

COLORADO TAX INCREMENT FINANCE SUMMIT

OCTOBER 23-24 | SANGRE DE CRISTO ARTS CENTER, PUEBLO

Get ready to celebrate and innovate! Join us at the Colorado TIF Summit on October 23-24, 2025!

Team up with Downtown Colorado, Inc. (DCI) and our amazing partners to spotlight what's working and strategize the next wave of public-private partnerships that will attract investment and bring community visions to life.

On October 23, we're unveiling exciting new PURE Tour, visiting with Pueblo Urban Renewal Authority to see their projects and understand the strategy that drives this dynamic organization.

Then, kick off October 24 with an inspiring series of case studies followed by small group discussions with your peers and partners. This is your chance to dive into interactive discussions with the Colorado URA community, hosted by the Pueblo Urban Renewal Authority (PURA).

Don't miss out on this dynamic opportunity to connect, learn, and transform Colorado together!

FEATURED SPEAKERS + PARTNERS

Downtown Colorado, Inc. in partnership with Pueblo Urban Renewal Authority and Kansas State University Technical Assistance to Brownfields are pleased to host Andy Arnold, Pioneer Development Company, Steve Art, Wheat Ridge URA, Troy Bernberg, Northland Public Financing, Cherish Deeg, Pueblo URA, Blase Leven, Kansas State University, Baxter Richardson, Golden URA + DDA, Mark Rudolph, CDPHE, David Starnes, Civistruct, Jariah Walker, Colorado Springs URA.

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OCTOBER 23rd

Dive into tools for property redevelopment + learn more about the projects that Pueblo is driving forward.

ANNUAL COLORADO TIF SUMMIT PRE-EVENT

3:00PM | WELCOME + INTRODUCTIONS

3:10PM | REVITALIZATION + REHABILITATION w SECTION 108

Learn about innovative strategies for diversifying funding sources as PURA and the city of Pueblo explore a partnership to revitalize and remove blight from Pueblo's historic neighborhoods.

3:30PM | TAX INCREMENT ADVOCACY

Engage in a discussion to consider the ways DDAs and URAs can proactively protect the ability to get things done in Colorado. Erin Goff + Paul Benedetti

4:00PM | PURE PRE-EVENT TOUR | Andrea DelaGarza, Pueblo
Join us for a PURE (Pueblo Urban Renewal Education) Tour via the CSU-Pueblo Athletics Shuttle, visiting with Pueblo Urban Renewal Authority (PURA) and partners at the City to see their projects and understand the strategy that drives this dynamic organization.

6:00PM | MIX + MINGLE

Connect with attendees and hosts to build your network.

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OCTOBER 24th

SANGRE DE CRISTO ARTS CENTER, PUEBLO

Join Downtown Colorado, Inc. and our partners as we dive into an interactive day of case studies and peer discussion to foster public-private partnerships in Colorado.

8:30AM | ARRIVAL + NETWORKING

9:00AM | WELCOME + INTRODUCTIONS | Let's get this party started!

9:30AM | THE PUBLIC ROLE FOR PRIVATE PROPERTY PAINS | Brownfields in your Boundaries

As the remediators or deterrants of blight, our URAs and DDAs have a key partner in our brownfield programs. Learn more about the public role in spurring private clean up. Presented by Scott Nightingale, KSU TAB, and Mark Rudolph, CDPHE

10:00AM | SETTING THE STAGE | Pathways to TIF: From Plan to Project

Take a lightning peek at three processes for engaging the private sector in the public vision with Tax Increment Finance (TIF). Hear from seasoned URA leaders on how each community tailors the process, and learn how private partners can strategically align with local goals to access TIF funding. Presented by Steve Art, Wheat Ridge Urban Renewal | Cherish Deeg, Pueblo Urban Renewal Authority | Jariah Walker, Colorado Springs Urban Renewal Authority

10:50AM | BEYOND THE 25 YEARS | Transitioning to a DDA

What happens when your URA sunsets? Explore how communities like Golden transition to a Downtown Development Authority (DDA) to sustain momentum, reinvest increment, and maintain local leadership. Presented by Baxter Richardson, Golden Urban Renewal and Downtown Development Authority

11:30 AM | TO BOND OR NOT TO BOND | Financing Tools in Action

Explore the art and science of bonding – when to issue, what tools to use, and how to structure deals that work. Using the Longmont Mall and Erie Downtown projects, this session unpacks how communities use Certificates of Participation (COPs) and Business Improvement Districts (BIDs) to finance redevelopment. Presented by Troy Bernberg, Northland Public Finance + David Starnes, Civistruct

1:00PM | EXPANDING THE PARTNERSHIP ROSTER | Next-Generation Collaboration

Today's URA projects demand new types of partnerships – from educational institutions to major employers and resort operators. Dive into two case studies showcasing how innovative public-private collaborations are shaping Colorado's redevelopment landscape. Presented by Andrew Arnold featuring Pueblo's Colorado State University project and Winter Park's collaboration with Alterra Mountain Company

1:50 PM TIF SUMMIT CLOSING

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BECOME A TIF VIP MEMBER

TIF VIPs can include BIDs, DDAs, and URAs as the lead organization with participation open to partners from municipal staff, EDC, non-profit, local stakeholders and other community champions all under one membership for up to 10 staff, board members, or partners. In addition, you will be helping your community and supporting downtowns around the state.

ABOUT DOWNTOWN COLORADO, INC. (DCI)

We are committed to building downtowns that are prosperous, equitable, creative and welcoming. Our work focuses on establishing community-wide partnerships to facilitate and encourage community engagement for increased economic vitality.

DCI is a non-profit, membership association committed to building better communities by providing assistance to Colorado downtowns, commercial districts, main streets, rural communities and town centers. Established in 1982 as Colorado Community Revitalization Association, and now dba Downtown Colorado, Inc., our organization provides five core services to organizations and individuals engaged in downtown and commercial district development:

- Advisory Services
- Educational Events
- Advocacy and Information
- Downtown Financing Mechanisms
- Colorado Challenge Program

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