



Cañon City Area For Reinvestment Expansion Urban Renewal Plan

Fremont County Impact Report

February 2020

Prepared for:

City of Cañon City
City Council

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This report outlines the anticipated impact of the proposed Cañon City Area For Reinvestment Expansion Urban Renewal Plan on Fremont County (the County). It is prepared in conformance with those requirements set forth in C.R.S. 31-25-107 (3.5) (a):

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

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

Summary of Urban Renewal Plan

Development Program

The proposed development program for the Cañon City Area For Reinvestment Expansion Urban Renewal Plan is consistent with current policy documents and plans for the City of Cañon City. The estimated level of development is anticipated to be completed over the next 25 years and the total build-out is summarized in **Table 1**.

Table 1

Cañon City Area For Reinvestment Expansion Urban Renewal Plan Proposed Development Program

New Development:	
Mixed Residential (units)	200
Retail (sq ft)	150,000
Employment (sq ft)	200,000

Source: RickerCunningham.

The development timetable for the proposed program presented above will ultimately be determined by prevailing market conditions. A critical component of the analysis presented here is the assumption that key parcels within the planning area will be developed into a mix of residential, retail, entertainment, lodging and office/employment space. For the purposes of this analysis, it was assumed that this level of development in the Area will be substantially completed during the 25-year development and stabilization period.

Summary Impacts to Fremont County

For the purposes of this analysis, it is assumed that 100% of the total County property tax increment over the 25-year period will be allocated to project costs. **Table 2** at the end of this report provides a summary of these property tax revenues.

Property Tax Revenue

Currently, the County's share of the property tax base in the Area is approximately \$627,825. During the 25-year statutory period, the County's share of the property tax revenue base will total approximately \$16.6 million, or \$664,000 annually. After the 25-year analysis period is completed, the County's share of property tax revenues will increase to approximately \$1.1 million on an annual basis. These figures reflect the impacts of inflation, conservatively estimated at approximately 1% to 2% on an annual basis.

Sales Tax Revenue

The current sales tax rate for the City of Cañon City is 3.0% and the current sales tax base in the Area is \$8.3 million. The County will retain its 2.5% rate on taxable sales in the Area. Based on the proposed development program, the Area would generate approximately \$18.5 million in new sales tax revenue for the County over the 25-year period. After the 25-year period is completed, the County's share of new sales tax revenues would be approximately \$9 million on an annual basis. These sales tax revenue figures also reflect the impacts of inflation, estimated at approximately 1% to 2% on an annual basis.

County Services / Infrastructure

Because the entire Area will be located within the City of Cañon City's municipal boundaries, minimal impact on County services is anticipated. Infrastructure impacts associated with the proposed development program are assumed to be financed by the City of Cañon City, with increment revenues and/or some combination of increment dollars, general fund dollars and special district dollars (assuming future creation of an additional district layer) and developer contributions. Impacts to the County's general government services could increase due to an increase in residential development, but such impacts should be more than offset by the increase in revenue described above and value increases in properties outside of the Area.

Conclusion

In summary, and regarding "the impact of the reinvestment project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed reinvestment area" there do not appear to be any significant additional County infrastructure requirements required to serve development in the proposed reinvestment Area. Further, the County will not provide any public improvements, police, fire, utility or other specific services to serve such development, because all properties in the Area are entirely located within the municipal boundaries of the City and will therefore be served by the City. Finally, any additional demands (direct or indirect) on County services due to a general increase in population within the Area should be more than offset (as are all other such costs) by increases in County revenue as described herein and by adjustments in the base property tax assessment roll, as well as increases in property value located in proximity to the Area.

Table 2
Cañon City Area For Reinvestment Expansion Urban Renewal Area
Fremont County Impact Analysis

Development Program (25 years)

New Development:	
Mixed Residential (units)	200
Retail (sq ft)	150,000
Employment (sq ft)	200,000

	Cumulative Total By:				
	2023	2028	2033	2038	2043
Fremont County					
Property Tax Revenues from Existing Base	\$3,164,299	\$6,405,073	\$9,730,782	\$13,136,869	\$16,632,223
Property Tax Increment Contributed to URA	\$121,874	\$749,886	\$1,755,697	\$3,212,026	\$4,913,710
Sales Tax Revenues from Existing Base	\$35,337,518	\$72,477,605	\$111,512,210	\$152,537,971	\$195,656,459
Share of New Sales Tax Revenues	\$967,224	\$3,483,624	\$7,222,912	\$12,629,405	\$18,464,588

Source: Ricker | Cunningham.

