 1,152,097	\$ 1,163,618	\$ 1,175,254	\$ 1,187,007	\$ 1,198,877	\$ 1,210,866	\$ 1,222,974	\$ 1,235,204	\$ 1,247,556	\$ 1,260,032	\$ 1,272,632	\$ 1,285,358	\$ 1,298,212	\$ 1,311,194	\$ 1,324,306	\$ 1,337,549	\$ 1,350,925	\$ 26,393,021	
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 29,932	\$ 130,972	\$ 503,012	\$ 1,107,143	\$ 1,118,214	\$ 1,129,396	\$ 1,140,690	\$ 1,152,097	\$ 1,163,618	\$ 1,175,254	\$ 1,187,007	\$ 1,198,877	\$ 1,210,866	\$ 1,222,974	\$ 1,235,204	\$ 1,247,556	\$ 1,260,032	\$ 1,272,632	\$ 1,285,358	\$ 1,298,212	\$ 1,311,194	\$ 1,324,306	\$ 1,337,549	\$ 1,350,925	\$ 26,393,021	
Douglas County Schools - Debt																													
	6.44%	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Property Taxes (Total)	0.0067	\$ -	\$ -	\$ 5,550	\$ 24,284	\$ 93,264	\$ 205,276	\$ 207,329	\$ 209,402	\$ 211,496	\$ 213,611	\$ 215,747	\$ 217,905	\$ 220,084	\$ 222,285	\$ 224,507	\$ 226,753	\$ 229,020	\$ 231,310	\$ 233,623	\$ 235,960	\$ 238,319	\$ 240,702	\$ 243,109	\$ 245,540	\$ 247,996	\$ 250,476	\$ 4,893,548	
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 5,550	\$ 24,284	\$ 93,264	\$ 205,276	\$ 207,329	\$ 209,402	\$ 211,496	\$ 213,611	\$ 215,747	\$ 217,905	\$ 220,084	\$ 222,285	\$ 224,507	\$ 226,753	\$ 229,020	\$ 231,310	\$ 233,623	\$ 235,960	\$ 238,319	\$ 240,702	\$ 243,109	\$ 245,540	\$ 247,996	\$ 250,476	\$ 4,893,548	
Douglas County Government																													
	17.80%	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Property Taxes (Total)	0.0185	\$ -	\$ -	\$ 15,344	\$ 67,139	\$ 257,853	\$ 567,542	\$ 573,218	\$ 578,950	\$ 584,740	\$ 590,587	\$ 596,493	\$ 602,458	\$ 608,482	\$ 614,567	\$ 620,713	\$ 626,920	\$ 633,189	\$ 639,521	\$ 645,916	\$ 652,375	\$ 658,899	\$ 665,488	\$ 672,143	\$ 678,864	\$ 685,653	\$ 692,510	\$ 13,529,564	
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 15,344	\$ 67,139	\$ 257,853	\$ 567,542	\$ 573,218	\$ 578,950	\$ 584,740	\$ 590,587	\$ 596,493	\$ 602,458	\$ 608,482	\$ 614,567	\$ 620,713	\$ 626,920	\$ 633,189	\$ 639,521	\$ 645,916	\$ 652,375	\$ 658,899	\$ 665,488	\$ 672,143	\$ 678,864	\$ 685,653	\$ 692,510	\$ 13,529,564	
Lone Tree BID																													
	16.82%	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Property Taxes (Total)	0.0175	\$ -	\$ -	\$ 14,496	\$ 63,427	\$ 243,599	\$ 536,169	\$ 541,531	\$ 546,946	\$ 552,415	\$ 557,939	\$ 563,519	\$ 569,154	\$ 574,846	\$ 580,594	\$ 586,400	\$ 592,264	\$ 598,187	\$ 604,169	\$ 610,210	\$ 616,312	\$ 622,475	\$ 628,700	\$ 634,987	\$ 641,337	\$ 647,750	\$ 654,228	\$ 12,781,655	
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 14,496	\$ 63,427	\$ 243,599	\$ 536,169	\$ 541,531	\$ 546,946	\$ 552,415	\$ 557,939	\$ 563,519	\$ 569,154	\$ 574,846	\$ 580,594	\$ 586,400	\$ 592,264	\$ 598,187	\$ 604,169	\$ 610,210	\$ 616,312	\$ 622,475	\$ 628,700	\$ 634,987	\$ 641,337	\$ 647,750	\$ 654,228	\$ 12,781,655	
South Metro Fire																													
	8.93%	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Property Taxes (Total)	0.0093	\$ -	\$ -	\$ 7,693	\$ 33,664	\$ 129,289	\$ 284,568	\$ 287,413	\$ 290,288	\$ 293,190	\$ 296,122	\$ 299,084	\$ 302,074	\$ 305,095	\$ 308,146	\$ 311,228	\$ 314,340	\$ 317,483	\$ 320,658	\$ 323,865	\$ 327,103	\$ 330,374	\$ 333,678	\$ 337,015	\$ 340,385	\$ 343,789	\$ 347,227	\$ 6,783,772	
