

HIGH PLAINS LIBRARY DISTRICT

BOARD OF TRUSTEES COMMUNICATION

Meeting date: November 20, 2017
Type of item: Information
Subject : ERIE TIF AGREEMENT
Presented by: Interim Director Tony Brewer tbrewer@highplains.us

Background

A.J. Krieger, Erie Town Administrator, has asked to come to a work session of the Board in March or April 2018 to present a proposal for an Intergovernmental Agreement (IGA). The proposal is for the High Plains Library District to participate, with Erie and other districts, in a Tax Incremental Funding (TIF) arrangement.

A TIF is a revenue sharing arrangement. Taxing districts agree to forego a portion of their revenues for a period of time, and to make those funds available to an entity, in this case the Town of Erie, to develop an area that doesn't contribute significantly to property taxes. Once developed, the area contributes property taxes so that the taxing districts benefit. The original purpose for TIFs was in urban renewal, to develop blighted areas. But they have expanded to include other types of community improvement projects.

In this case, the TIF would be used to develop three small areas. Two are along Erie's eastern border, on the I25 corridor, and the third is along Highway 52, Erie's northern border. The intent is to improve the area to attract commercial development, a significant need in the Erie area.

There are currently two TIF arrangements that the District has with Erie: one is for the Collier Hill, for residential development, and the other is for the Sierra Vista area, for infrastructure. Other taxing entities that will be included in the agreement are St. Vrain Valley School District, Mountain View Fire Protection District, Weld County, and Northern Colorado Water Conservancy District.

Although this is a few months away, it is being shared with the Board now because Erie will be initiating the process in early December. By statute, they have 30 days to notify the participating agencies. Staff wanted to prepare the Board in case they begin hearing about this.