

From: OEDIT's Bi-Annual RTA Report
 To: Finance Committees (House & Senate); Business Affairs and Labor Committee (House); Business, Labor and Technology Comm. (Senate)
 Sent: For November 1 2018

	Pueblo	Aurora	Colorado Springs "City for Champions"	National Western Center (NWC)	GoNoCO (Loveland, Windsor, Estes Park and Larimer County)
Name, Address & Contact	Jerry Pacheco, Executive Director, Pueblo Urban Renewal Authority, 115 E. Riverwalk, Suite 410, Pueblo, CO 81003. Office: 719-542-2577 / Email: jpacheco@puebloura.org Tony Acri, RTA Project Manager, Pueblo Urban Renewal Authority, 115 E. Riverwalk, Suite 410, Pueblo, CO 81003. Office: 719-542-2577 / Email: Tacri@puebloura.org	Wendy Mitchell, President & CEO, Aurora Economic Development Council, 14001 E. Iliff Ave., Suite 211, Aurora, CO 80014. Office: 303-755-2223 / Email: mitchell@auroraedc.com	Jariah Walker, Executive Director, Colorado Springs Urban Renewal Authority, 30 South Nevada Ave., Suite 603, Colorado Springs, CO 80903. Phone: 719-385-5714 / Email: jwalker@springsgov.com	Tracy Huggins, Executive Director, Denver Urban Renewal Authority, 1555 California St # 200, Denver, CO 80202. Phone: 303-534-3872 / Email: thuggins@renewdenver.org Nikki Holmlund, Fiscal Administrator, 1555 California Street, Suite 200 Denver, Colorado 80202. Phone (720) 913-5195/ Email : Nicole.Holmlund@denvergov.org	Jep Seman, Attorney at Law, JPS Law Group, 1700 Lincoln St., Suite, 2430 Denver, CO 80203. Phone: 720-377-0703 / Email: jseman@jps-law.net
Project Narrative	The project will include a Professional Bull Riders (PBR) University Arena Facility (Phase 1); Expansion of the Pueblo Convention Center/exhibit Hall (Phase 1); Parking structure development (Phase 1); Construction of a two-story Boat House and Gateway Center Facility (Phase 2); Construction of Aquatic Center and Water Park (Phase 3)	Development of a Gaylord Entertainment Company style 1,501-room, 400,000 square foot hotel and conference center.	The City for Champions project has four distinct elements: US Olympic Museum and Hall of Fame - CO Sports & Event Center; UCCS Sports Medicine & Performance Center; Relocate the Air Force Academy Visitor's Center	The NWC Project, includes new multi-purpose facilities for the National Western Stock Show including: New livestock center and stockyards; equestrian center with equine sports medicine facility; revitalized riverfront; infrastructure and connectivity to surrounding neighborhoods.	The Go NoCO Project has four distinct elements: Stanley Film Center; Peligrande Resort & Windsor Conference Center; Indoor Waterpark Resort of the Rockies; U.S. Whitewater Adventure Park.
Project Boundaries	Please see attached "RTA Zone Maps" document.	Please see attached "RTA Zone Maps" document.	Please see attached "RTA Zone Maps" document.	Please see attached "RTA Zone Maps" document.	Please see attached "RTA Zone Maps" document.
Term and Percentage	Base Year 05/01/2011 - 04/30/12	05/01/2011 - 04/30/12 - No existing revenue in zone.	Base Year 12/01/12 - 11/30/13	Base Year 12/01/2014-11/30/2015	Base Year 12/01/2014-11/30/2015
Financing Terms	Beginning 5/18/12 the project shall not exceed 50 years. From 5/1/12 to 4/30/22 the TIF percentage shall be 24.7%. From 5/1/22 on the TIF percentage shall be 3.3% until the earlier of either the date on which \$35.7M has been paid or the 50 year maximum.	The period of time commencing upon the date of opening and placement in service of the project and expiring thirty (30) years thereafter.	Beginning 12/16/13, the effective date, TIF revenue payments are subject to an aggregate cap of \$120.5M but in no event shall the financing term exceed fifty (50) years.	Beginning 11/12/15, the effective date, TIF revenue payments are subject to an aggregate cap of \$121.5M with an expiration date of 12/10/2051.	Beginning 11/12/15, the effective date, TIF revenue payments are subject to an aggregate cap of \$86.1M with an expiration date of 11/12/2045.
Effective (EDC Approval) Date / TIF Percentage	5-18-12 / See "Terms" above.	5-18-12 / 65.8%	Effective Date / % 12-16-13 / 13.08%	Effective Date / % 11-12-15 / 1.83%	Effective Date / % 11-12-15 / 20.48%
