



SOUTH METRO FIRE RESCUE
Special Board of Directors' Meeting
August 19, 2024
9195 East Mineral Avenue, Centennial, CO

I. SPECIAL 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. PRESENTATION

1. Property Tax Legislation & Ballot Measures – Scott Wasserman, Bell Policy Center (Former) & Thinking Forward, LLC

H. ACTION ITEMS

1. Centennial URA Special District Representative – Dell’Orfano

I. DISCUSSION/POTENTIAL ACTION ITEMS

1. Fire Chief Selection Process - Albee

J. INFORMATION ITEMS

K. EXECUTIVE SESSION (UPON MOTION)

L. NEXT MEETING(S)

Regular Board of Directors’ Meeting to be held on September 9, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

Special Board of Directors' Meeting to be held on September 16, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

M. ADJOURNMENT

BOARD OF DIRECTORS AGENDA ITEM

STAFF REPORT



Meeting Date: 8/19/2024

Agenda Item Type: Action Item

Agenda Item: Centennial URA Special District Representative

Submitted By: Mike Dell'Orfano

Approved: Matt Weller

SUMMARY:

The City of Centennial created an urban renewal authority (URA) in 2005 and intends to create additional plan areas. This modification requires the appointment of a commissioner to the URA that represents special districts. Contingent on agreement from the other special districts, staff requests the board formally express their interest, or lack thereof, in being the special district representative.

BACKGROUND:

During the August 5, 2024 board meeting, Neil Marciniak - Economic Development Director and David King – Planner II, provided an overview of the boundaries and desired intent of creating a new plan area near the southwest corner of Arapahoe Rd. and I-25. Due to this modification to the original URA established in 2005, the URA is required to comply with changes in Urban Renewal Law. One change is the expansion of the commission to include representatives from additional entities, including special districts. The city has asked if SMFR is interested in being that representative, contingent on agreement from the other districts within the URA. Therefore, staff requests a board action stating whether they are interested in having a board member serve as a URA commissioner. Staff will then coordinate the selection process with the city.

COST:

There are no costs associated with a board member serving on the commission. There is no compensation to board members other than expenses.

STRATEGIC INITIATIVE:

As a member of the URA commission, SMFR is able to be a good partner while also providing oversight of the financial and service impacts of the URA.

RECOMMENDED ACTION/MOTION:

A potential motion:

MOTION: I move to direct staff to pursue the appointment of a South Metro Fire Rescue board member as Commissioner of the Centennial Urban Renewal Authority, contingent on the other special districts in the city agreeing to South Metro Fire Rescue's representation.

ALTERNATIVE OPTIONS:

The board could choose not to pursue the appointment of an SMFR board member to the commission and rely on another special district to provide that representation. Staff would work with the other special districts to make an alternate appointment.

ATTACHMENTS:

June 20, 2024 Notification letter from Centennial

August 5, 2024 Centennial staff presentation



Mike Dell'Orfano, Chief Government Affairs Officer
South Metro Fire Rescue
9195 East Mineral Avenue
Centennial, CO 80112

June 20, 2024

Chief Dell'Orfano,

I am writing to bring to your attention an important matter regarding your organization and the Centennial Urban Redevelopment Authority (CURA). Colorado's urban renewal laws necessitate the appointment of four new members (commissioners) from certain taxing entities within the City of Centennial to CURA. These changes are aimed at ensuring transparency, accountability, and community representation in urban renewal efforts. The new commissioners would join the Centennial City Council as the CURA Board of Commissioners.

Centennial is seeking new commissioners from the following entities:

1. A member appointed by the Arapahoe County Board of County Commissioners
2. **A board member of a special district levying a mill levy within Centennial**
3. An elected member of a board of education of a school district levying a mill levy within Centennial
4. A Mayoral appointee

Term: State law stipulates that commissioners serve five (5) year terms with an initial staggering of terms so that the term of at least one commissioner will expire each year. Specific terms will be determined at a later date.

Timing: Centennial would appreciate your cooperation to appoint new commissioners by the end of 2024.

Purpose: In addition to meeting State law requirements, Centennial may have a future need for urban renewal tools to facilitate redevelopment in areas of the City to the benefit of our community and partners.

Attached for your reference is the Colorado Revised Statute citation regarding this matter.

I would welcome the opportunity to discuss this further at your convenience. I can be reached at nmarciniak@centennialco.gov or 303-754-3351.

