## Background/Summary

- **Business Improvement District (BID):** Quasi-municipal organization is a subdivision of the state. All property assessed in a BID must be commercial. Boundary may or may not be contiguous.

- **Downtown Development Authority (DDA):** Quasi-municipal corporation which is intended to halt or prevent deterioration of property values or structures in Central Business District.

- **Urban Renewal Authority (URA):** Established to eliminate blighted areas for development or redevelopment by purchasing, rehabilitating and selling land for development.

- **General Improvement District (GID):** Quasi-municipal corporation which is subdivision of the state. Can provide a wide range of services.

- **Special Improvement District (SID):** An assessment district is not a subdivision of the state. Boundary may or not be contiguous. Often used in large scale new developments.

## Focus

- **Business Improvement District (BID):** Management, marketing, advocacy, economic development. (Can issue bonds for capital improvements.)

- **Downtown Development Authority (DDA):** Real estate development, infrastructure, operations.

- **Urban Renewal Authority (URA):** Real estate development, rehab financing, infrastructure.

- **General Improvement District (GID):** Capital improvements, public facilities, maintenance.

- **Special Improvement District (SID):** Capital improvements, infrastructure.

## Formation Steps

- **Business Improvement District (BID):** Approval by petition of property owners representing 50% of acreage and 50% of value of proposed district; Council ordinance; TABOR election.

- **Downtown Development Authority (DDA):** City ordinance subject to vote by affected property owners. TABOR election.

- **Urban Renewal Authority (URA):** Finding of blight; Petition by 25 electors; Council resolution. Separate approval for projects within the authority.

- **General Improvement District (GID):** At least 200, or 30 percent of, whichever is less, electors of the proposed district must sign petitions. If all taxable property owners in the district sign a petition, public hearing can be waived.

- **Special Improvement District (SID):** Need petitions from property owners who will bear at least 50% of the cost of the improvement; Ordinance forms district.

## Assessment Method

- **Business Improvement District (BID):** Assessment or mill levy on commercial property.

- **Downtown Development Authority (DDA):** TIF on property and/or sales and 5 mill property tax for operations.

- **Urban Renewal Authority (URA):** TIF on property and/or sales tax.

- **General Improvement District (GID):** Property tax and income from improvements.

- **Special Improvement District (SID):** Assessments on property.

## Pros/Cons

- **Business Improvement District (BID):** Very flexible entity that can finance improvements and provide services. Can issue bonds.

- **Downtown Development Authority (DDA):** Ability to finance improvements and provide services; can have a mill levy and TIF.

- **Urban Renewal Authority (URA):** Can generate sales and/or tax increment to finance future development. Can be controversial.

- **General Improvement District (GID):** Only those in the district can authorize and pay for improvements. Requires petition and election.

- **Special Improvement District (SID):** Equitable: only those who benefit pay. Difficult to form - requires election. City constructs improvements.

## Governance

- **Business Improvement District (BID):** Very flexible for both infrastructure and operations. Board independence can be a concern.

- **Downtown Development Authority (DDA):** 5- to 11-member board appointed by city council.

- **Urban Renewal Authority (URA):** 5- to 11-member board appointed by city council.

- **General Improvement District (GID):** Governing of the city is ex-officio board.

- **Special Improvement District (SID):** City council. S- or 7-member board elected by District voters.

## Condemn property?

- **Business Improvement District (BID):** No

- **Downtown Development Authority (DDA):** No

- **Urban Renewal Authority (URA):** Yes

- **General Improvement District (GID):** Yes

- **Special Improvement District (SID):** Yes

## Operate facilities?

- **Business Improvement District (BID):** Yes

- **Downtown Development Authority (DDA):** Yes

- **Urban Renewal Authority (URA):** Yes

- **General Improvement District (GID):** Yes

- **Special Improvement District (SID):** Yes

## Levy property tax w/ Voter Approval?

- **Business Improvement District (BID):** 5 mill property tax for operations.

- **Downtown Development Authority (DDA):** No, but can use TIF.

- **Urban Renewal Authority (URA):** Yes

- **General Improvement District (GID):** No

- **Special Improvement District (SID):** Yes

## Levy sales tax with voter approval?

- **Business Improvement District (BID):** No but may create SID w/in BID.

- **Downtown Development Authority (DDA):** No, but can use sales tax TIF.

- **Urban Renewal Authority (URA):** No, but can use TIF.

- **General Improvement District (GID):** No

- **Special Improvement District (SID):** Yes, but for streets, street safety, transportation only.

## Assess costs?

- **Business Improvement District (BID):** Yes

- **Downtown Development Authority (DDA):** No

- **Urban Renewal Authority (URA):** Yes

- **General Improvement District (GID):** Yes

- **Special Improvement District (SID):** Yes

## Issue GO bonds w/ voter approval?

- **Business Improvement District (BID):** Yes

- **Downtown Development Authority (DDA):** Bonds secured by tax increment.

- **Urban Renewal Authority (URA):** Bonds secured by tax increment.

- **General Improvement District (GID):** Yes

- **Special Improvement District (SID):** No

## Issue revenue bonds?

- **Business Improvement District (BID):** Yes

- **Downtown Development Authority (DDA):** Yes

- **Urban Renewal Authority (URA):** Yes

- **General Improvement District (GID):** Yes

- **Special Improvement District (SID):** Yes

## Issue special assessment bonds?

- **Business Improvement District (BID):** Yes

- **Downtown Development Authority (DDA):** No

- **Urban Renewal Authority (URA):** No

- **General Improvement District (GID):** Yes

- **Special Improvement District (SID):** Yes

## CO Revised Statute Cite

- **Business Improvement District (BID):** 31-25-1201, et seq CRS 31-25-801 et seq C.R.S.

- **Downtown Development Authority (DDA):** 31-25-101 et seq C.R.S.

- **Urban Renewal Authority (URA):** 31-25-601 et seq C.R.S.

- **General Improvement District (GID):** 31-25-501 et seq C.R.S.

- **Special Improvement District (SID):** 32-1-101- et seq C.R.S.