Amount of Sales Tax Diverted (sales tax expenditures)	05/01/12 - 04/30/13 \$ 323,355.06 05/01/13 - 04/30/14 \$ 554,298.57 05/01/14 - 04/30/15 \$ 1,107,545.86 05/01/15 - 04/30/16 \$ 1,772,803.78 05/01/16 - 04/30/17 \$ 1,881,266.83 05/01/17 - 04/30/18 \$ 2,726,155.93 TOTAL \$ 8,365,426.03	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	12/1/13 - 11/30/14 \$ 760,632.07 12/1/14 - 11/30/15 \$ 2,167,943.91 12/1/15 - 11/30/16 \$ 2,736,155.93 12/1/16 - 11/30/17 \$ 3,634,358.76 TOTAL \$ 9,289,090.67	12/1/15 - 11/30/16 \$ 17,052.02 12/1/16 - 11/30/17 \$ 133,161.63 TOTAL \$ 150,213.65	11/1/15 - 10/1/16 \$ 141,540.34 11/1/16 - 10/1/17 \$ 162,828.45 TOTAL \$ 304,368.69
Actual Sales Tax Collected	DOR Baseline \$ 38,823,332.20 05/01/12 - 04/30/13 \$ 40,131,399.85 05/01/13 - 04/30/14 \$ 41,068,518.12 05/01/14 - 04/30/15 \$ 43,307,323.55 05/01/15 - 04/30/16 \$ 46,000,675.45 05/01/16 - 04/30/17 \$ 46,439,797.09 05/01/17 - 04/30/18 \$ 48,812,637.38	Zero since no sales tax collected in zone \$ - \$ - \$ - \$ - \$ - \$ -	DOR Baseline \$ 169,503,177.64 12/01/13 - 11/30/14 \$ 175,318,407.57 12/01/14 - 11/30/15 \$ 186,077,672.33 12/01/15 - 11/30/16 \$ 190,345,348.33 12/01/16 - 11/30/17 \$ 197,288,795.06	DOR Baseline \$ 214,866,527.20 12/01/15 - 11/30/16 \$ 215,798,331.44 12/01/16 - 11/30/17 \$ 222,143,119.13	DOR Baseline \$ 7,420,660.63 12/01/15 - 11/30/16 \$ 8,111,775.10 12/01/16 - 11/30/17 \$ 8,215,832.48
Project Expenditures	2012-2013 \$ - 2013-2014 \$ 554,298.57 2014-2015 \$ 302,677.99 2015-2016 \$ 506,720.34 2016-2017* \$ 258,346.09 2017-2018* \$ 4,796,348.89 TOTAL \$ 6,418,391.88	\$ - \$ - \$ - \$ - \$ - \$ -	2013-2014 \$ 6,180.13 2014-2015 \$ 19,564.00 2015-2016 \$ 43,494.44 2016-2017* \$ 13,807,676.00 2017-2018 \$ - TOTAL \$ 13,876,914.57	2016-2017 \$ - 2017-2018 \$ 28,061.72 TOTAL \$ 28,061.72	2016-2017 \$ - 2017-2018 \$ 47,422.00 TOTAL \$ 47,422.00
* May include expenditures funding by Dedicated Revenue and other sources	2015-2016 \$ 506,720.34 2016-2017* \$ 258,346.09 2017-2018* \$ 4,796,348.89 TOTAL \$ 6,418,391.88	\$ - \$ - \$ - \$ - \$ -	2015-2016 \$ 43,494.44 2016-2017* \$ 13,807,676.00 2017-2018 \$ - TOTAL \$ 13,876,914.57	2016-2017 \$ - 2017-2018 \$ 28,061.72 TOTAL \$ 28,061.72	2016-2017 \$ - 2017-2018 \$ 47,422.00 TOTAL \$ 47,422.00
Projected Sales Tax Revenue		Project broke ground in the fall of 2015. However, the RTA TIF doesn't take affect until the project is fully operational.			
Comparison: Actual vs. Projected Sales Tax	RTA TIF Year 2018 (Actual / Proj.) \$48.8M / 47.2M	SOM / SOM	Through 2017 (Actual / Proj.) \$197.3M / \$108M	No actual sales tax revenues have been reported by the DOR yet. Through 2018 (Actual / Proj.) 222.1M / 227.7M	No actual sales tax revenues have been reported by the DOR yet. Through 2018 (Actual / Proj.) 8.2M / 8.2M
# Net New & Direct FTE's by category w/ wages & health benefits	Find Attached	Find Attached	Find Attached	Find Attached	N/A project hasn't broken ground yet.
Assessment of overall Effectiveness	37 new ongoing and construction jobs have been created as of the end date of this report. A total of \$13.3 million has been injected into the local and state economy as of 6/30/18	1,085,200 room nights have been booked. Approximately 81% of the room reservations have been made by groups and businesses that have never held a meeting in Colorado before.	Construction of project elements has spurred construction employment for the USOM Project Element. Other Elements are expected to start construction soon. Very large redevelopment plans are underway in downtown Colorado Springs which have been stimulated in part by the RTA development.	The NWSS, the signature event at the site, has experienced a 3.1% growth in attendance this year over the 2017 event. At the same time, exhibitors and event hosting groups are aware of the new NWC facility and have already begun conversation on exhibit and event relocation to the site in the future.	Due to the preliminary phase of the project, the NCRTA has not undertaken the statutory economic analyses assessing the overall effectiveness of the RTA award.