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 7,693	\$ 33,664	\$ 129,289	\$ 284,568	\$ 287,413	\$ 290,288	\$ 293,190	\$ 296,122	\$ 299,084	\$ 302,074	\$ 305,095	\$ 308,146	\$ 311,228	\$ 314,340	\$ 317,483	\$ 320,658	\$ 323,865	\$ 327,103	\$ 330,374	\$ 333,678	\$ 337,015	\$ 340,385	\$ 343,789	\$ 347,227	\$ 6,783,772	
South Suburban Parks																													
	8.10%	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Property Taxes (Total)	0.0084	\$ -	\$ -	\$ 6,979	\$ 30,539	\$ 117,290	\$ 258,158	\$ 260,739	\$ 263,347	\$ 265,980	\$ 268,640	\$ 271,326	\$ 274,040	\$ 276,780	\$ 279,548	\$ 282,343	\$ 285,167	\$ 288,018	\$ 290,899	\$ 293,807	\$ 296,746	\$ 299,713	\$ 302,710	\$ 305,737	\$ 308,795	\$ 311,883	\$ 315,001	\$ 6,154,184	
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 6,979	\$ 30,539	\$ 117,290	\$ 258,158	\$ 260,739	\$ 263,347	\$ 265,980	\$ 268,640	\$ 271,326	\$ 274,040	\$ 276,780	\$ 279,548	\$ 282,343	\$ 285,167	\$ 288,018	\$ 290,899	\$ 293,807	\$ 296,746	\$ 299,713	\$ 302,710	\$ 305,737	\$ 308,795	\$ 311,883	\$ 315,001	\$ 6,154,184	
Douglas County Library																													
Share of Property Tax (%)	3.85%	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Property Taxes (Total)	0.0040	\$ -	\$ -	\$ 3,320	\$ 14,527	\$ 55,791	\$ 122,798	\$ 124,026	\$ 125,266	\$ 126,519	\$ 127,784	\$ 129,062	\$ 130,353	\$ 131,656	\$ 132,973	\$ 134,302	\$ 135,645	\$ 137,002	\$ 138,372	\$ 139,756	\$ 141,153	\$ 142,565	\$ 143,990	\$ 145,430	\$ 146,885	\$ 148,353	\$ 149,837	\$ 2,927,364	
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 3,320	\$ 14,527	\$ 55,791	\$ 122,798	\$ 124,026	\$ 125,266	\$ 126,519	\$ 127,784	\$ 129,062	\$ 130,353	\$ 131,656	\$ 132,973	\$ 134,302	\$ 135,645	\$ 137,002	\$ 138,372	\$ 139,756	\$ 141,153	\$ 142,565	\$ 143,990	\$ 145,430	\$ 146,885	\$ 148,353	\$ 149,837	\$ 2,927,364	
Southeast Metro District																													
Share of Property Tax (%)	1.92%	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Property Taxes (Total)	0.0020	\$ -	\$ -	\$ 1,657	\$ 7,249	\$ 27,840	\$ 61,276	\$ 61,889	\$ 62,508	\$ 63,133	\$ 63,765	\$ 64,402	\$ 65,046	\$ 65,697	\$ 66,354	\$ 67,017	\$ 67,687	\$ 68,364	\$ 69,048	\$ 69,738	\$ 70,436	\$ 71,140	\$ 71,851	\$ 72,570	\$ 73,296	\$ 74,029	\$ 74,769	\$ 1,460,761	
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 1,657	\$ 7,249	\$ 27,840	\$ 61,276	\$ 61,889	\$ 62,508	\$ 63,133	\$ 63,765	\$ 64,402	\$ 65,046	\$ 65,697	\$ 66,354	\$ 67,017	\$ 67,687	\$ 68,364	\$ 69,048	\$ 69,738	\$ 70,436	\$ 71,140	\$ 71,851	\$ 72,570	\$ 73,296	\$ 74,029	\$ 74,769	\$ 1,460,761	
Urban Drainage & Flood Control/South																													
Share of Property Tax (%)	0.96%	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Property Taxes (Total)	0.0010	\$ -	\$ -	\$ 828	\$ 3,624	\$ 13,920	\$ 30,638	\$ 30,945	\$ 31,254	\$ 31,567	\$ 31,882	\$ 32,201	\$ 32,523	\$ 32,848	\$ 33,177	\$ 33,509	\$ 33,844	\$ 34,182	\$ 34,524	\$ 34,869	\$ 35,218	\$ 35,570	\$ 35,926	\$ 36,285	\$ 36,648	\$ 37,014	\$ 37,384	\$ 730,380	
Property Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Property Tax Revenues (Increment)		\$ -	\$ -	\$ 828	\$ 3,624	\$ 13,920	\$ 30,638	\$ 30,945	\$ 31,254	\$ 31,567	\$ 31,882	\$ 32,201	\$ 32,523	\$ 32,848	\$ 33,177	\$ 33,509	\$ 33,844	\$ 34,182	\$ 34,524	\$ 34,869	\$ 35,218	\$ 35,570	\$ 35,926	\$ 36,285	\$ 36,648	\$ 37,014	\$ 37,384	\$ 730,380	
Southgate Sanitation District																													
Share of Property Tax (%)	0.45%	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	20								