Table 2 (cont' d)
Cañon City Area For Reinvestment Expansion Urban Renewal Area
Fremont County Impact Analysis

Development Program

New Development:	
Mixed Residential (units)	200
Retail (sq ft)	150,000
Employment (sq ft)	200,000

Annual Property Tax Revenue Estimates		Year								
		2019	2020	2021	2022	2023	2024	2025	2026	2027
Estimated Cumulative Development Demand:										
Mixed Residential		0	25	50	75	100	125	150	175	200
Retail		0	5,000	30,000	55,000	60,000	65,000	70,000	75,000	80,000
Employment		0	0	5,000	15,000	25,000	35,000	45,000	55,000	65,000
Estimated Development Market Value:										
Residential (Mixed)	\$325,000	\$0	\$8,206,250	\$16,576,625	\$25,113,587	\$33,819,630	\$42,697,283	\$51,749,107	\$60,977,698	\$70,385,686
Retail	\$200	\$0	\$1,010,000	\$6,120,600	\$11,333,311	\$12,487,248	\$13,663,131	\$14,861,282	\$16,082,030	\$17,325,707
Employment	\$150	\$0	\$0	\$765,075	\$2,318,177	\$3,902,265	\$5,517,803	\$7,165,261	\$8,845,117	\$10,557,853
Estimated Development Assessed Value:										
Residential (Mixed)	7.2%	\$0	\$590,850	\$1,193,517	\$1,808,178	\$2,435,013	\$3,074,204	\$3,725,936	\$4,390,394	\$5,067,769
Retail	29%	\$0	\$292,900	\$1,774,974	\$3,286,660	\$3,621,302	\$3,962,308	\$4,309,772	\$4,663,789	\$5,024,455
Employment	29%	\$0	\$0	\$221,872	\$672,271	\$1,131,657	\$1,600,163	\$2,077,926	\$2,565,084	\$3,061,777
Estimated Development Property Tax Revenues (.85.098 mills):										
Residential (Mixed)	0.085098	\$0	\$0	\$50,280	\$101,566	\$153,873	\$207,216	\$261,610	\$317,071	\$373,615
Retail	0.085098	\$0	\$0	\$24,925	\$151,047	\$279,689	\$308,167	\$337,186	\$366,754	\$396,881
Employment	0.085098	\$0	\$0	\$0	\$18,881	\$57,209	\$96,302	\$136,171	\$176,828	\$218,284
Total Property Tax Revenues from New Development:		\$0	\$0	\$75,206	\$271,495	\$490,771	\$611,684	\$734,967	\$860,653	\$988,780
Total Property Tax Revenues from Existing Development:		\$4,314,181	\$4,314,181	\$4,357,323	\$4,357,323	\$4,400,896	\$4,400,896	\$4,444,905	\$4,444,905	\$4,489,354
Total Property Tax Revenues:		\$4,314,181	\$4,314,181	\$4,432,528	\$4,628,817	\$4,891,667	\$5,012,580	\$5,179,872	\$5,305,558	\$5,478,134
Existing Property Tax Base:		\$4,314,181	\$4,314,181	\$4,357,323	\$4,357,323	\$4,400,896	\$4,400,896	\$4,444,905	\$4,444,905	\$4,489,354
Total Property Tax Increment:		\$0	\$0	\$75,206	\$271,495	\$490,771	\$611,684	\$734,967	\$860,653	\$988,780
County Impact:										
County Share of Property Tax Base:	0.012384	\$627,825	\$627,825	\$634,103	\$634,103	\$640,444	\$640,444	\$646,848	\$646,848	\$653,317
County Share of Property Tax Increment:	0.012384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:		\$627,825	\$627,825	\$634,103	\$634,103	\$640,444	\$640,444	\$646,848	\$646,848	\$653,317