Pueblo
Regional Tourism Zone Map
&
Net New Jobs by CDLE
Category

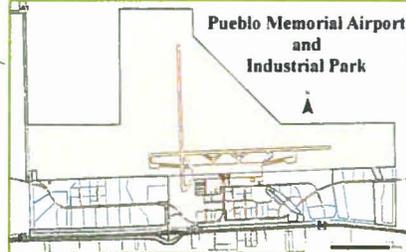
City of Pueblo

November 1, 2012

EXHIBIT A-1



PUEBLO WEST



XCEL



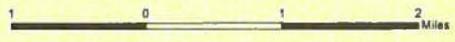
Annexations:
May 18, 2011 to May 17, 2012
May 19, 2012 to November 1, 2012



Legend

Annexations:
Lime Rd and Lead Track Annex (8/24/12)
St. Charles Industrial Park (04/09/2012)

City Limits City Parks
Lakes and Rivers

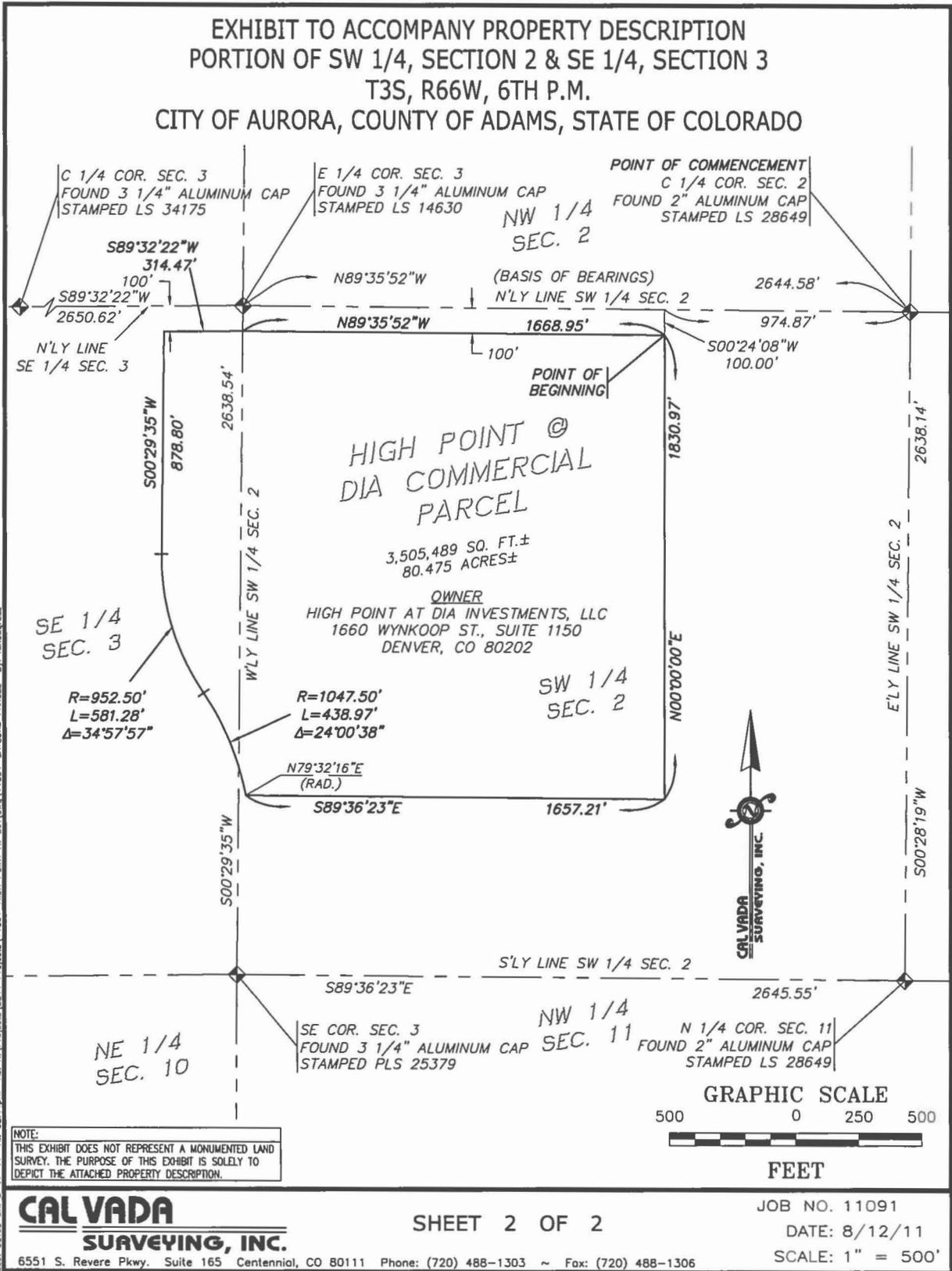


City of Pueblo Map
November 1, 2012

Drawn by
City of Pueblo GIS Division
10/26/2012

Aurora/Gaylord
Regional Tourism Zone Map
&
Net New Jobs by CDLE
Category

Exhibit A - Regional Tourism Zone Legal Description & Map: Parcel A



Aurora Jobs by CDLE Category

Occupation Code	Occupation Title	Quantity	Average Annual Wage	Health Insurance Benefits (Yes or No)
11-1021	General & Operations Managers	51	\$104,623.63	Y
11-2011	Advertising and Promotions Managers	0	\$0.00	
11-2021	Marketing Managers	0	\$0.00	
11-2022	Sales Managers	4	\$68,000.00	Y
11-3011	Administrative Services Managers	4	\$53,137.50	
11-3031	Financial Managers	2	\$83,750.00	Y
11-3061	Purchasing Managers	7	\$62,221.67	Y
11-9081	Lodging Managers	0	\$0.00	
11-9199	Other Managers	15	\$80,965.88	Y
11-9021	Construction Managers	114	\$89,030.77	Y
17-2111	Health and Safety Engineers	18	\$70,637.25	Y
47-2061	Construction Laborers	708	\$52,790.83	Y
47-2073	Construction Equipment Operators	42	\$45,956.50	Y
47-4099	Construction and Related Workers	471	\$57,667.01	Y
17-1022	Surveyors	9	\$66,000.00	Y
11-9041	Architectural and Engineering Managers	12	\$83,000.00	Y
17-1011	Architects	2	\$80,000.00	Y