Exhibit B-1: Sales Tax Forecast Spreadsheet (Projects ABCD)

Sales Tax Estimate by Taxing Entity (annual and cumulative):																												
State of Colorado																												
	37.13%	2023	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	25
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2023-2048
Total Sales Tax	2.90%	\$ -	\$ 94,393	\$ 413,025	\$ 1,104,940	\$ 2,227,449	\$ 2,249,724	\$ 2,272,221	\$ 2,294,943	\$ 2,317,892	\$ 2,341,071	\$ 2,364,482	\$ 2,388,127	\$ 2,412,008	\$ 2,436,128	\$ 2,460,490	\$ 2,485,094	\$ 2,509,945	\$ 2,535,045	\$ 2,560,395	\$ 2,585,999	\$ 2,611,859	\$ 2,637,978	\$ 2,664,358	\$ 2,691,001	\$ 2,717,911	\$ 2,745,090	\$ 56,121,569
Existing Sales Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Sales Tax (Increment)		\$ -	\$ 94,393	\$ 413,025	\$ 1,104,940	\$ 2,227,449	\$ 2,249,724	\$ 2,272,221	\$ 2,294,943	\$ 2,317,892	\$ 2,341,071	\$ 2,364,482	\$ 2,388,127	\$ 2,412,008	\$ 2,436,128	\$ 2,460,490	\$ 2,485,094	\$ 2,509,945	\$ 2,535,045	\$ 2,560,395	\$ 2,585,999	\$ 2,611,859	\$ 2,637,978	\$ 2,664,358	\$ 2,691,001	\$ 2,717,911	\$ 2,745,090	\$ 56,121,569
Cumulative State of Colorado																												
		2023	2024-2028					2029-2033					2034-2038					2039-2043					2044-2048					
Total Sales Tax		\$ -	\$ 6,089,530					\$ 17,680,140					\$ 29,861,987					\$ 42,665,231					\$ 56,121,569					
Existing Sales Tax (Base)		\$ -	\$ -					\$ -					\$ -					\$ -					\$ -					
New Sales Tax (Increment)		\$ -	\$ 6,089,530					\$ 17,680,140					\$ 29,861,987					\$ 42,665,231					\$ 56,121,569					
Douglas County																												
	12.80%	2023	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	25
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2023-2048
Total Sales Tax	1.00%	\$ -	\$ 32,549	\$ 142,422	\$ 381,014	\$ 768,086	\$ 775,767	\$ 783,524	\$ 791,360	\$ 799,273	\$ 807,266	\$ 815,339	\$ 823,492	\$ 831,727	\$ 840,044	\$ 848,445	\$ 856,929	\$ 865,498	\$ 874,153	\$ 882,895	\$ 891,724	\$ 900,641	\$ 909,648	\$ 918,744	\$ 927,931	\$ 937,211	\$ 946,583	\$ 19,352,265
Existing Sales Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)		\$ -	\$ 32,549	\$ 142,422	\$ 381,014	\$ 768,086	\$ 775,767	\$ 783,524	\$ 791,360	\$ 799,273	\$ 807,266	\$ 815,339	\$ 823,492	\$ 831,727	\$ 840,044	\$ 848,445	\$ 856,929	\$ 865,498	\$ 874,153	\$ 882,895	\$ 891,724	\$ 900,641	\$ 909,648	\$ 918,744	\$ 927,931	\$ 937,211	\$ 946,583	\$ 19,352,265
Cumulative Douglas County																												
		2023	2024-2028					2029-2033					2034-2038					2039-2043					2044-2048					
Total Sales Tax		\$ -	\$ 2,099,838					\$ 6,096,600					\$ 10,297,237					\$ 14,712,149					\$ 19,352,265					
Existing Sales Tax (Base)		\$ -	\$ -					\$ -					\$ -					\$ -					\$ -					
