

Putting a LID on Evergreen...

A Local Improvement District (LID) would provide some of the amenities of being incorporated without the cost of creating a city government. Examples....

- Improved status of roadways maintained by CDOT. Becoming a LID would move Evergreen from “rural” status such as roads south of Fairplay to urban status for upkeep of roadways, curbs, gutters, and crosswalks.
- Trail connectivity between activity centers.
- Creation of a more cohesive feel to the Evergreen community.

A LID is not a new layer of government.

- It would be managed by the Jefferson County Commissioners, who would delegate existing staff to administer projects and exercise contracts.
- Single-use LIDs have been utilized previously in Evergreen to fund the paving of roads in subdivisions such as Evergreen Highlands, Evergreen Meadows and El Pinal.
- Elsewhere in the county, the County Commissioners currently oversee a local improvement district formed in 1988 for an area surrounding Southwest Plaza.



How is a Local Improvement District created?

A LID requires specific boundaries. The boundaries being considered would overlap two existing special districts: Evergreen Metropolitan District and West Jefferson County Metropolitan District. Generally, the district being proposed would extend from north of Marshdale on the South to El Rancho on the North.

Although creation of a LID can occur without a vote of property owners within the district, imposing a sales tax to fund a LID does require such a vote.

A LID requires some sort of revenue stream, generally a sales tax (*not a property tax*). A 1% sales tax is being considered.

Jefferson County Commissioners would need to be convinced the community is supportive of the idea before it would approve the concept.

How would LID money be used?

- 100% of the money collected from the local improvement district would be used to fund local improvements within the district. A list of potential projects and improvements is being created through community input.
- Monies cannot be used by the county to offset current expenditures.
- Monies could be used to augment other tax dollars being allocated for improvements, i.e., if CDOT were to put medians in to separate lanes of traffic, LID money could be used to beautify the medians with trees.
- The improvements would be governed by a “constitution” drawn up by the community itself to govern the kinds of improvements desired. The governing document will be designed to provide guidelines general enough to still be effective for decades to come.
- An Advisory Group would make recommendations to the County Commissioners to research projects, establish community priorities and ensure community input. Ultimate decision making will be held by the County Commissioners.

What is the proposed timing?

- Through early-July: Meet with local groups to propose the idea and gather input, revising the evolving list of amenities and improvements to be incorporated into the Service Plan, also referred to as the “constitution.”
- Early-July 2017: Meet with County Commissioners to demonstrate community support and to ask approval of the concept.
- November 2017: Placement of proposed sales tax question on the ballot.

Who is proposing to form a Local Improvement District?

Gail Riley

Eric Gill

Jim Sherwood

John Seevers, CPA

Kathleen Davis

Brad Bednar

Bob Cardwell • 2013 Evergreen Leader of the Year

Rachel Emmer • 2015 Evergreen Leader of the Year nominee

Leader: **Dean Dalvit** • 2014 Evergreen Leader of the Year

Legal counsel: **Richard Toussaint** • Toussaint Nemer & Coaty, PC

This team of volunteers has been operating since 2010 as the Downtown Evergreen Economic District (DEED) but is now expanding their scope of interest and is known as Greater DEED.

This group successfully formed the Evergreen Legacy Fund (ELF) to create a small revenue stream to fund improvements to Downtown but found that government entities like CDOT are not permitted to enter into agreements with private entities.

Testimonials from those who have participated in ELF

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My customers and I have supported ELF/DEED for several years because this program has effectively enabled DEED to address and resolve some of the crucial issues that face our mountain community. In setting up a revenue stream through the voluntary 1% program, DEED has been able to apply for grants and thus successfully fund projects like the walkway from downtown to the lake. I have been impressed with what has been accomplished through this effort.

Kay D'Evelyn La Montagne • Mountain Home • Evergreen Design Center

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Since the inception of the Evergreen Legacy Fund's voluntary 1% program in 2012 the Highland Haven Creekside Inn happily has had not one guest – from all over the country as well as internationally – who have requested to opt out. No matter their business or pleasure reasons to be our guests, the program is met with acceptance. Largely, they love our Evergreen and the low amount of our taxes coupled with 1% is not objectionable, certainly compared to taxes elsewhere.

