

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: Only for 11/1/16

		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		James W. Rees, Executive Director, Colorado Springs Urban Renewal Authority, 30 South Nevada Ave., Suite 502, Colorado Springs, CO 80903. Phone: 719-385-5714 / Email: reescsur@gmail.com		Lotte Lieb Dula, Financial Strategist, National Western Center, 201 W. Colfax Ave Dept. 205, Denver, CO 80202. Phone: 720-913-8853 / Email: lotte.dula@denvergov.org		Jep Seman, Attorney at Law, JPS Law Group, 1700 Lincoln St., Suite, 1530 Denver, CO 80203. Phone: 720-377-0703 / Email: jsenan@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); Construction of a two-story Boat House and Gateway Center Facility (Phase 2); Construction of Aquatic Center and Water Park (Phase 3); Parking structure development throughout.	Development of a Gaylord Entertainment Company style 1,500-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; Re-locate 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.
Financing 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.	Financing Terms	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.	Financing Terms	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. (Note revneue accumulation calculation and cap is based on 30 year period starting in 2021)	Financing Terms	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 Date / TIF Percentage	5-18-12 / See "Terms" above.	5-18-12 / 65.8%	Effective Date / TIF %	12-16-13 / 13.08%	Effective Date / TIF %	11-12-15 / 1.83%	Effective Date / TIF %	11-12-15 / 20.48%
Amount of Sales Tax Diverted (sales tax expenditures) aka % of the increment	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	\$ -	12/1/13 - 11/30/14	\$ 760,632.07				
	05/01/15 - 04/30/16	\$ 1,772,803.78	\$ -	12/1/14 - 11/30/15	\$ 2,167,943.91				
	Cumulative TOTAL	\$ 3,758,003.27	\$ -	Cumulative TOTAL	\$ 2,928,575.98	Cumulative TOTAL	\$ -	Cumulative TOTAL	\$ -
Actual Total Sales Tax Collected in the Zone	DOR Baseline	\$ 38,823,332.20	Zero since RTA zone is currently being developed.	DOR Baseline	\$ 169,503,177.64	DOR Baseline	\$ 214,866,527.20	DOR Baseline	Under review at DOR
	05/01/12 - 04/30/13	\$ 40,131,399.85	\$ -						
	05/01/13 - 04/30/14	\$ 41,068,518.12	\$ -	12/1/13 - 11/30/14	\$ 175,318,407.57				
	05/01/14 - 04/30/15	\$ 43,307,323.55	\$ -	12/1/14 - 11/30/15	\$ 186,077,672.33				
	05/01/15 - 04/30/16	\$ 46,000,675.45				12/01/15 - 11/30/16		12/01/15 - 11/30/16	
Project Expenditures	2012-2013	\$ -	\$ -	2014-2015 2015-2016 Cumulative TOTAL Balance 6/30/16	\$ 19,564.00				
	2013-2014	\$ 554,298.57	\$ -		\$ 43,494.44				
	2014-2015	\$ 302,677.99	\$ -		\$ 63,058.44				
	2015-2016	\$ 506,720.34	\$ -		\$ 2,865,517.54				
	Cumulative TOTAL	\$ 1,363,696.90	\$ -						
Balance 6/30/16		\$ 2,394,306.37	\$ -						
Comparison: Actual vs. Projected Sales Tax			Project broke ground in the fall of 2015. However, the RTA TIFF doesn't take affect until the project is fully operational.				No actual sales tax revenues have been reported by the DOR yet.		No actual sales tax revenues have been reported by the DOR yet.
	Baseline (Actual / Proj.)	\$38.8M / \$29.5M	\$0M / \$0M	Baseline (Actual / Proj.)	\$169.5M / \$100.2M	Baseline (Actual / Proj.)	\$214.9M / \$186.8M	Baseline (Actual / Proj.)	Under DOR review / \$7.5M
	2016 (Actual / Proj.)	\$46.0M / \$32.9M	\$0M / \$0M	2016 (Actual / Proj.)	\$186.1M / \$104.9M	2016 (Actual / Proj.)	N/A	2016 (Actual / Proj.)	N/A
# Net New & Direct FTE's by category w/ wages & health benefits		Find attached	Find attached		Find attached		N/A project hasn't broken ground yet.		N/A project hasn't broken ground yet.
Assessment of overall Effectiveness		N/A project hasn't broken ground yet.	N/A project wasn't inaugurated yet.		N/A project wasn't inaugurated yet.		N/A project hasn't broken ground yet.		N/A project hasn't broken ground yet.

New Jobs Directly Created as Defined by CDLE

City for Champions - RTA Annual Report Template 2015-2016

Occupation Code (CDLE Tab)	Occupation Title	Quantity	Avg. Annual Wage	Health Insurance (Yes or No)	Hire Date
Sports Medicine and Performance Center					
25-1071	Clinical Teaching Professor	1	\$ 100,000	yes	Hired in 2016
United States Olympic Museum					
13-2051	Financial Analysts: GK Baum*	1	0.79% of bond principle	yes	4/27/2016
13-2051	Financial Analysts: North Slope**	1	\$ 32,000	yes	3/28/2016
Sports and Events Center					
13-2051	Financial Analysts: HVS***	1	Private third party contract		4/30/2016
Total		4			

* GKB is the underwriter for the bonds. No specific jobs are created. Compensation is tied to the cost of issuance of the bonds.