17-3011	Architectural and Civil Drafters	9	\$59,994.67	Y
27-1025	Interior Design	2	\$90,000.00	Y
17-1012	Landscape Architects	1	\$75,000.00	Y
17-2141	Mechanical Engineers	1	\$80,000.00	Y
17-3013	Mechanical Drafters	4	\$57,000.00	Y
17-3027	Mechanical Engineering Technicians	1	\$65,000.00	Y
17-2071	Electrical Engineer	1	\$88,500.00	Y
17-3012	Electrical Drafters	0	\$0.00	Y
17-3023	Electrical Engineering Technicians	0	\$0.00	Y
17-2199	Structural Engineer	1	\$105,000.00	Y
17-2051	Civil Engineer	1	\$90,300.00	Y
17-3022	Civil Engineering Technicians	0	\$0.00	Y
17-2081	Environmental engineer	0	\$0.00	Y
27-4014	Sound engineering Technicians	0	\$0.00	Y
19-3051	Urban Planner	0	\$0.00	Y

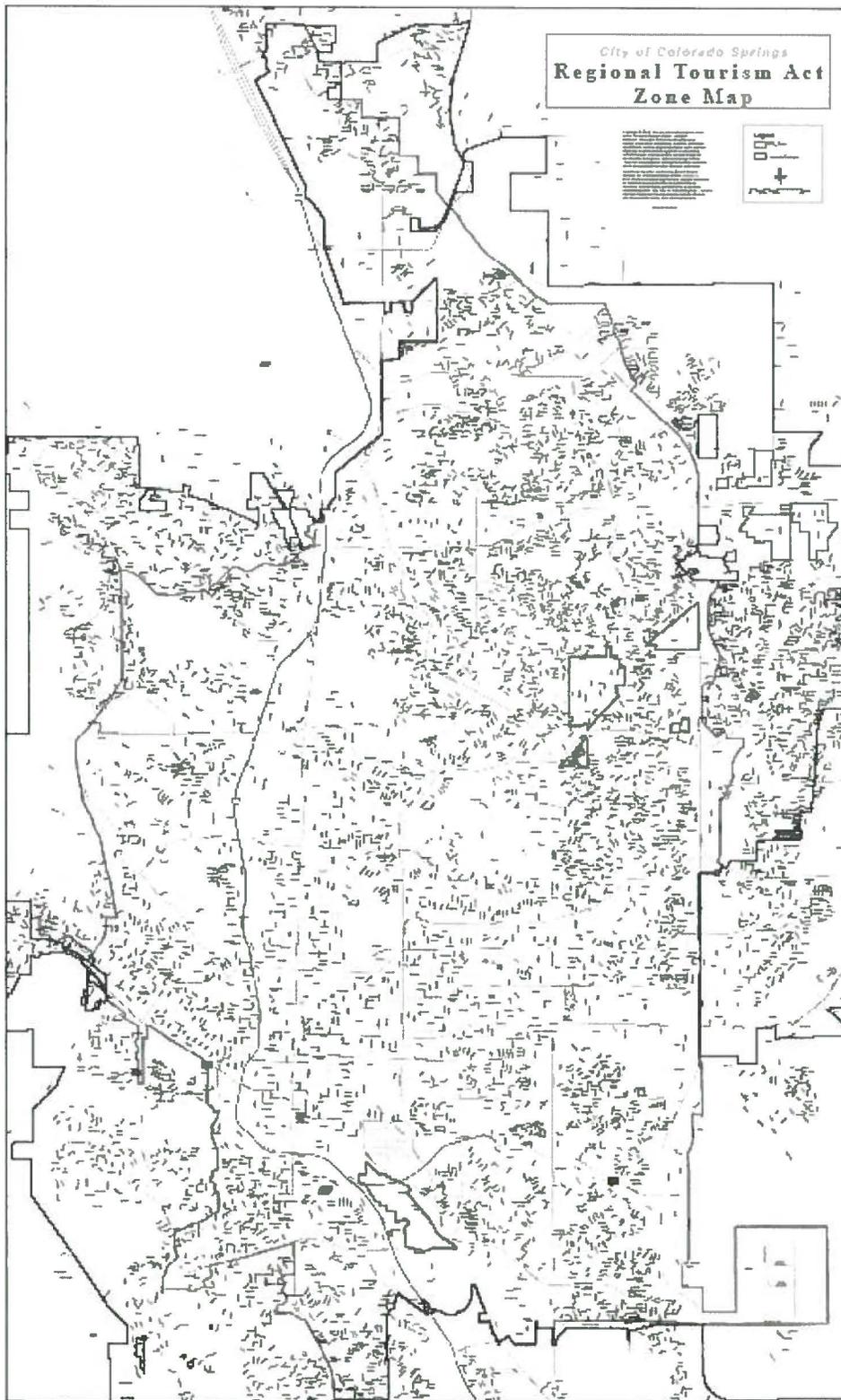
23-2093	Title Examiners, searchers	0	\$0.00	Y
13-2053	Insurance Underwriter	0	\$0.00	Y
13-1161	Market Research Analysts and Marketing Specialists	0	\$0.00	Y
13-2011	Accountants	12	\$63,461.33	Y
13-2051	Financial Analysts	0	\$0.00	Y
13-2031	Budget Analysts	0	\$0.00	Y
15-2031	Operations Research Analysts	0	\$0.00	Y
43-0000	Office and Administrative Support Occupations	20	\$53,095.00	Y
43-6011	Executive Secretaries and Executive Administrative Assistants	3	\$46,450.00	Y
43-6012	Legal Secretaries	0	\$0.00	Y
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	3	\$40,760.00	Y
43-9199	Office and Administrative Support Workers, All Other	6	\$56,888.80	Y
51-4041	Machinists	0	\$0.00	Y
53-7032	Excavating and Loading Machine and Dragline Operators	0	\$0.00	Y
23-1011	Lawyers	0	\$0.00	Y
23-2011	Paralegals and Legal Assistants	0	\$0.00	Y
53-3032	Heavy and Tractor-Trailer Truck Drivers	2	\$55,790.00	Y
TOTALS		1526		

