

**Election - November 4, 2008
City of Louisville Ballot Issues**



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**LOUISVILLE BALLOT ISSUE 2A
HISTORIC PRESERVATION TAX**

SHALL CITY OF LOUISVILLE TAXES BE INCREASED \$340,000 IN 2009 (FIRST FULL FISCAL YEAR INCREASE) AND ANNUALLY THEREAFTER IN SUCH AMOUNTS AS ARE RECEIVED EACH YEAR FROM THE LEVY OF AN ADDITIONAL SALES TAX OF ONE-EIGHTH OF ONE PERCENT (0.125%) WITH SUCH TAX TO COMMENCE ON JANUARY 1, 2009 AND EXPIRE DECEMBER 31, 2018, WITH THE NET PROCEEDS OF SUCH ONE-EIGHTH PERCENT SALES TAX TO BE COLLECTED, RETAINED AND SPENT EXCLUSIVELY FOR THE FOLLOWING PURPOSES WITHIN HISTORIC OLD TOWN LOUISVILLE, WHICH AREA INCLUDES THE "HISTORIC OLD TOWN OVERLAY DISTRICT" AND "DOWNTOWN LOUISVILLE" AS DEFINED BY THE CITY ZONING MAP AND ORDINANCES, IN ORDER TO PRESERVE THE UNIQUE CHARM AND CHARACTER OF HISTORIC OLD TOWN LOUISVILLE THAT IS A VITAL PART OF OUR IDENTITY AS A COMMUNITY

1. PROVIDE INCENTIVES TO PRESERVE HISTORIC RESOURCES, INCLUDING FUNDING OF PROGRAMS TO IDENTIFY AND ATTEMPT TO PRE-

SERVE BUILDINGS WHICH QUALIFY FOR LISTING ON THE LOUISVILLE REGISTER OF HISTORIC PLACES;

2. PROVIDE INCENTIVES TO PRESERVE BUILDINGS THAT CONTRIBUTE TO THE HISTORIC CHARACTER OF HISTORIC OLD TOWN LOUISVILLE BUT DO NOT QUALIFY FOR LISTING ON THE LOUISVILLE REGISTER OF HISTORIC PLACES, WITH SUCH BUILDINGS TO BE TREATED THE SAME AS HISTORIC BUILDINGS BUT WITH LOWER PRIORITY; AND

3. PROVIDE INCENTIVES FOR NEW BUILDINGS AND DEVELOPMENTS WITHIN HISTORIC OLD TOWN LOUISVILLE TO LIMIT MASS, SCALE, AND NUMBER OF STORIES; TO PRESERVE SETBACKS; TO PRESERVE PEDESTRIAN WALKWAYS BETWEEN BUILDINGS; AND TO UTILIZE MATERIALS TYPICAL OF HISTORIC BUILDINGS, ABOVE MANDATORY REQUIREMENTS;

WITH RECEIPT OF FINANCIAL INCENTIVES FUNDED BY SUCH PROCEEDS TO BE CONDITIONED UPON HISTORIC LANDMARKING OF THE RECEIVING PROPERTY IF THE PROPERTY QUALIFIES FOR LISTING ON THE LOUISVILLE REGISTER OF HISTORIC PLACES, OR CONDITIONED UPON THE CITY RECEIVING A CONSERVATION EASEMENT IF THE RECEIVING PROPERTY DOES NOT SO QUALIFY; WITH ANY SUCH LANDMARKING OR EASEMENT TO BE WITH CONSENT OF THE PROPERTY OWNER; AND WITH SUCH FINANCIAL INCENTIVES TO INCLUDE ANY OF THE FOLLOWING:

- GRANTS TO PRESERVE HISTORIC BUILDINGS OR THEIR FACADES;
- ACQUISITION OF CONSERVATION EASEMENTS ON HISTORIC PROPERTIES OR OTHER ELIGIBLE PROPERTIES;
- ACQUISITION AND REHABILITATION OF HISTORIC PROPERTIES TO BE SOLD WITH CONSERVATION EASEMENTS;
- GRANTS OR LOW INTEREST LOANS TO PRESERVE AND REHABILITATE ELIGIBLE PROPERTIES;