** North Slope Advisors is the Financial Advisor certifying the bond pricing. No specific jobs are created.

*** HVS conducting the feasibility study for the Event Center. No specific jobs are created.

New Jobs Directly Created as Defined by CDLE

Pueblo RTA Annual Report Template - Fiscal Year End 6/30/16

Occupation Code (CDLE Tab)	Occupation Title	Quantity	Avg. Annual Wage*	Health Insurance (Yes or No)	Cost Per Hr if Available	Observations
43-6011	Executive Secretaries & Administrative Assistants	1	\$ 42,500	y		Operations Coordinator
27-3031	Public Relations Specialists	1	\$ 43,680	y		Director of Community Relations
17-2051	Civil Engineer	1	\$ 63,000	y		Project Manager
13-2011	Attorney	1	\$ 3,363	unknown		Brownstein Hyatt Farber Schreck, LLP
19-2041	Environmental Scientists and Specialists	1	\$ 12,500	unknown		CHJohnson Consulting Inc.
37-3011	Landscape	1	\$ 400	unknown		Chem-Way Lawn Care
19-3051	Urban Planning	1	\$ 10,181	unknown		City of Pueblo
17-1011	Architect Team	1	\$ 428,990	unknown		Convergence Design
47-4011	Construction	1	\$ 26,643	unknown		Cumming Construction
27-1024	Graphic Designers/ Sign Printing	1	\$ 1,540	unknown		Express Signs
19-3051	Urban Planning	1	\$ 17,997	unknown		HARP Authority
13-1051	Appraisal Services	1	\$ 5,000	unknown		I J Hill Appraisal Services
17-1011	Architect Team	1	\$ 20,341	unknown		Kleinfelder
17-1011	Architect Team with Convergence	1	\$ 8,593	unknown		Matrix Design Group
13-2011	Accountant	1	\$ 6,020	unknown	\$ 175.00	McPherson, Breyfogle, Daveline& Goodrich, PC
13-2011	Attorney	1	\$ 14,070	unknown	\$ 175.00	Mullans, Piersel & Reed PC
13-2011	Attorney	1	\$ 2,245	unknown	\$ 350.00	Mullikan Weiner Berg & Jolivet PC
17-1011	Architect Team	1	\$ 31,438	unknown		NorthStar Engineering
?	Abatement Team	1	\$ 8,027	unknown		Occupational Health Technologies Inc
13-2011	Attorney	1	\$ 18,645	unknown	\$ 200.00	Paul C. Benedetti
47-2073	Construction Equipment Operator	1	\$ 31,530	unknown		Pavement Maintenance Services
13-2011	Attorney	1	\$ 1,752	unknown		Sunflower Bank
Total		22				

Please note that the time period for this report is 07/01/2014-06/30/2016

*For groups, figures represent total dollars spent during the period

New Jobs Directly Created as Defined by CDLE

Aurora/Gaylord – RTA Annual Report Template 2015-2016

Item 5: *Economic Analysis that assesses the actual overall effectiveness of the Regional Tourism Project to Date*

Category	Response
Number of new jobs directly created by the project in each category as defined by CDLE and the wages and health benefits for jobs in each category	See Below, Exhibit A: New Jobs Directly Created as Defined by CDLE; Exhibit B: List of Subcontractors and Suppliers

Exhibit A: New Jobs Directly Created as Defined by CDLE

Occupation Code	Occupation Title	Quantity	Average Annual Wage	Health Insurance Benefits (Yes or No)
11-1021	General & Operations Managers	4	\$136,000.00	Y
11-2022	Sales Managers	7	\$102,714.29	Y
11-3011	Administrative Services Managers	4	\$54,000.00	Y
11-3061	Purchasing Managers	1	\$60,000.00	Y
11-9199	Other Managers	4	\$128,500.00	Y
11-9021	Construction Managers	30	\$110,098.79	Y

Occupation Code	Occupation Title	Quantity	Average Annual Wage	Health Insurance Benefits (Yes or No)
11-9041	Architectural and Engineering Managers	6	\$120,000.00	Y
17-1011	Architects	11	\$77,545.45	Y
17-3011	Architectural and Civil Drafters	14	\$57,601.67	Y
17-1012	Landscape Architects	7	\$68,392.86	Y
17-1022	Surveyors	2	\$50,000.00	Y
17-2111	Health and Safety Engineers	8	\$70,778.25	Y
17-2141	Mechanical Engineers	14	\$58,323.43	Y
17-3013	Mechanical Drafters	29	\$51,805.31	Y
17-3027	Mechanical Engineering Technicians	1	\$35,000.00	Y
17-2071	Electrical Engineers	6	\$88,500.00	Y
17-3012	Electrical Drafters	5	\$55,512.00	Y
17-2199	Structural Engineers	5	\$73,320.00	Y
17-2051	Civil Engineers	4	\$90,300.00	Y
17-3022	Civil Engineering Technicians	9	\$45,250.00	Y
47-2061	Construction Laborers	158	\$40,412.84	Y

Occupation Code	Occupation Title	Quantity	Average Annual Wage	Health Insurance Benefits (Yes or No)
47-2073	Construction Equipment Operators	49	\$62,984.00	Y
47-4099	Construction and Related Workers	79	\$72,688.86	Y
27-1025	Interior Design	10	\$74,800.00	Y
13-2011	Accountants	2	\$45,340.00	Y
43-0000	Office and Administrative Support Occupations	19	\$56,116.44	Y
43-6011	Executive Secretaries and Executive Administrative Assistants	2	\$37,000.00	Y
43-6012	Legal Secretaries	1	\$60,000.00	Y
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	1	\$47,760.00	Y
43-9199	Office and Administrative Support Workers, All Other	2	\$38,100.00	Y
23-1011	Lawyers	2	\$230,000.00	Y
23-2011	Paralegals and Legal Assistants	1	\$80,000.00	Y