Annual Sales Tax Revenue Estimates		Year								
		2019	2020	2021	2022	2023	2024	2025	2026	2027
Estimated Cumulative Commercial Development:		0	5,000	30,000	55,000	60,000	65,000	70,000	75,000	80,000
Estimated Taxable Retail Sales from New Development:	\$250	\$0	\$1,262,500	\$7,650,750	\$14,166,639	\$15,609,060	\$17,078,913	\$18,576,603	\$20,102,538	\$21,657,134
Total Sales Tax Revenues from New Development:	3.00%	\$0	\$37,875	\$229,523	\$424,999	\$468,272	\$512,367	\$557,298	\$603,076	\$649,714
Total Sales Tax Revenue from Existing Development:		\$8,313,072	\$8,396,203	\$8,480,165	\$8,564,966	\$8,650,616	\$8,737,122	\$8,824,493	\$8,912,738	\$9,001,866
Total Sales Tax Revenues:		\$8,313,072	\$8,434,078	\$8,709,687	\$8,989,966	\$9,118,888	\$9,249,490	\$9,381,792	\$9,515,815	\$9,651,580
Existing Sales Tax Base:		\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072
Total Sales Tax Increment:		\$0	\$121,006	\$396,615	\$676,894	\$805,816	\$936,418	\$1,068,720	\$1,202,743	\$1,338,508
County Impact:										
County Share of Sales Tax Base:	2.50%	\$6,927,560	\$6,996,836	\$7,066,804	\$7,137,472	\$7,208,847	\$7,280,935	\$7,353,745	\$7,427,282	\$7,501,555
County Share of New Sales Tax Revenue:	2.50%	\$0	\$31,563	\$191,269	\$354,166	\$390,227	\$426,973	\$464,415	\$502,563	\$541,428
Total County Share of Sales Tax Revenue:	2.50%	\$6,927,560	\$7,028,398	\$7,258,073	\$7,491,638	\$7,599,073	\$7,707,908	\$7,818,160	\$7,929,845	\$8,042,983

Source: Ricker | Cunningham.

Table 2 (cont'd)
Cañon City Area For Reinvestment Expansion Urban Renewal Area
Fremont County Impact Analysis

Development Program									
New Development:									
Mixed Residential (units)	200								
Retail (sq ft)	150,000								
Employment (sq ft)	200,000								

Annual Property Tax Revenue Estimates		Year							
		2028	2029	2030	2031	2032	2033	2034	2035
Estimated Cumulative Development Demand:									
Mixed Residential		200	200	200	200	200	200	200	200
Retail		85,000	90,000	95,000	105,000	115,000	125,000	135,000	145,000
Employment		75,000	85,000	95,000	105,000	120,000	135,000	150,000	165,000
Estimated Development Market Value:									
Residential (Mixed)	\$325,000	\$71,089,543	\$71,800,438	\$72,518,443	\$73,243,627	\$73,976,063	\$74,715,824	\$75,462,982	\$76,217,612
Retail	\$200	\$18,592,650	\$19,883,198	\$21,197,699	\$23,663,326	\$26,176,145	\$28,736,855	\$31,346,162	\$34,004,781
Employment	\$150	\$12,303,959	\$14,083,932	\$15,898,274	\$17,747,494	\$20,485,679	\$23,276,853	\$26,121,801	\$29,021,321
Estimated Development Assessed Value:									
Residential (Mixed)	7.2%	\$5,118,447	\$5,169,632	\$5,221,328	\$5,273,541	\$5,326,277	\$5,379,539	\$5,433,335	\$5,487,668
Retail	29%	\$5,391,868	\$5,766,127	\$6,147,333	\$6,862,364	\$7,591,082	\$8,333,688	\$9,090,387	\$9,861,386
Employment	29%	\$3,568,148	\$4,084,340	\$4,610,499	\$5,146,773	\$5,940,847	\$6,750,287	\$7,575,322	\$8,416,183
Estimated Development Property Tax Revenues (85.098 mills):									
Residential (Mixed)	0.085098	\$431,259	\$435,571	\$439,927	\$444,326	\$448,769	\$453,257	\$457,790	\$462,368
Retail	0.085098	\$427,573	\$458,839	\$490,688	\$523,128	\$583,976	\$645,988	\$709,183	\$773,577
Employment	0.085098	\$260,552	\$303,643	\$347,570	\$392,346	\$437,982	\$505,556	\$574,438	\$644,647
Total Property Tax Revenues from New Development:		\$1,119,383	\$1,198,054	\$1,278,185	\$1,359,800	\$1,470,727	\$1,604,802	\$1,741,411	\$1,880,592
Total Property Tax Revenues from Existing Development:		\$4,489,354	\$4,534,248	\$4,534,248	\$4,579,590	\$4,579,590	\$4,625,386	\$4,625,386	\$4,671,640
Total Property Tax Revenues:		\$5,608,738	\$5,732,301	\$5,812,433	\$5,939,390	\$6,050,317	\$6,230,188	\$6,366,797	\$6,552,231
Existing Property Tax Base:		\$4,489,354	\$4,534,248	\$4,534,248	\$4,579,590	\$4,579,590	\$4,625,386	\$4,625,386	\$4,671,640
Total Property Tax Increment:		\$1,119,383	\$1,198,054	\$1,278,185	\$1,359,800	\$1,470,727	\$1,604,802	\$1,741,411	\$1,880,592
County Impact:									
County Share of Property Tax Base:	0.012384	\$653,317	\$659,850	\$659,850	\$666,448	\$666,448	\$673,113	\$673,113	\$679,844
County Share of Property Tax Increment:	0.012384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:		\$653,317	\$659,850	\$659,850	\$666,448	\$666,448	\$673,113	\$673,113	\$679,844

