



House Bill 17-1167 – Official City Position

Approved by Westminster City Council on February 17, 2017

HB 17-1167 (Rep. Leonard, Sen. T. Neville): Concerning a requirement that a business improvement district include existing businesses.

Official City Position: **OPPOSE**

Status: **Active** – Scheduled for first hearing in House Business Affairs and Labor Committee on February 21, 2017.

Description:

House Bill 17-1167 modifies current law concerning business improvement districts (BIDs) by limiting BIDs to areas that only contain existing businesses. The law currently allows a municipality to include areas in a BID that do not have any existing businesses.

City Comments:

The City of Westminster opposes House Bill 17-1167 because it could potentially complicate mixed use and density development, which is counter to the City's vision of becoming the next urban center of the Colorado Front Range. The legislation could limit the City's ability to establish a BID that would cover newly-developed areas, restrict future commercial development, and hinder the City's local control over growth patterns.

While there are no current plans to form a BID, the provisions of the bill would likely restrict Westminster's Downtown development from becoming a BID if it were desired. The Downtown development plan includes the construction of businesses and residential units on land that is currently vacant with no existing businesses. Under the bill, this development would not qualify as a business improvement district, prohibiting the City from using the BID as an economic development tool for obtaining collective contributions from property and business owners for the maintenance, development, and promotion of the commercial district. Currently, property owners of vacant land also get to vote on the formation of a BID and are not subject to the revenue-raising powers of the district until it becomes a commercial property. This bill will negatively impact the ability of property owners, business owners, and the City to work collaboratively to improve the business environment and expand economic development in our community.