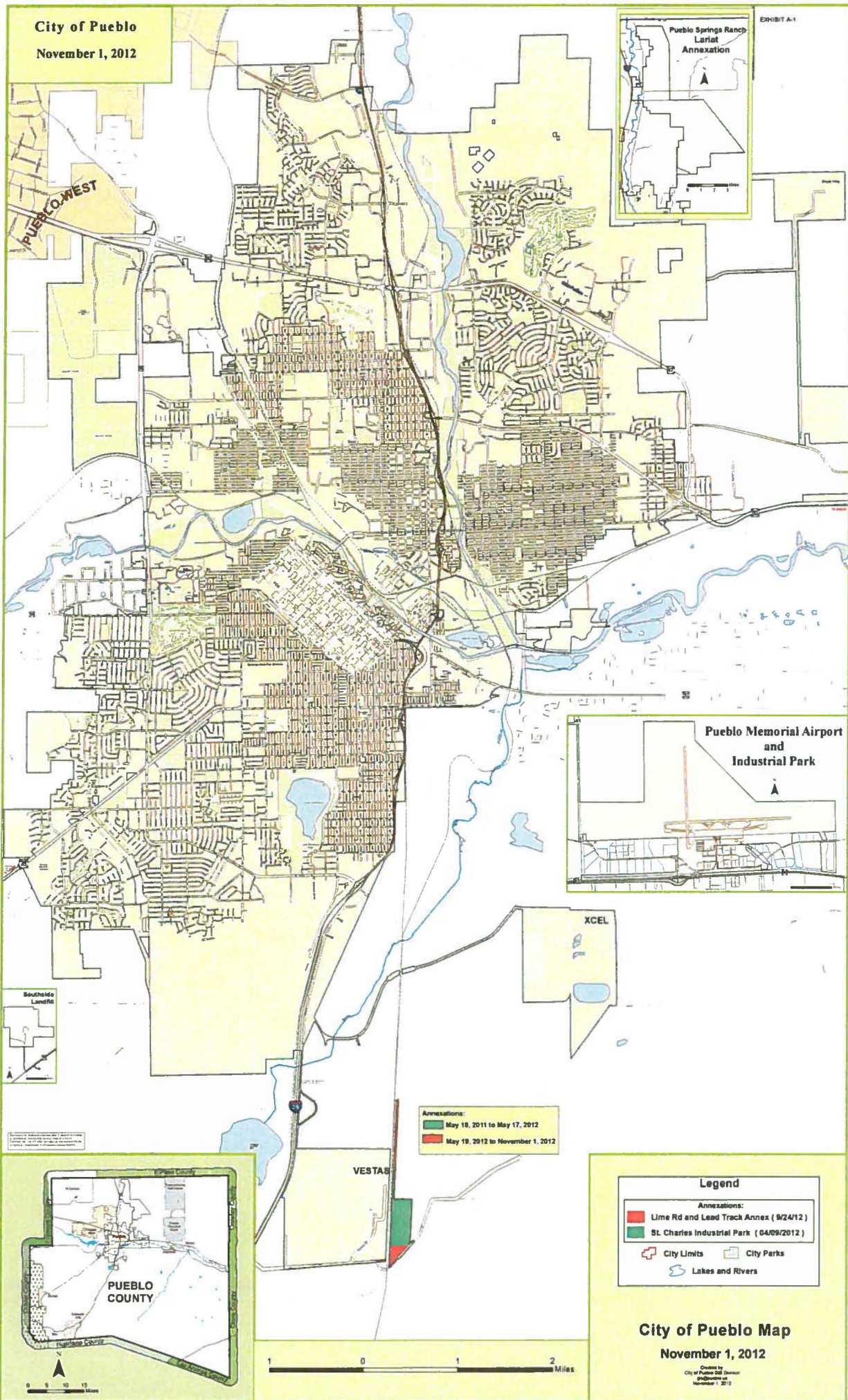
Occupation Code	Occupation Title	Quantity	Average Annual Wage	Health Insurance Benefits (Yes or No)
53-3033	Light Truck or Delivery Services Drivers	13	\$56,000.00	Y