Colorado Springs Regional Tourism Zone Map

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Net New Jobs by CDLE Category

EXHIBIT A



City for Champions New Jobs Directly Created as Defined by CDLE

United States Olympic Museum

RTA Annual Report Template- United States Olympic Museum

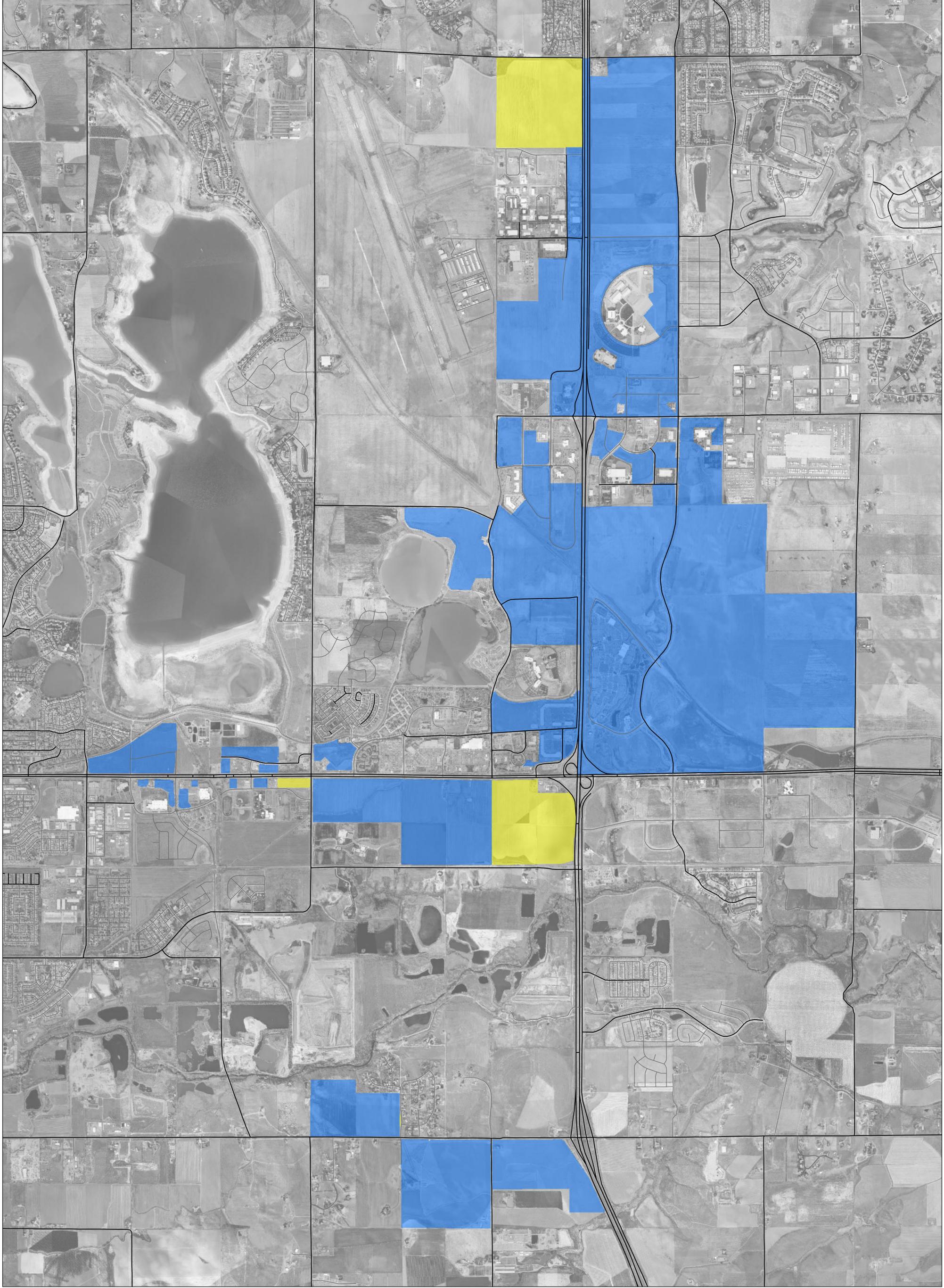
Occupation Code ₁	Occupation Title	Quantity	Avg. Annual Wage Colorado ₂	Health Insurance (Yes or No)	Hire Date	Employer	Anticipated Term
11-1010	Chief Executive	1	\$ 214,090	yes	2017	USOM	Life of Museum
11-1021	Chief Operations Manager	1	\$ 131,020	yes	2016	USOM	Life of Museum
11-1021	Administrative Services Manager1	1	\$ 105,870	yes	2015	USOM	Life of Museum
11-3031	Financial Manager	1	\$ 159,470	yes	2015	Barrie Projects	5 yrs.
11-9021	Construction Managers	5	\$ 92,370	yes	2015	USOM	6 yrs.
13-1050	Cost Estimators	3	\$ 74,830	yes	2015	Dharam; GEJ	2yrs.
13-1131	Fundraisers	2	\$ 55,570	yes	2015	Suddes Group	1 yr.
13-1161	Market Research and Marketing	3	\$ 73,300	yes	2017	Vladmir Jones	2 yrs.
13-2011	Accountants and auditors	3	\$ 77,400	yes	2017	CLA/ Dazzio	3 yrs.
13-2051	Financial Analysts	1	\$ 112,000	yes	2016	Baum	3 mths.
13-2053	Insurance Underwriters	1	\$ 76,530	yes	2015	HUB	Life of Museum
13-2072	Loan Officers	2	\$ 74,250	yes	2017	UMB	5 yrs.
15-1151	Web Developers	1	\$ 64,510	yes	2015	USOM	1 yr.
15-1152	Computer Network Support	3	\$ 68,300	yes	2015	USOM	Life of Museum
17-0000	Architectre and Engineerring Occupations	50	\$ 89,580	yes	2015	multiple	4 yrs.
17-1022	Surveyors	3	\$ 60,740	yes	2015	Classic and GEJ	1 yr.
17-2072	Electronics Engineers	6	\$ 6	yes	2016	Rimrock	2 yrs.
17-2131	Materials Enginerrrs	3	\$ 98,550	yes	2017	Terracon	1 yr.
17-2081	Environmental Engineers	1	\$ 97,080	yes	2015	Terracon	3 yrs.
17-2199	Engineers, All Other	3	\$ 107,150	yes	2015	Terracon	3 yrs.
17-3022	Civil Engineering Technicians	4	\$ 48,630	yes	2017	Terracon	2 yrs.
23-1011	Lawyers	1	\$ 138,130	yes	2015	LRA	Life of Museum
27-000	Arts, Design, Entertainment, and Media Occupations	15	\$ 57,540	yes	2015	Barrie Projects/Centre Screen	4 yrs.
27-1025	Graphic Designers	3	\$ 53,510	yes	2017	USOM	1 yr.
43-1011	First Line Supervisors- Office and Administrative Support Workers (Approved April 9, 2010)	13	\$ 57,890	yes	2015	USOM and GEJ	Life of Museum
43-3031	Bookkeeping, Accounting	3	\$ 40,290	yes	2015	USOM	Life of Museum
47-000	Construction and Extraction Occuations	106	\$ 46,340	yes	2017	GEJ and subs	3 yrs.
47-2031	Carpenters	11	\$ 45,040	yes	2018	GEJ and subs	1yr
49-2022	Telecommunications Equipment Installers	1	\$ 62,460	yes	2018	Linx	1 yr.

