



Communication Services  
5334 South Prince Street  
Littleton, Colorado 80120  
Phone: 303-795-5467  
Fax: 303-734-5470  
[www.arapahoegov.com](http://www.arapahoegov.com)

**For release: February 3, 2016**

Contact:

**ANDREA RASIZER**

Communication Services Director

Direct: 303-795-4284 or Mobile: 303-882-1909

Email: [arasizer@arapahoegov.com](mailto:arasizer@arapahoegov.com)

OR

**CORBIN SAKDOL**

Arapahoe County Assessor

Direct: 303-795-4602

Email: [csakdol@arapahoegov.com](mailto:csakdol@arapahoegov.com)

## **Court ruling confirms decision by Arapahoe County Assessor**

*Assessor correctly applied state law when determining the start of tax increment financing "clock"*

LITTLETON, CO --- A recent court ruling in support of Arapahoe County Assessor Corbin Sakdol reaffirms when county assessors should recognize the start of Tax Increment Financing, or TIFs, in urban renewal plans.

Last year, Sakdol was sued by the City of Aurora and Aurora Urban Renewal Authority, which disagreed with the Arapahoe County Assessor's interpretation of State Law that the start date of Tax Increment Financing for urban renewal projects begins when the plan containing the TIF provision is adopted.

TIF is a tool municipal governments can use to finance the redevelopment of blighted property. In order to revitalize a blighted area, cities can divert property taxes that would have been collected by counties, school districts and special districts for up to 25 years to help pay off the costs associated with urban renewal. This is known as Tax Increment Financing because the development is financed with the incremental property tax increase that is added to the pre-redevelopment tax base.

In 2014, the City of Aurora approved two urban renewal plans, each with its own TIF provisions. The TIF provisions specified a delayed start date in some areas for diverting the incremental tax increase up to three years later than the effective approval date of the plans.

In his capacity as County Assessor, Sakdol determined the 25-year TIF clock began when the plans were adopted by the City of Aurora as outlined in Colorado law.

In his Jan. 19 ruling, District Court Judge Charles M. Pratt agreed with Sakdol's interpretation of the Urban Renewal Law that "nothing in the plain language of C.R.S. §§ 31-25-107 (7), (8) or (9) permits an urban renewal plan's TIF provision to have a start date that is different than the effective date of approval of the plan itself..."

The City of Aurora and the Aurora Urban Renewal Authority will have 49 days to appeal this decision once the Court enters a formal judgment.

A copy of the court ruling is available on the County's website at [www.arapahoegov.com](http://www.arapahoegov.com).

\* \* \*

### **Connect with Arapahoe County**

Stay informed about Arapahoe County. Sign up for news releases, agendas and updates to our website via

our *Notify Me* Link at [www.arapahoegov.com](http://www.arapahoegov.com). Or, connect with us via Nextdoor, [Facebook](#), [Twitter](#) and [LinkedIn](#).