Pueblo

Regional Tourism Zone Map

City of Pueblo

November 1, 2012



Aurora/Gaylord Regional Tourism Zone Map

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

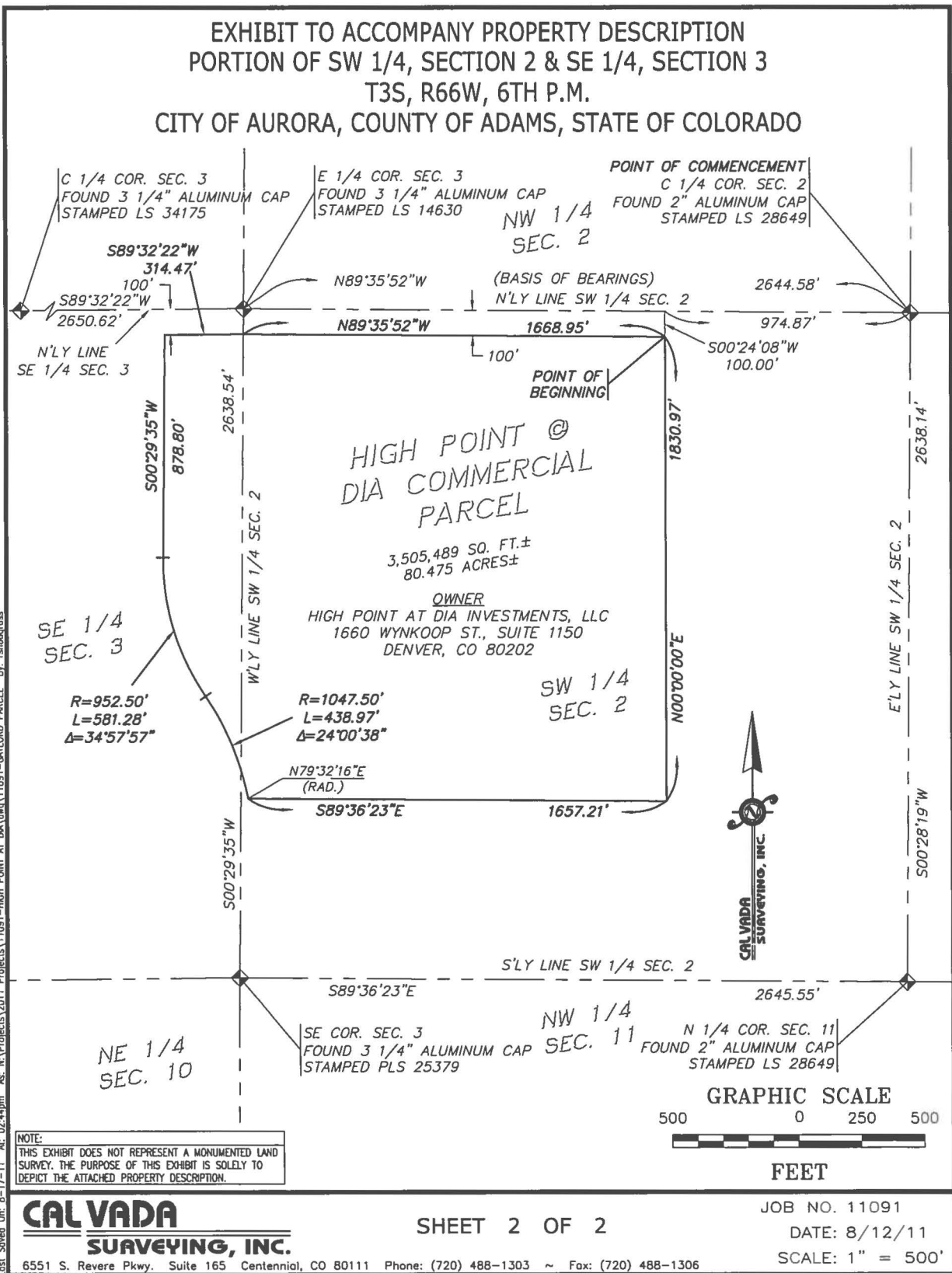
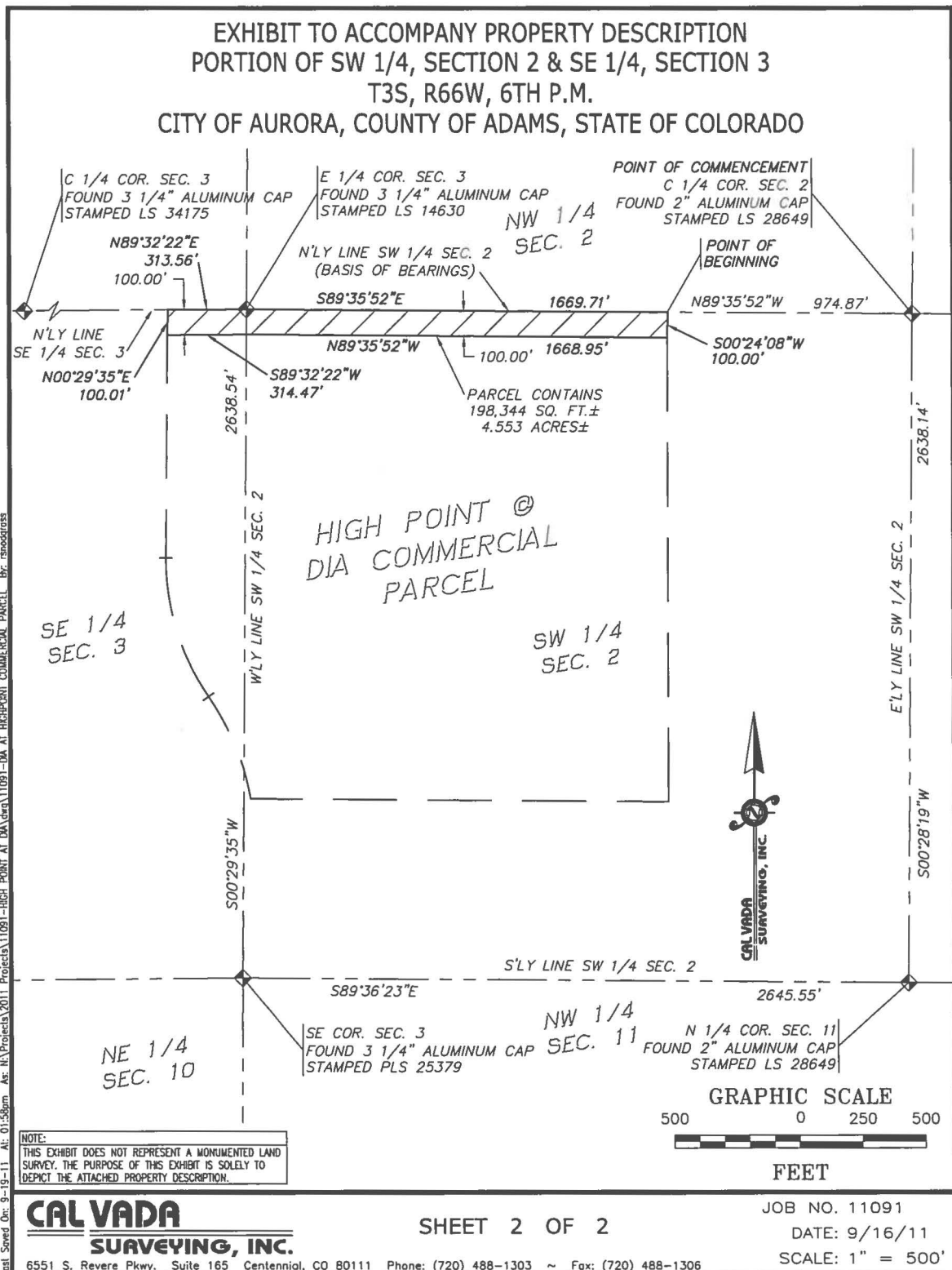
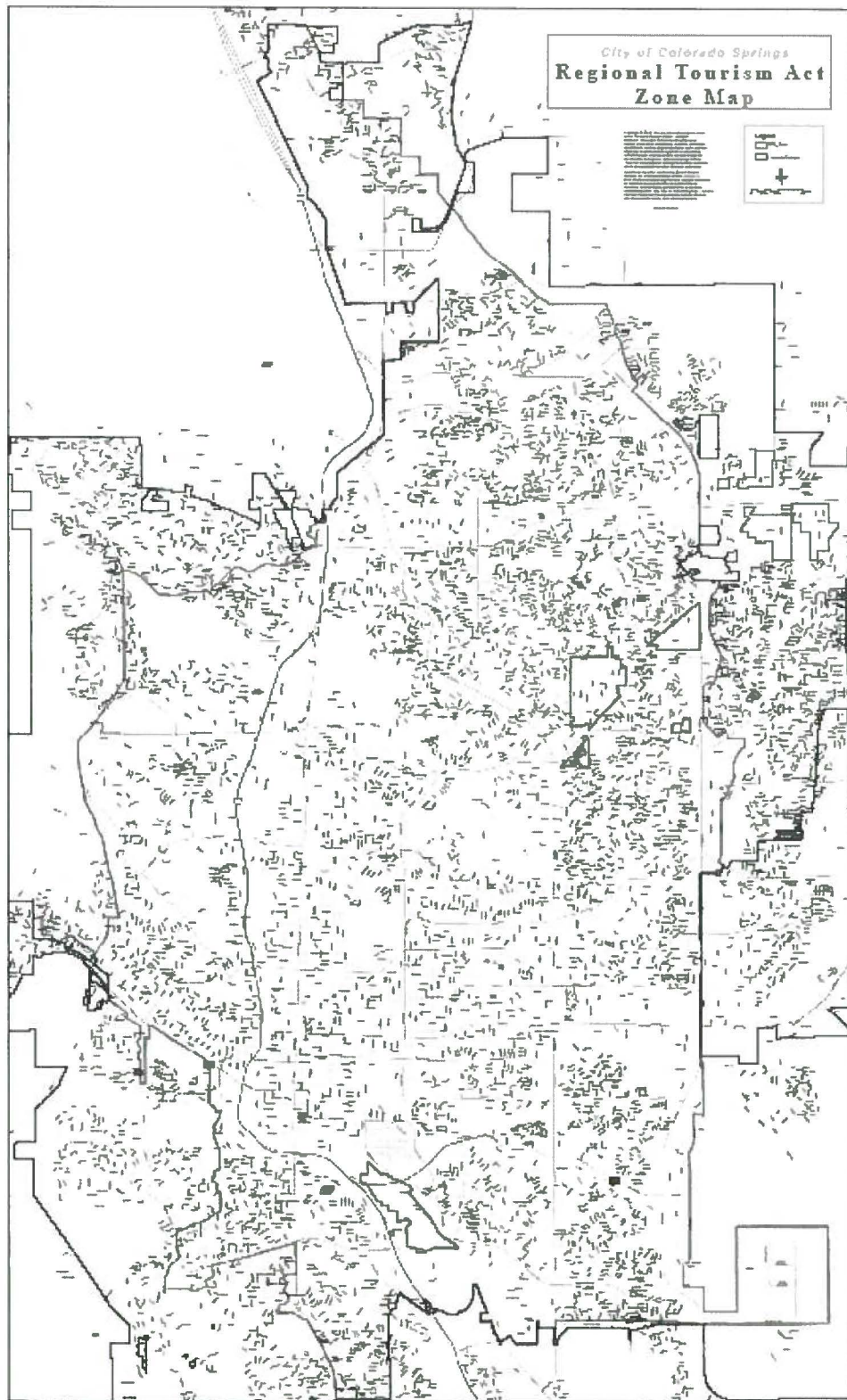