New Sales Tax (Increment)		\$ -	\$ 2,099,838					\$ 6,096,600					\$ 10,297,237					\$ 14,712,149					\$ 19,352,265					
City of Lone Tree																												
	35.98%	2023	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	25
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2023-2048
Total Sales Tax	2.81%	\$ -	\$ 91,463	\$ 400,207	\$ 1,070,649	\$ 2,158,321	\$ 2,179,905	\$ 2,201,704	\$ 2,223,721	\$ 2,245,958	\$ 2,268,417	\$ 2,291,102	\$ 2,314,013	\$ 2,337,153	\$ 2,360,524	\$ 2,384,130	\$ 2,407,971	\$ 2,432,051	\$ 2,456,371	\$ 2,480,935	\$ 2,505,744	\$ 2,530,802	\$ 2,556,110	\$ 2,581,671	\$ 2,607,487	\$ 2,633,562	\$ 2,659,898	\$ 54,379,865
Existing Sales Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)		\$ -	\$ 91,463	\$ 400,207	\$ 1,070,649	\$ 2,158,321	\$ 2,179,905	\$ 2,201,704	\$ 2,223,721	\$ 2,245,958	\$ 2,268,417	\$ 2,291,102	\$ 2,314,013	\$ 2,337,153	\$ 2,360,524	\$ 2,384,130	\$ 2,407,971	\$ 2,432,051	\$ 2,456,371	\$ 2,480,935	\$ 2,505,744	\$ 2,530,802	\$ 2,556,110	\$ 2,581,671	\$ 2,607,487	\$ 2,633,562	\$ 2,659,898	\$ 54,379,865
Cumulative City of Lone Tree																												
		2023	2024-2028					2029-2033					2034-2038					2039-2043					2044-2048					
Total Sales Tax		\$ -	\$ 5,900,544					\$ 17,131,446					\$ 28,935,236					\$ 41,341,138					\$ 54,379,865					
Existing Sales Tax (Base)		\$ -	\$ -					\$ -					\$ -					\$ -					\$ -					
New Sales Tax (Increment)		\$ -	\$ 5,900,544					\$ 17,131,446					\$ 28,935,236					\$ 41,341,138					\$ 54,379,865					
Special																												
	14.08%	2023	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	25
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2023-2048
Total Sales Tax	1.10%	\$ -	\$ 35,804	\$ 156,665	\$ 419,115	\$ 844,894	\$ 853,343	\$ 861,877	\$ 870,496	\$ 879,201	\$ 887,993	\$ 896,873	\$ 905,841	\$ 914,900	\$ 924,049	\$ 933,289	\$ 942,622	\$ 952,048	\$ 961,569	\$ 971,184	\$ 980,896	\$ 990,705	\$ 1,000,612	\$ 1,010,618	\$ 1,020,725	\$ 1,030,932	\$ 1,041,241	\$ 21,287,492
Existing Sales Tax (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Sales Tax (Increment)		\$ -	\$ 35,804	\$ 156,665	\$ 419,115	\$ 844,894	\$ 853,343	\$ 861,877	\$ 870,496	\$ 879,201	\$ 887,993	\$ 896,873	\$ 905,841	\$ 914,900	\$ 924,049	\$ 933,289	\$ 942,622	\$ 952,048	\$ 961,569	\$ 971,184	\$ 980,896	\$ 990,705	\$ 1,000,612	\$ 1,010,618	\$ 1,020,725	\$ 1,030,932	\$ 1,041,241	\$ 21,287,492
Cumulative Special																												
		2023	2024-2028					2029-2033					2034-2038					2039-2043					2044-2048					
Total Sales Tax		\$ -	\$ 2,309,822					\$ 6,706,260					\$ 11,326,961					\$ 16,183,364					\$ 21,287,492					
Existing Sales Tax (Base)		\$ -	\$ -					\$ -					\$ -					\$ -					\$ -					
New Sales Tax (Increment)		\$ -	\$ 2,309,822					\$ 6,706,260					\$ 11,326,961					\$ 16,183,364					\$ 21,287,492					

