

Tax & Finance

**Allow counties to form county revitalization authorities
Adams County**

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| Issue | Counties are challenged with properties limited by inadequate infrastructure, environmental contamination, and other site constraints that limit reuse, redevelopment, and revitalization opportunities. When cities are unwilling or unable to annex these properties and provide municipal resources, and private developers are unable to capitalize the necessary upfront improvement costs, the properties remain derelict. |
| Background | The intent of the proposed legislation is to provide counties with the statutory power to commit property tax revenue to specified unincorporated areas in multi-year fiscal commitments in order to capitalize infrastructure and other improvements necessary for development that provides a public benefit. |
| Proposed Solution | <ul style="list-style-type: none"> • This amendment to statute is not related to the urban renewal statutes, nor would it directly impact incorporated jurisdictions in any fiscal manner. • Special districts and school districts would not be required to participate but would have the ability to opt-in to projects under this newly formed entity when there is mutual benefit. • This statutory authority would neither enable nor preclude future increases to the mill levy (for example, a mill levy override by a school district). • This provision is a revenue-neutral mechanism to bond against future property tax revenue and increased property tax valuation that would not occur but for redevelopment in specified locations that meet specified public benefit criteria. • In order to protect this revenue commitment by counties, properties designated for this purpose would be subject to the following protections: <ul style="list-style-type: none"> ○ Where bonded indebtedness has occurred on a property, a city may not annex the subject property or properties until the debt has been retired; or ○ A city may annex and assume the debt with a commitment that no urban renewal district is formed that includes the property. |
| Alt. Solutions Considered | <ul style="list-style-type: none"> • Is it necessary to form an authority to establish this power? • Is there anything in existing statute that prohibits this approach? • What additional bonding authority provisions need to be articulated at this stage? |
| Statutory Citation /proposed edit | |
| C.C. Role | County commissions are ultimately charged with the public health, welfare, and safety of counties, as well as approving land use and economic development proposals in the same way city councils oversee these matters in municipalities |
| Proponents/ Opponents | |
| Fiscal Impact | |

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| Priority Ranking | 1/2 |
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