Exhibit A - Regional Tourism Zone Legal Description & Map: Parcel B

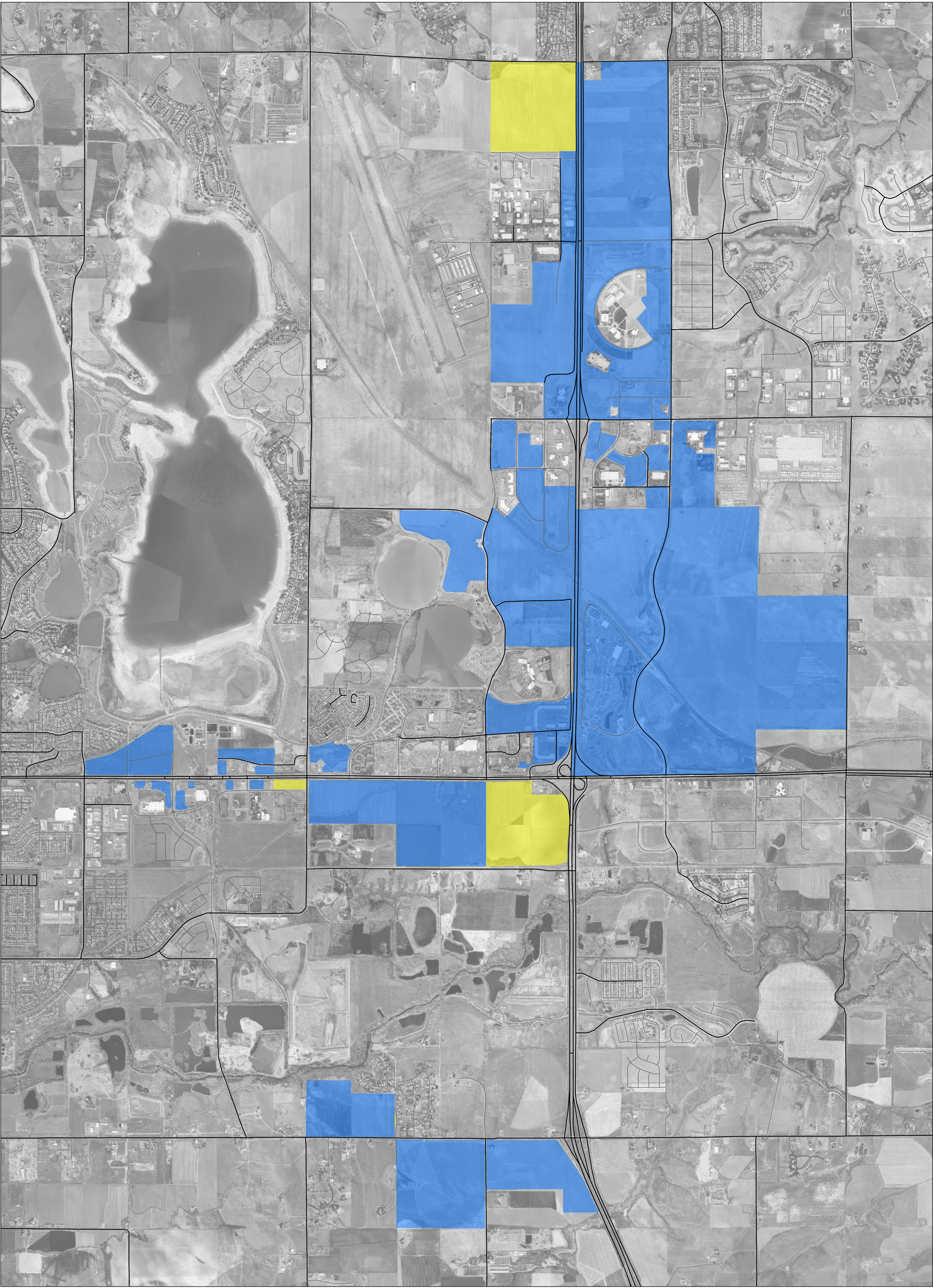


Colorado Springs Regional Tourism Zone Map

EXHIBIT A



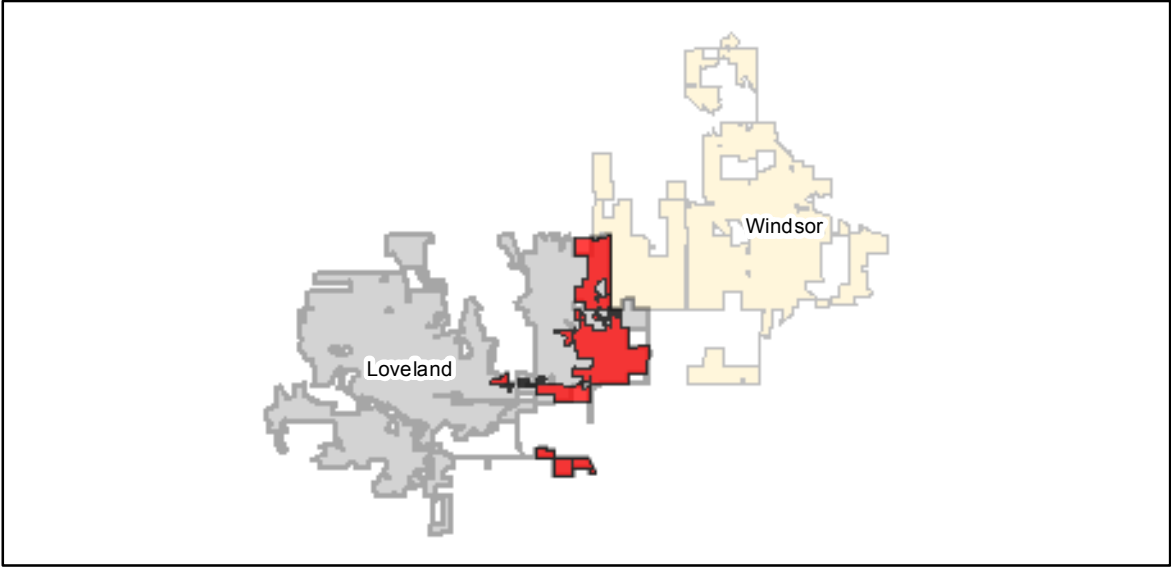
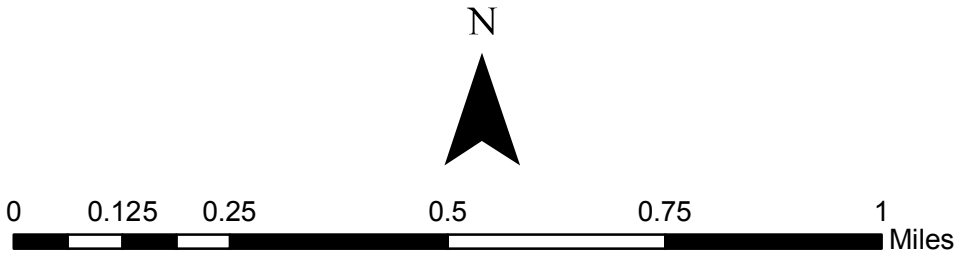
Go NoCO Regional Tourism Zone Maps