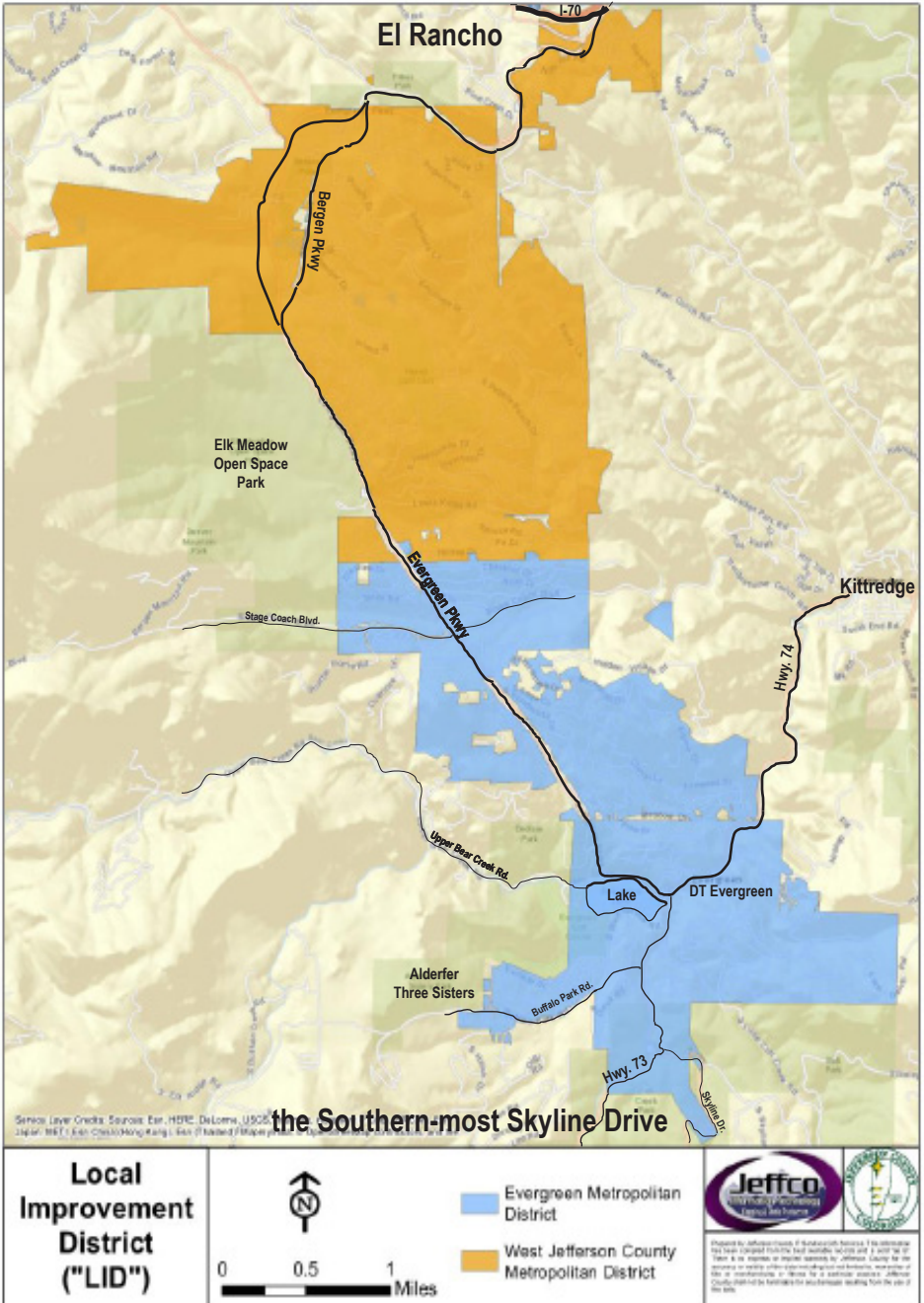
Gail Riley • Highland Haven Creekside Inn

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As a local who patronizes the restaurants frequently and shops Evergreen more than most, I figure the additional 1% sales tax will impact me only about \$25/year. I see those from out of town and those living in neighboring areas such as Lookout Mountain, Genesee and Idaho Springs contributing in a big way but in very small increments.

Linda Kirkpatrick • JustAroundHere.com

The proposed boundaries



For more information, to be added to a contact list for updates or to schedule a speaker, email Rachel Emmer at contact@evergreenlegacyfund.org or call her at 720-837-8007.