Total 251

₁ From US Department of Labor Bureau Statistics Occupational Employment

₂ Bureau of Labor Statics May 2016 State Occupational Employment and Wages Estimates Colorado

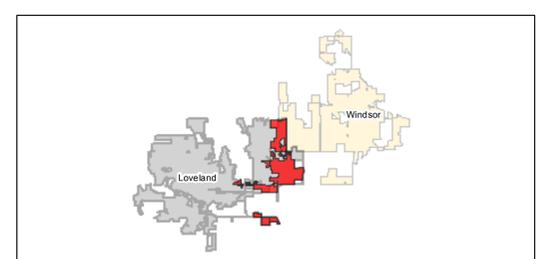
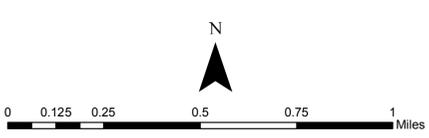
Go NoCO
Regional Tourism Zone
Maps

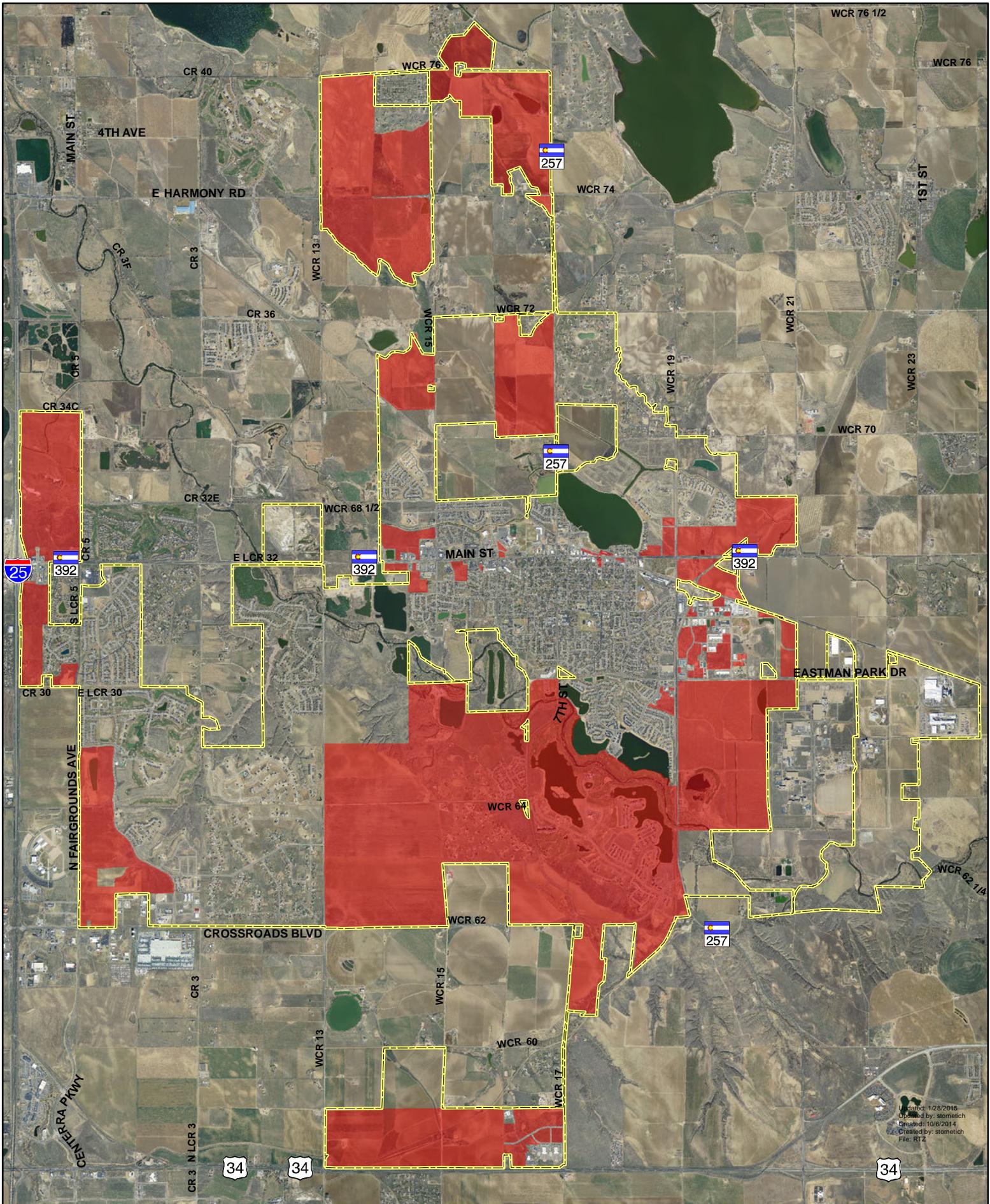


County vs. Loveland RTZs

- County**
- Loveland**

Loveland RTZ





Updated: 1/28/2015
 Prepared by: stometch
 Created: 10/6/2014
 Created by: stometch
 File: RTZ