Annual Sales Tax Revenue Estimates		Year							
		2028	2029	2030	2031	2032	2033	2034	2035
Estimated Cumulative Commercial Development:									
		85,000	90,000	95,000	105,000	115,000	125,000	135,000	145,000
Estimated Taxable Retail Sales from New Development:	\$250	\$23,240,812	\$24,853,998	\$26,497,123	\$29,579,157	\$32,720,182	\$35,921,069	\$39,182,702	\$42,505,976
Total Sales Tax Revenues from New Development:	3.00%	\$697,224	\$745,620	\$794,914	\$887,375	\$981,605	\$1,077,632	\$1,175,481	\$1,275,179
Total Sales Tax Revenue from Existing Development:		\$9,091,884	\$9,182,803	\$9,274,631	\$9,367,378	\$9,461,051	\$9,555,662	\$9,651,219	\$9,747,731
Total Sales Tax Revenues:		\$9,789,109	\$9,928,423	\$10,069,545	\$10,254,752	\$10,442,657	\$10,633,294	\$10,826,700	\$11,022,910
Existing Sales Tax Base:		\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072
Total Sales Tax Increment:		\$1,476,037	\$1,615,351	\$1,756,473	\$1,941,680	\$2,129,585	\$2,320,222	\$2,513,628	\$2,709,838
County Impact:									
County Share of Sales Tax Base:	2.50%	\$7,576,570	\$7,652,336	\$7,728,859	\$7,806,148	\$7,884,209	\$7,963,052	\$8,042,682	\$8,123,109
County Share of New Sales Tax Revenue:	2.50%	\$581,020	\$621,350	\$662,428	\$739,479	\$818,005	\$898,027	\$979,568	\$1,062,649
Total County Share of Sales Tax Revenue:	2.50%	\$8,157,591	\$8,273,686	\$8,391,287	\$8,545,627	\$8,702,214	\$8,861,078	\$9,022,250	\$9,185,758

Source: Ricker | Cunningham.

Table 2 (cont'd)
Cañon City Area For Reinvestment Expansion Urban Renewal Area
Fremont County Impact Analysis

Development Program

New Development:	
Mixed Residential (units)	200
Retail (sq ft)	150,000
Employment (sq ft)	200,000