Sincerely,

Neil Marciniak
Economic Development Director
City of Centennial

Centennial Urban Redevelopment Authority (CURA)

South Metro Fire Rescue
August 5, 2024



What is CURA?

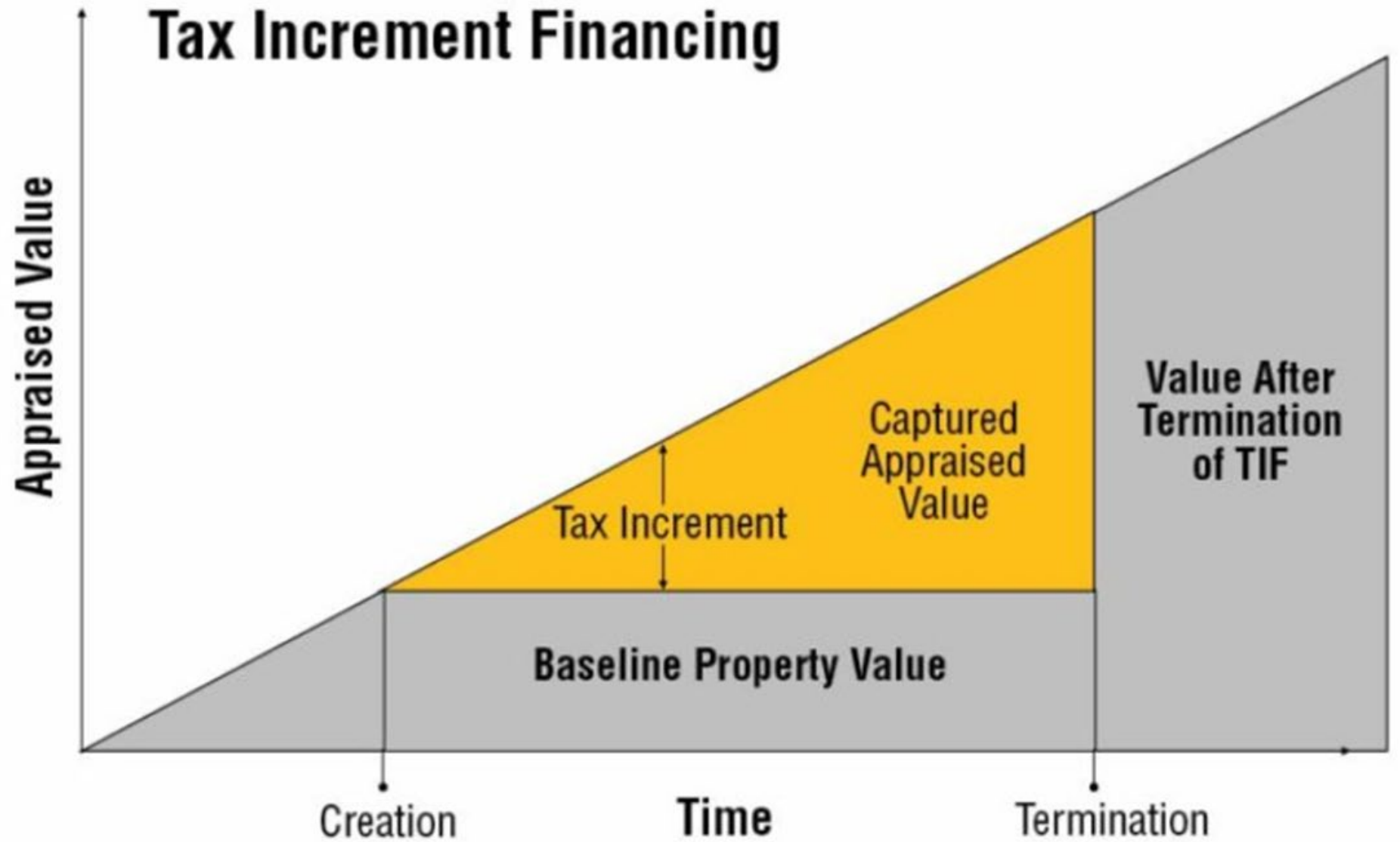
- Centennial Urban Redevlopment Authority
- Created in 2005
- Centennial City Council sits as the governing body
- CURA has approved one urban renewal plan (Streets at SouthGlenn)