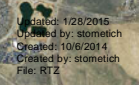


County vs. Loveland RTZs

- County
- Loveland

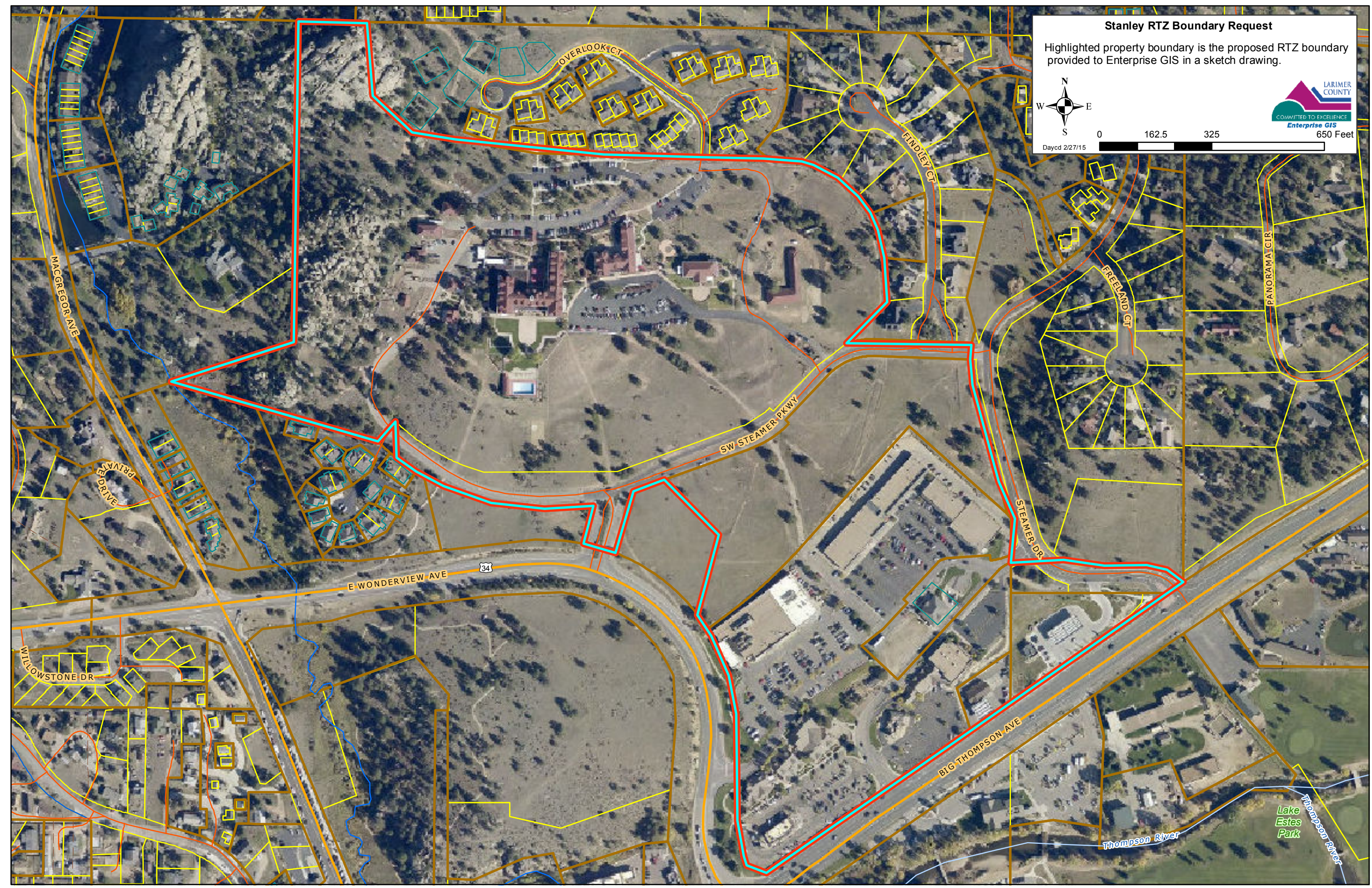
Loveland RTZ

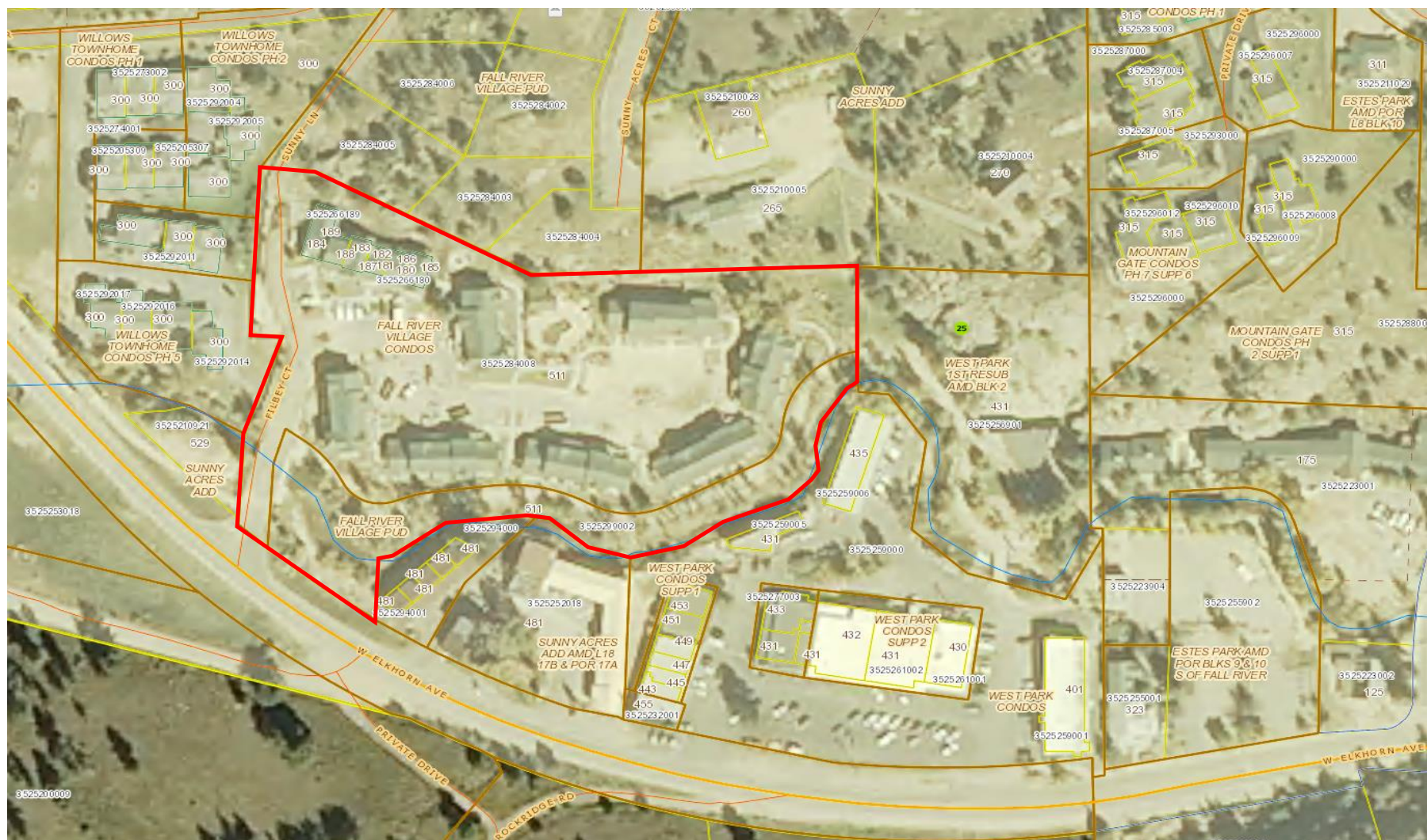


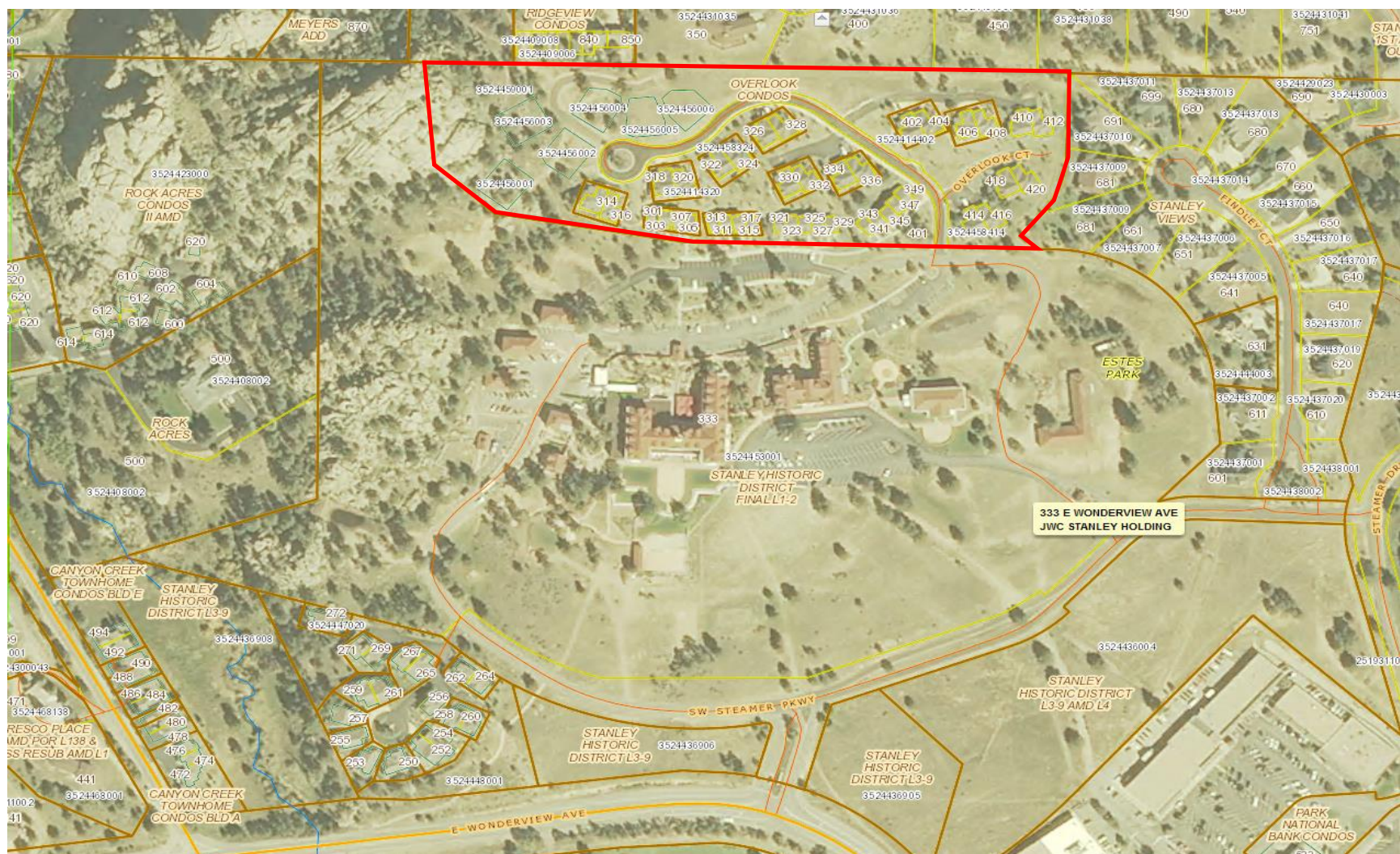