Annual Property Tax Revenue Estimates		Year							
		2036	2037	2038	2039	2040	2041	2042	2043
Estimated Cumulative Development Demand:									
Mixed Residential		200	200	200	200	200	200	200	200
Retail		150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Employment		180,000	195,000	205,000	205,000	205,000	205,000	205,000	205,000
Estimated Development Market Value:									
Residential (Mixed)	\$325,000	\$76,979,788	\$77,749,586	\$78,527,082	\$79,312,353	\$80,105,476	\$80,906,531	\$81,715,596	\$82,532,752
Retail	\$200	\$35,529,133	\$35,884,424	\$36,243,269	\$36,605,701	\$36,971,758	\$37,341,476	\$37,714,891	\$38,092,039
Employment	\$150	\$31,976,220	\$34,987,314	\$37,149,350	\$37,520,844	\$37,896,052	\$38,275,013	\$38,657,763	\$39,044,340
Estimated Development Assessed Value:									
Residential (Mixed)	7.2%	\$5,542,545	\$5,597,970	\$5,653,950	\$5,710,489	\$5,767,594	\$5,825,270	\$5,883,523	\$5,942,358
Retail	29%	\$10,303,449	\$10,406,483	\$10,510,548	\$10,615,653	\$10,721,810	\$10,829,028	\$10,937,318	\$11,046,691
Employment	29%	\$9,273,104	\$10,146,321	\$10,773,312	\$10,881,045	\$10,989,855	\$11,099,754	\$11,210,751	\$11,322,859
Estimated Development Property Tax Revenues (85.098 mills):									
Residential (Mixed)	0.085098	\$466,991	\$471,661	\$476,378	\$481,142	\$485,953	\$490,813	\$495,721	\$500,678
Retail	0.085098	\$839,187	\$876,806	\$885,574	\$894,430	\$903,374	\$912,408	\$921,532	\$930,747
Employment	0.085098	\$716,203	\$789,126	\$863,435	\$916,791	\$925,959	\$935,218	\$944,570	\$954,016
Total Property Tax Revenues from New Development:		\$2,022,382	\$2,137,593	\$2,225,387	\$2,292,362	\$2,315,286	\$2,338,439	\$2,361,823	\$2,385,441
Total Property Tax Revenues from Existing Development:		\$4,671,640	\$4,718,356	\$4,718,356	\$4,765,540	\$4,765,540	\$4,813,195	\$4,813,195	\$4,861,327
Total Property Tax Revenues:		\$6,694,022	\$6,855,949	\$6,943,743	\$7,057,902	\$7,080,826	\$7,151,634	\$7,175,018	\$7,246,769
Existing Property Tax Base:		\$4,671,640	\$4,718,356	\$4,718,356	\$4,765,540	\$4,765,540	\$4,813,195	\$4,813,195	\$4,861,327
Total Property Tax Increment:		\$2,022,382	\$2,137,593	\$2,225,387	\$2,292,362	\$2,315,286	\$2,338,439	\$2,361,823	\$2,385,441
County Impact:									
County Share of Property Tax Base:	0.012384	\$679,844	\$686,643	\$686,643	\$693,509	\$693,509	\$700,444	\$700,444	\$707,448
County Share of Property Tax Increment:	0.012384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:		\$679,844	\$686,643	\$686,643	\$693,509	\$693,509	\$700,444	\$700,444	\$707,448

Annual Sales Tax Revenue Estimates		Year							
		2036	2037	2038	2039	2040	2041	2042	2043
Estimated Cumulative Commercial Development:		150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Estimated Taxable Retail Sales from New Development:	\$250	\$44,411,416	\$44,855,530	\$45,304,086	\$45,757,126	\$46,214,698	\$46,676,845	\$47,143,613	\$47,615,049
Total Sales Tax Revenues from New Development:	3.00%	\$1,332,342	\$1,345,666	\$1,359,123	\$1,372,714	\$1,386,441	\$1,400,305	\$1,414,308	\$1,428,451
Total Sales Tax Revenue from Existing Development:		\$9,845,208	\$9,943,660	\$10,043,097	\$10,143,528	\$10,244,963	\$10,347,413	\$10,450,887	\$10,555,396
Total Sales Tax Revenues:		\$11,177,550	\$11,289,326	\$11,402,219	\$11,516,241	\$11,631,404	\$11,747,718	\$11,865,195	\$11,983,847
Existing Sales Tax Base:		\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072	\$8,313,072
Total Sales Tax Increment:		\$2,864,478	\$2,976,254	\$3,089,147	\$3,203,169	\$3,318,332	\$3,434,646	\$3,552,123	\$3,670,775
County Impact:									
County Share of Sales Tax Base:	2.50%	\$8,204,340	\$8,286,383	\$8,369,247	\$8,452,940	\$8,537,469	\$8,622,844	\$8,709,072	\$8,796,163
County Share of New Sales Tax Revenue:	2.50%	\$1,110,285	\$1,121,388	\$1,132,602	\$1,143,928	\$1,155,367	\$1,166,921	\$1,178,590	\$1,190,376
Total County Share of Sales Tax Revenue:		\$9,314,625	\$9,407,772	\$9,501,849	\$9,596,868	\$9,692,837	\$9,789,765	\$9,887,663	\$9,986,539

Source: Ricker | Cunningham.