

**Town of Erie
Resolution No. 25-125**

A Resolution of the Town Council of the Town of Erie Approving the Erie Town Center Urban Renewal Plan, Finding that the Erie Town Center Urban Renewal Area is a Blighted Area, Designating Such Area as appropriate for an Urban Renewal Project pursuant to the Erie Town Center Urban Renewal Plan, and Finding that the Clearance, Rehabilitation, Conservation, Development, Redevelopment or a Combination thereof of Such Area is Necessary in the Interest of the Public Health, Safety, Morals and Welfare of the Citizens of the Town

Whereas, an urban renewal plan for the Erie Town Center Urban Renewal Area has been submitted to the Town Council of the Town of Erie for appropriate action, pursuant to Part 1 of Article 25 of Title 31, C.R.S.;

Whereas, the Erie Town Center Urban Renewal Area, which is subject to the Erie Town Center Urban Renewal Plan, is described in **Exhibit A** to this Resolution;

Whereas, the Erie Town Center Urban Renewal Plan was submitted to the Planning Commission for its review and recommendations as to conformity with the Town of Erie Comprehensive Plan, pursuant to C.R.S. § 31-25-107(2);

Whereas, the Planning Commission determined that the Erie Town Center Urban Renewal Plan conforms to the Town of Erie Comprehensive Plan;

Whereas, no property in the Erie Town Center Urban Renewal Plan has been included in an urban renewal plan previously submitted for final approval to the Town Council;

Whereas, the Town Clerk has published the notice of the time, place and purpose of the public hearing to consider the adoption of the Erie Town Center Urban Renewal Plan in a newspaper of general circulation of the Town at least 30 days before the public hearing, in conformance with C.R.S. § 31-25-107(3);

Whereas, the Town has provided written notice of the public hearing to consider the adoption of the Erie Town Center Urban Renewal Plan to all property owners, residents and business owners within the proposed Erie Town Center Urban Renewal Area at their last known addresses, in conformance with C.R.S. § 31-25-107(4)(c);

Whereas, the Boulder County Commissioners have received notification of and copies of the Erie Town Center Urban Renewal Plan, as well as such additional information as is required by C.R.S. § 31-25-107(3.5);

Whereas, the Boulder County Board of County Commissioners and the governing boards of the taxing entities whose incremental property tax revenues are allocated under the Erie Town Center Urban Renewal Plan have been notified pursuant to C.R.S. § 31-25-107(9.5) of the proposed plan approval, and have entered into an agreement addressing the impacts of the urban renewal plan on the services provided by such taxing entities;

Whereas, the Town Council has considered the Erie Town Center Urban Renewal Plan Conditions Survey prepared by Pioneer Development Company and the proposed Erie Town Center Urban Renewal Plan; and

Whereas, the Town Council has conducted a public hearing and considered the public testimony received.

Now Therefore be it Resolved by the Town Council of the Town of Erie, Colorado, that:

Section 1. Blight, as defined by C.R.S. § 31-25-103(2), is present in the Erie Town Center Urban Renewal Plan Area, as documented by the Erie Town Center Conditions Survey prepared by Pioneer Development Company and based on evidence presented at the public hearing. The following blight factors as set forth in C.R.S. § 31-25-103(2) are present in the Erie Town Center Urban Renewal Plan Area: defective or inadequate street layout within the meaning of C.R.S. § 31-25-103(2)(b); faulty lot layout within the meaning of C.R.S. § 31-25-103(2)(c); unsanitary or unsafe conditions within the meaning of C.R.S. § 31-25-103(2)(d); unusual topography or inadequate public improvements or utilities within the meaning of C.R.S. § 31-25-103(2)(f); environmental contamination of buildings or property within the meaning of C.R.S. § 31-25-103(2)(j); and the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings or other improvements within the meaning of C.R.S. § 31-25-103(2)(k.5).

Section 2. The Erie Town Center Urban Renewal Area is a blighted area and is appropriate for an urban renewal project, pursuant to Part 1 of Article 25 of Title 31, C.R.S.

Section 3. The principal purpose for the adoption of the Erie Town Center Urban Renewal Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted areas.

Section 4. The boundaries of the Erie Town Center Urban Renewal Plan Area have been drawn as narrowly as feasible to accomplish the planning and development objectives for the Erie Town Center Urban Renewal Plan.

Section 5. To the extent Erie Town Center Urban Renewal Plan Area contains agricultural land as defined by the Colorado Urban Renewal Law, the Town has received the consent of taxing entities for its inclusion.

Section 6. The Erie Town Center Urban Renewal Plan conforms to the Town of Erie Comprehensive Plan, which constitutes the general plan for the development of the Town of Erie.

Section 7. Written notice of the public hearing to consider the adoption of the Erie Town Center Urban Renewal Plan has been provided to all property owners, residents and business owners within the proposed Erie Town Center Urban Renewal Plan Area at their last known addresses, in conformance with C.R.S. § 31-25-107(4)(c).

Section 8. The only public hearing to consider the Erie Town Center Urban Renewal Plan was conducted on July 8, 2025.

Section 9. The Erie Town Center Urban Renewal Plan does not include any area previously considered for inclusion in an urban renewal area in the previous 24 months.

Section 10. There exist feasible methods for the relocation of individuals, families and business concerns in accommodations or areas suitable for their relocation.

Section 11. The Erie Town Center Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the Town of Erie as a whole, for the rehabilitation or redevelopment of the Erie Town Center Urban Renewal Plan Area by private enterprise.

Section 12. The clearance, rehabilitation, conservation, development or redevelopment of a combination thereof of the Erie Town Center Urban Renewal Plan Area, pursuant to the Erie Town Center Urban Renewal Plan, is necessary in the best interests of the public health, safety, morals and welfare of the citizens of the Town of Erie.

Section 13. The Town of Erie Urban Renewal Authority has entered into agreements pursuant to C.R.S. § 31-25-107(9.5) with all impacted taxing entities as of the date of this Resolution.

Section 14. The Erie Town Center Urban Renewal Plan is hereby approved.

Adopted this 8th day of July, 2025.

Andrew J. Moore, Mayor

Attest:

Debbie Stamp, Town Clerk

Exhibit A

Erie Town Center Urban Renewal Plan