REGIONAL TOURISM ZONE

 Windsor RTZ  Town Limits

N



1 inch equals 1 mile

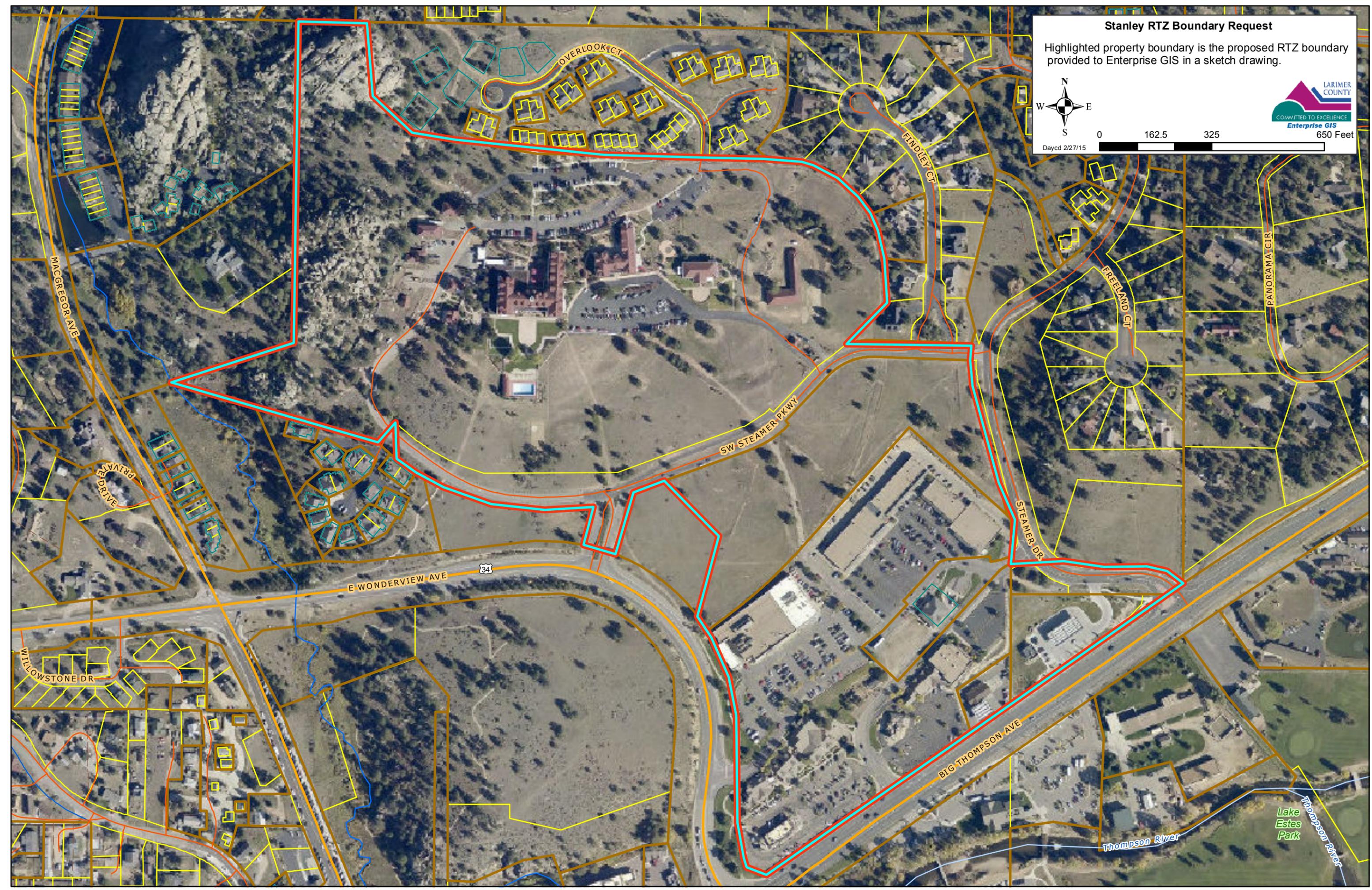
Stanley RTZ Boundary Request

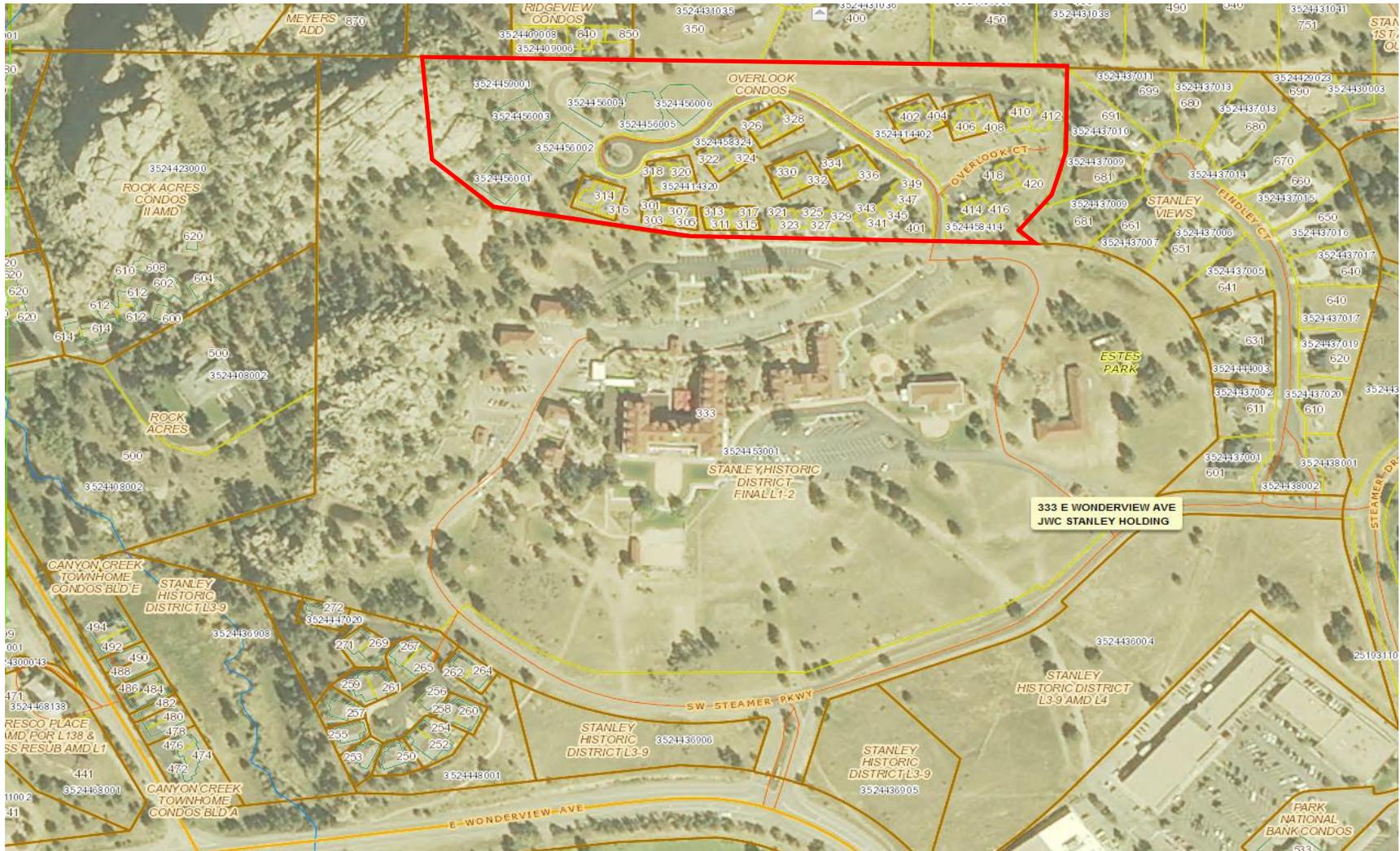
Highlighted property boundary is the proposed RTZ boundary provided to Enterprise GIS in a sketch drawing.



0 162.5 325 650 Feet

Daycd 2/27/15





333 E WONDERSVIEW AVE
JWC STANLEY HOLDING

National Western Center
Regional Tourism Zone
Map
&
Net New Jobs by CDLE
Category

City and County of Denver Regional Tourism Zone

