



## Senate Bill 17-285 Official City Position

Approved by Westminster City Council on April 12, 2017

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**SB 17-285 (Sen. Grantham and Lawrence, Rep. Becker): Concerning modifications to statutory provisions governing downtown development authorities to promote the equitable financial contribution among affected public bodies in connection with development projects allocating tax revenues.**

Official City Position: **OPPOSE**

Status: **Active** – Scheduled for first hearing in the Senate Finance Committee on April 18, 2017.

Description:

Senate Bill 17-285 requires all new downtown development authorities (DDAs) to have county, school district, and special district representatives on their boards. The bill also requires that new DDAs enact revenue sharing agreements with those parties. If an agreement is not reached within 120 days of notification, the issue goes to a mediator. This must be done before any new tax increment financing can take place.

City Comments:

Senate Bill 285 attempts to place many of the same restrictions upon DDAs that recent legislation has placed upon urban renewal areas. While removing some of the value of DDAs, these restrictions go against the purpose and the current restrictions on DDAs. DDAs can only be established by a vote of the residents, property owners, and tenants, and those same parties set the board of directors. DDAs can only collect taxes and incur debt with approval by the residents, property owners, and tenants through a standard TABOR election. Lastly, DDAs are only allowed in the central business district of a city.

The restrictions proposed by SB 285 go against the will of the voters, who should have the right to determine whether or not to tax themselves to improve their downtown businesses.

While the City of Westminster has no downtown development authorities at this time, the City sees value in them and wants to have them available as a redevelopment tool for possible use in the future.

For these reasons, the City of Westminster OPPOSES Senate Bill 17-285.