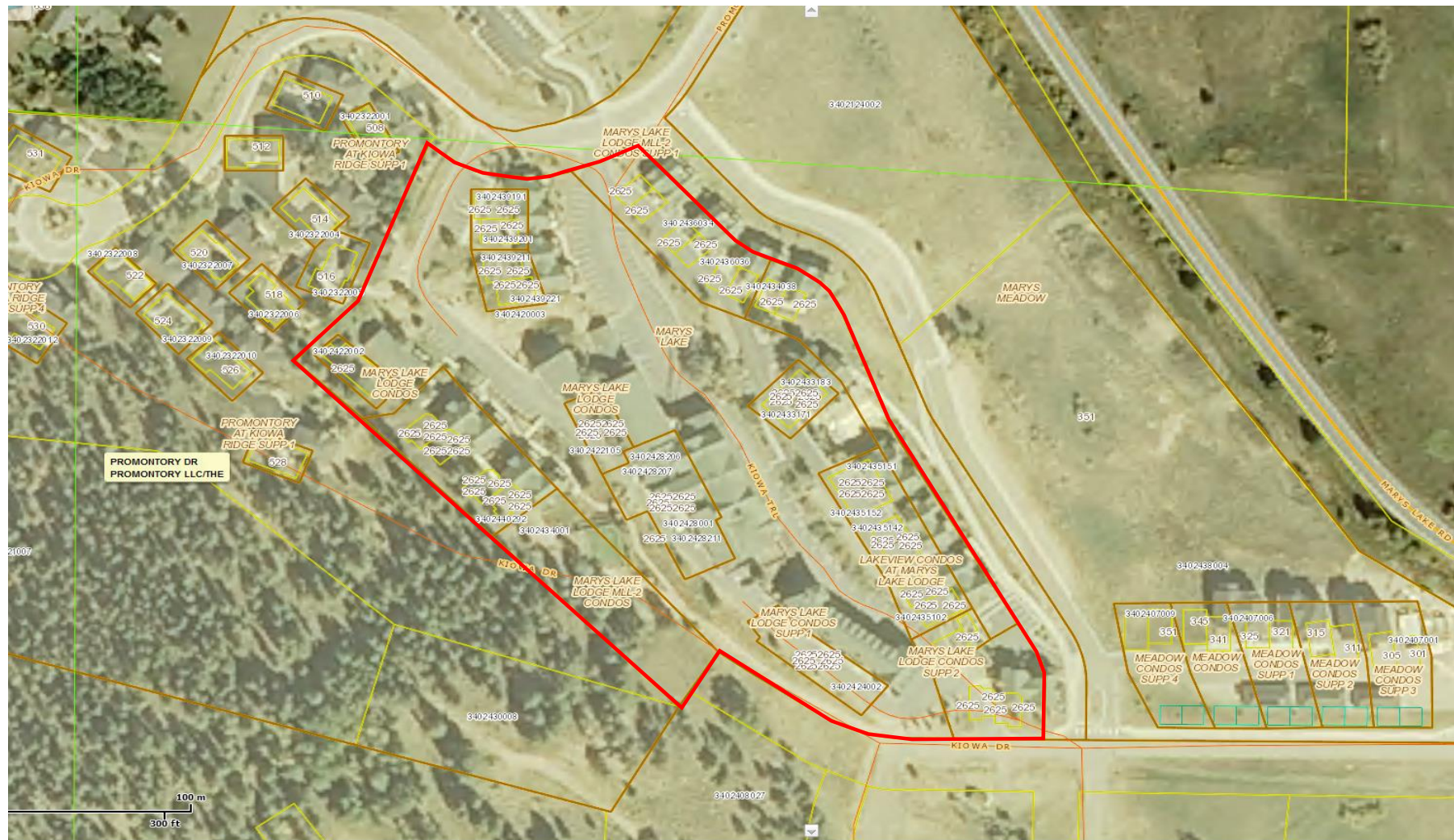
Stanley RTZ Boundary Request

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









National Western Center Regional Tourism Zone Map

City and County of Denver Regional Tourism Zone

