# COLORADO SPRINGS URBAN RENEWAL AUTHORITY

RESOLUTION NO. **07-21**

**TITLE: A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE AMENDED AND RESTATED URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE TRUE NORTH COMMONS URBAN RENEWAL AREA BY AND AMONG THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, BLUE & SILVER DEVELOPMENT PARTNERS, LLC AND USAFA VISITOR’S CENTER BUSINESS IMPROVEMENT DISTRICT IN CONNECTION WITH THE TRUE NORTH COMMONS URBAN RENEWAL PLAN**

WHEREAS, the City Council of the City of Colorado Springs, Colorado did consider and approve the True North Commons Urban Renewal Plan (the “Plan”) on July 9, 2019 relating to the True North Commons Urban Renewal Area, under which it is provided that within the urban renewal area, property tax increment and municipal sales and use tax increments have been allocated pursuant to Section 31-25-107(9)(a)(II) of the Urban Renewal Law to further the purposes of the Plan and provide financial support therefor from such tax increment revenues;

WHEREAS, it is desirable and in the public interest that the Colorado Springs Urban Renewal Authority (the “Authority”) undertake the redevelopment described in the Plan;

WHEREAS, the Board of Commissioners of the Authority (the “Board”) has reviewed the proposed Amended and Restated Urban Renewal Agreement for Development of the True North Commons Urban Renewal Area (the “Agreement”) in the form attached hereto as Exhibit A by and among the Authority, Blue & Silver Development Partners, LLC, a Colorado limited liability company (the “Developer”), and USAFA Visitor’s Center Business Improvement District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), whereby, among other things, the Developer and the District would undertake certain redevelopment efforts in furtherance of the Plan, and determined that it furthers the goals and objectives of the Authority and the Plan;

WHEREAS, on October 23, 2019, the Board approved (i) an Urban Renewal Agreement for Development of the True North Commons Urban Renewal Area by and among the Authority, the District and the Developer (the “Prior Agreement”) and (ii) a Pledge Agreement by and between the Authority and the District relating to issuance of bonds in 2020 by the District in support of the Visitor’s Center (as defined in the Agreement); but, due to the Covid-19 emergency, the District’s bonds were not issued in 2020 and the Prior Agreement was never fully implemented; subsequently, the Colorado Economic Development Commission extended the deadline to issue the District Bonds to December 31, 2021 and the Agreement contemplated hereby is intended to be entered into in furtherance of the foregoing and to amend and restate the Prior Agreement in its entirety; and

WHEREAS, the Board desires to authorize and direct the Authority to execute and deliver the Agreement;

**Approval of Agreement.**

NOW, THEREFORE, BE IT RESOLVED, that the Board deems it in the best interests of the Authority to approve the Agreement;

FURTHER RESOLVED, that the Agreement be, and hereby is, authorized and approved and the Chair of the Authority be, and hereby is, authorized to execute and deliver the Agreement substantially in the form of Exhibit A attached hereto, with such minor changes as the Chair may approve, and cause the Authority to perform its obligations under the Agreement in the name and on behalf of the Authority; and

FURTHER RESOLVED, that the Authority’s performance of its obligations under the Agreement, together with all actions heretofore or hereafter taken by each and any authorized person of the Authority, in connection with such Agreement be, and the same hereby are, authorized, approved, ratified and confirmed in all respects.

**General Authorization.**

RESOLVED, that the Chair, Vice Chair and the officers of the Authority be, and each of them hereby is, individually, authorized, empowered and directed, in the name and on behalf of the Authority, to execute and deliver such other documents and to take all such actions as they deem necessary or appropriate in connection with the transactions contemplated by the foregoing resolutions; and

FURTHER RESOLVED, that all actions previously taken in connection with the foregoing by any officer or agent of the Authority, in the name or on behalf of the Authority or any of its affiliates, be, and each of the same hereby is, authorized, adopted, ratified, confirmed and approved in all respects as the act and deed of the Authority.

**ADOPTED** the 28th day of July, 2021.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY

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Randle W. Case II, Chair

ATTEST:

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Secretary

APPROVED AS TO FORM:

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David M. Neville, General Counsel

Exhibit A

Form of Agreement