Source: DGC using information provided by the City of Lone Tree

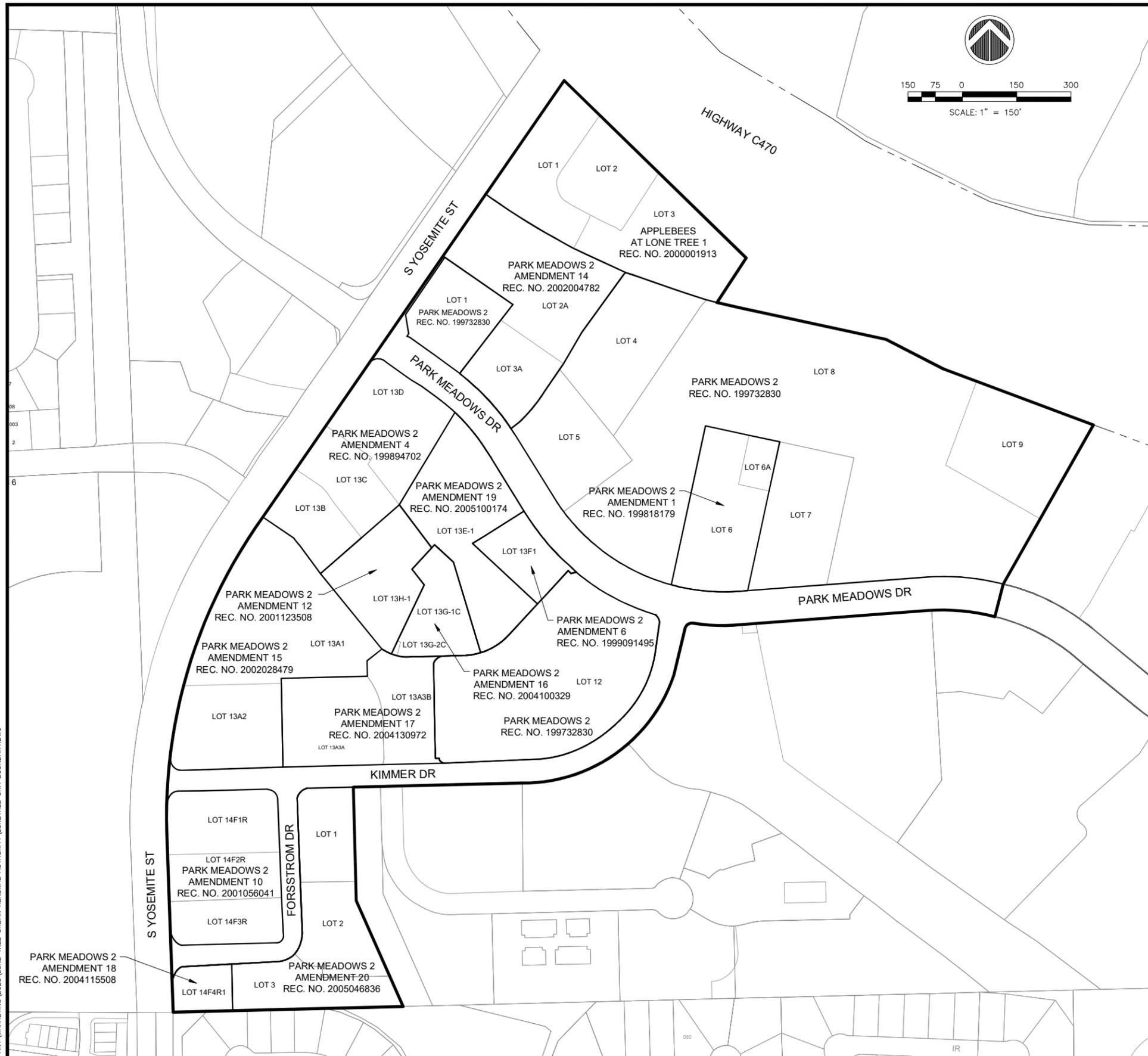
Appendices:

Appendix A: Sources Consulted

1. State of Colorado Statutes Urban Renewal Law § 31-25-101:
http://www.state.co.us/gov_dir/leg_dir/olls/colorado_revised_statutes.htm
2. Mapping and GIS imagery provided by City of Lone Tree IT Department (2023)
3. Douglas County Assessor website (2023)
4. City of Lone Tree website (2023)
5. City of Lone Tree Comprehensive Plan, as approved by the City Council on January 15, 2019
6. Lone Tree Plaza - Re-Envisioning the Entertainment District Vision Book, City of Lone Tree, (September 3, 2013)
7. Proposed Lone Tree URA Overall Condition Index (Pavement Condition (September 2017)
8. Westbrook Entertainment and Sports District P.D. - 4th Amendment (amended August 7, 2007)
9. Applebee's at Lone Tree P.D. - 1st Amendment, Lot 3 (September 1, 2001)
10. Yosemite and C-470 Conditions Study (draft form) prepared for the City of Lone Tree by DGC Community Planning and Design (2017)
11. City of Lone Tree Entertainment District Urban Renewal Plan, PowerPoint (2023)
12. Lone Tree Entertainment District Urban Renewal Plan PowerPoint (2023)
13. Lone Tree Entertainment District Property Tax Revenue Spreadsheet, DGC Consulting (2023)
14. Lone Tree Entertainment District Sales Tax Revenue Spreadsheet, DGC Consulting (2023)

Appendix B: Lone Tree Entertainment District Urban Renewal Area Map Exhibit

Friday, October 13, 2023, 8:29:51 AM
C:\DRAVER\COMPANY\MARKETING\2023\LONE TREE URBAN RENEWAL AUTHORITY\LONETREE_URA_BOUNDARY.DWG



LEGAL DESCRIPTION

ALL DOCUMENTS REFERENCED HEREIN ARE LOCATED IN THE RECORDS OF THE CLERK & RECORDER OF DOUGLAS COUNTY, COLORADO

THE FOLLOWING PARCELS OF LAND ARE LOCATED WITHIN SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

LOTS 1, 4, 5, 7, 8, 9, 12, PARK MEADOWS FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 199732830.

LOTS 6, 6A, PARK MEADOWS FILING NO. 2, 1ST AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 199818179.

LOTS 13B, 13C, 13D, PARK MEADOWS FILING NO. 2, 4TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 199894702.

LOT 13F1, PARK MEADOWS FILING NO. 2, 6TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 1999091495.

LOTS 14F1R, 14F2R, 14F3R, PARK MEADOWS FILING NO. 2, 10TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2001056041.