Purpose of URAs

- Provide tools to redevelop and revitalize blighted areas within communities

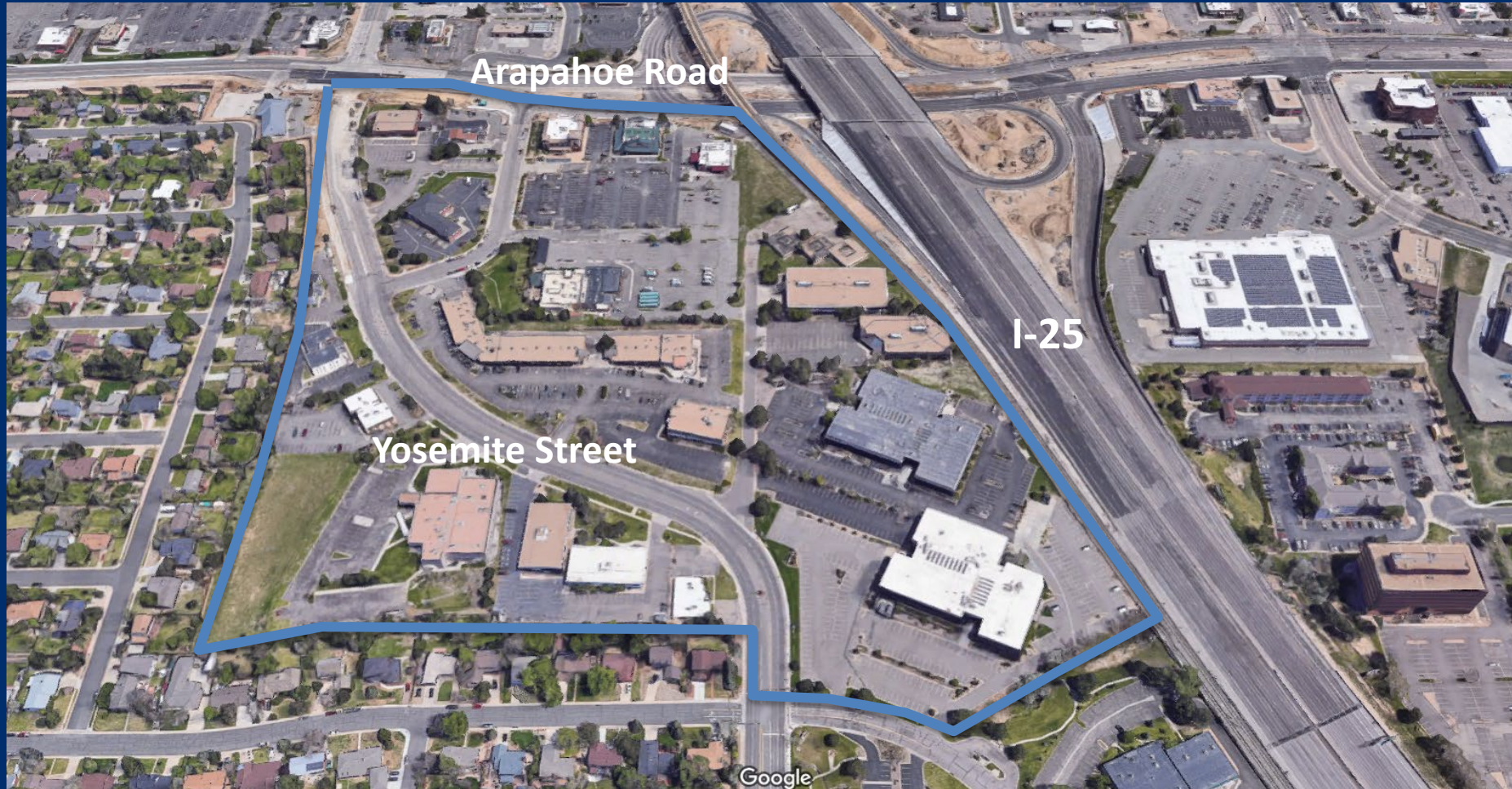
Tax Increment Financing





Arapahoe Urban Center District No. 4 (AUC-4)

Existing Conditions



Goals of CURA within AUC-4

- Tool to partner with private sector to redevelop and revitalize this blighted area
- Public improvement financing tool (TIF)
- Focus on infrastructure (roads, utilities, etc.)