- FUNDING FOR TAX OR FEE REBATES FOR ELIGIBLE BUILDINGS;
- FUNDING OF A PUBLIC-PRIVATE PARTNERSHIP FOR PRESERVATION OF BUILDINGS OF HISTORIC SIGNIFICANCE; AND
- FUNDING OF OTHER PROGRAMS TO PRESERVE HISTORIC BUILDINGS AND BUILDINGS WHICH CONTRIBUTE TO THE CHARACTER OF HISTORIC OLD TOWN LOUISVILLE;

WITH ELIGIBILITY FOR HISTORIC LANDMARKING TO BE DETERMINED BY THE LOUISVILLE HISTORIC PRESERVATION COMMISSION AND APPROVED BY THE CITY COUNCIL PURSUANT TO CITY ORDINANCES, AND ALL INCENTIVE FUNDING DECISIONS TO BE APPROVED BY THE CITY COUNCIL; AND SHALL THE CITY BE PERMITTED TO COLLECT, RETAIN AND EXPEND ALL REVENUES DERIVED FROM SUCH TAX FOR SUCH PURPOSES AND FOR CITY STAFF TIME TO ADMINISTER THE PROGRAMS FUNDED BY SUCH TAX, AS A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

MAJOR PROVISIONS

Beginning January 1, 2009, this proposal, referred to the voters by the Louisville City Council, imposes a sales tax of 1/8 of one percent (0.125%) to provide revenues for historic preservation purposes. The tax expires December 31, 2018. Money collected is to be spent within Historic Old Town Louisville. The Historic Old Town includes the Historic Old Town Overlay District and Downtown Louisville.

It will allow the city to provide incentives to preserve buildings that qualify for listing on the Louisville Register of Historic Places, and those buildings that do not qualify for listing on the Register but which contribute to the character of Historic Old Town. It provides incentives to encourage new buildings and devel-

opments within Historic Old Town to be built consistent with historic mass and scale to maintain the charm of downtown.

Financial incentives could include grants to preserve historic buildings or their facades. In exchange for these incentives, property owners would be required to landmark their buildings. Properties that do not qualify for historic landmark or new buildings would be required to give the city a conservation easement in exchange for receiving incentive funding.

Eligibility for historic landmark is to be determined by the Louisville Historic Preservation Commission and approved by the City Council. All incentive funding decisions would be approved by the City Council.

The city of Louisville will be permitted to collect, retain, and expend all revenues derived from such tax (Article X, Section 20, i.e. the TABOR amendment).

THOSE IN FAVOR SAY

- Louisville is in danger of losing the unique historic character that is a significant factor in having it selected as one of the best places to live in America by national publications. Demolition of historic buildings and inappropriate replacements are destroying this character at an increasing pace. At present, the City can offer few incentives to help property owners maintain and restore their historic structures.
- The proposed preservation tax would be an extremely low burden on taxpayers yet would allow the City to offer a range of incentives to help property owners at this

crucial time. Participation in the incentives and programs will be entirely voluntary.

- The benefits in heritage tourism for businesses and quality of life for residents far outweigh the fiscal impact to consumers which is only 12.5 cents per 100 dollars spent. The preservation of historic buildings almost always brings greater economic benefit to a community than demolitions and loss of historic character. It is an investment in our future.
- Think of this tax as similar to the open space tax which was supported by a majority of Louisville voters. This tax would serve a similar purpose, although with a much smaller burden, and would be used to put real effort into the preservation of the character of Historic Old Town, not just historic buildings.

THOSE OPPOSED SAY

- Regardless of the good intentions of the group, the City of Louisville should not be forcing everyone to pay for historical preservation.
- Commissions have been set up for many years to gain support for these efforts. If they have not been able to get community support, they should not be able to force support from a sales tax.