LOT 13H1, PARK MEADOWS FILING NO. 2, 12TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2001123508.

LOTS 2A, 3A, PARK MEADOWS FILING NO. 2, 14TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2002004782.

LOTS 13A2, LOT 13A1, PARK MEADOWS FILING NO. 2, 15TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2002028479.

LOTS 13G-1C, 13G-2C, PARK MEADOWS FILING NO. 2, 16TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2004100329.

LOTS 13A3A, 13A3B, PARK MEADOWS FILING NO. 2, 17TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2004130972.

LOT 14F4R1, PARK MEADOWS FILING NO. 2, 18TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2004115508.

LOT 13E1, PARK MEADOWS FILING NO. 2, 19TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2005100174.

LOTS 1, 2, 3, PARK MEADOWS FILING NO. 2, 20TH AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2005046836.

LOTS 1, 2, 3, APPLEBEES AT LONE TREE SUBDIVISION FILING NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2000001913.

EXCEPTING THEREFROM ANY AND ALL OF THOSE PARCELS OF RECORD DEDICATED AS PUBLIC RIGHT-OF-WAY FOR THE BENEFIT AND USE OF SOUTH YOSEMITE STREET.

CONTAINING 67 ACRES MORE OR LESS

NOTES:

THE LONE TREE ENTERTAINMENT DISTRICT URBAN RENEWAL AREA BOUNDARY AND LEGAL DESCRIPTION SHOWN HEREON DO NOT REPRESENT A LAND SURVEY PLAT OF ANY KIND.

INFORMATION SHOWN HEREON IS BASED ON DOUGLAS COUNTY ASSESSOR RECORDS AND CLERK AND RECORDER RECORDS.

SURVEYOR'S CERTIFICATE

THIS LEGAL DESCRIPTION AND EXHIBIT WERE PREPARED ON OCTOBER 11, 2023 BY MICHAEL R. COMPTON, A PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 25361, REGISTERED IN THE STATE OF COLORADO, UTILIZING INFORMATION FROM THE DOUGLAS COUNTY ASSESSOR AND DOUGLAS COUNTY CLERK & RECORDER'S OFFICES, FOR AND ON BEHALF OF IMEG CONSULTANTS CORP.



REVISIONS	DESCRIPTION	DATE
No.		



LONE TREE ENTERTAINMENT DISTRICT
URBAN RENEWAL AREA BOUNDARY
CITY OF LONE TREE, DOUGLAS COUNTY,
COLORADO

IMEG Project No: 23000010.1
File Name: LONETREE_URA_BOUNDARY.dwg
© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No: N/A
Drawn By: MRC
Checked By: MCC
Date: 10/09/2023

06/16/24

Good morning!

My family is very big on first responders and we brought donuts to your south metro fire house (off wildcat) this morning as a Father's Day thank you to our local hero's. Moving here from out of state we didn't expect such a warm welcome from our fireman and it was such an amazing experience. They spoke to my 2 year old son and safely showed him the big trucks which he loved more than anything.

Brings tears to my eyes seeing my son be around such positive role models in our community and with the recent loss of my father it makes it even that much more special.

Please pass a very big heartfelt thank you to the crew this AM

Thank you so very very much.

John Burns
Rachel Burns
Jack Burns - Son
214.616.9105

Subject: Much appreciation

Dear Matt and Ryan,

I want to thank you so much for all your help last Tuesday after the accident at Chase and Lagae road.

I know your training is intense and difficult as you have to master many skills and your knowledge must be vast. I want to tell that it shows in all that you do.

But more than your competency and knowledge is the way treat and care about your patients.

Your gentleness, humor, thoughtfulness and humanity were felt deeply by me.

Your patience in me to get in the ambulance as I wanted to wait for my daughter Claire was so appreciated as I'm sure you wanted to get things moving!

I ended up having 5 fractured ribs and a nasty burn on my left wrist.

The hospital monitored a spot on my liver (my Dr. continues to monitor thru bloodwork as well as listening to my lungs.)

I am so grateful to be able to write this note to you and so grateful for wonderful human beings like the two of you.

You clearly followed your callings and it shows in all that you do.

With Much Gratitude,

Lynn Viater