Arapahoe Urban Center District No. 4 (AUC-4) Vision



HB 15-1348

- 2015 Colorado Legislative Session changed URA law
- URA Boards must add four (4) new members
- URAs are required to negotiate with taxing entities for tax increment

Tax Increment Changes

- Cities must enter into an agreement with taxing authorities to tax increment pledged to a project
- Regardless of URA Board representation
- Negotiated at time of project formation

CURA Board Changes

- City Council (9) will remain on the CURA Board
- State law requires Urban Renewal Authorities add four (4) additional members to the URA Board.
- Total number of Board Members will be thirteen (13)
- Five Year Terms (staggered initially)
- Expected to be seated Q1 2025

New Board Members

1. Appointee of the Arapahoe Board of County Commissioners
2. Elected Board Member of a Board of Education (Cherry Creek or Littleton) serving Centennial
3. **Board Member of a Special District levying a mill levy within Centennial**
4. Mayoral Appointee

Process

1. Identify entities and appointees (2024)
2. Notify Special Districts of Special District appointee (2024)
3. Centennial City Council Resolution to "Reform" CURA Board (2024)
4. Seat new board members (2025)



Centennial

C O L O R A D O

Navigating Budget Discussions

To assist with our financial and legislative discussions for 2025 and beyond, Finance has prepared this explanation of key terms.

Assessment Period ^(A)	Tax Year ^(B)	Budget Year ^(C)
07/01/2020 – 06/30/2022	2023	2024
	2024	2025
01/01/2022 – 06/30/2024	2025	2026
	2026	2027
01/01/2024 – 06/30/2026	2027	2028
	2028	2029

^(A) **Assessment Period:** For ad valorem property tax purposes, a property is valued as of an appraisal date of June 30 of even years using market data from a minimum of 18 months before. However, if insufficient data existed during that timeframe, data from each preceding six-month period (up to a period of five years) may be utilized.

- For Tax Year 2023, the assessment period used by all three counties was 07/01/2020-06/30/2022
 - **Arapahoe County:** https://www.arapahoeco.gov/your_county/county_departments/assessor/assessment_resources/faqs.php#collapse6500b0
 - ▼ **How is the value determined on my property?**
Values are most often determined by comparing your property with properties that are similar in location, design, size, age and amenities. The value placed on your property for the year 2023 was based on sales between July 1, 2020 and June 30, 2022, utilizing the Sales Comparison Approach. A copy of this method for your residential property is available from our office and will be included in your Notice of Value.
 - **Douglas County:** <https://www.douglas.co.us/assessor/2023-2024-property-valuation/>
Whether you own property in Douglas County or somewhere else in Colorado, 2023 was a reappraisal year. Colorado law requires Assessors statewide to revalue all real estate in their respective counties as of a specific appraisal date, and for the 2023 reappraisal that date was June 30, 2022. Every reappraisal, we disregard the old valuations and start from scratch using an entirely new sales list. In other words, we are not allowed to adjust values up or down by a percentage, but instead, have to analyze sales from a specific study period. In the case of the 2023 reappraisal, transactions that occurred between July 1, 2020, and June 30, 2022, were used for analysis. We cannot consider sales or market influences that occurred after June 30, 2022.
 - **Jefferson County:** <https://www.jeffco.us/4593/20232024-Property-Valuation>

If you are a residential property owner in Jefferson County, you likely received a Notice of Value (NOV) alerting you to a change in your property's assessed value in 2023. Tax year 2024 is an intervening year and a postcard NOV will be mailed to property owners who had a change in valuation due to modifications, such as new construction. Colorado law mandates Assessors to revalue all real estate in their counties based on a specific appraisal date, which for this year is June 30, 2022. Previous valuations are disregarded, and only sales from July 1, 2020, to June 30, 2022, are considered for analysis. The NOV postcard you received represents the new value determined from sales in that study period.

^(B) **Tax Year:** Property taxes for the tax year are calculated based on the assessment period valuations, less any valuations adjustments, multiplied by the assessment rate (as defined in the current legislation). Taxes are then levied on this taxable valuation and a property tax statement/postcard is mailed to the property owners by following year (paid in arrears).

^(C) **Budget Year:** Property taxes are paid (in arrears) to the counties and distributed to the tax authorities as collected. Property taxes can be paid 1) via a half payments option (first half payment due the last day of February, second half due June 15) or 2) in full by April 30.