

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by **3:00pm on Monday**.

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: October 15, 2012

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** A bill for an ordinance approving the Central Platte Valley Coordination District Service Plan which will be responsible for coordinating the construction, operation and maintenance of all the improvements owned or maintained by the Central Platte Valley Metropolitan District located within and without the Central Platte Valley Metropolitan District boundaries

3. **Requesting Agency:** Finance Department

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Andrew Johnston – Debt Administrator for Special Districts and Conduit
- **Phone:** 720-913-9372
- **Email:** Andrew.Johnston@denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council)

- **Name:** Andrew Johnston – Debt Administrator for Special Districts and Conduit
- **Phone:** 720-913-9372
- **Email:** Andrew.Johnston@denvergov.org

6. **General description of proposed ordinance including contract scope of work if applicable:** By approving the service plan the City Council will be approving the establishment and creation of the Central Platte Valley Coordination Metropolitan District (Coordination District) whose purpose is to be responsible for coordination of the construction, operation and maintenance of all the improvements owned or maintained by the Central Platte Valley Metropolitan District (CPVMD) located within and without the CPVMD boundaries.

a. **Contract Control Number:** None

b. **Duration:** Once created, it is the expectation the district will exist in perpetuity.

c. **Location:** The Coordination District will occupy two relatively small parcels of property on Chestnut Place between 17th and 19th Street within the Central Platte Valley development on the east side of the Consolidated Main Line (CML). The physical boundaries of CPVMD currently encompass most of the developable property to the east of the CML from 15th Street to 20th Street and between the CML and Wewatta Street.

d. **Affected Council District:** Council District #9 – Judy Montero

e. **Benefits:** The advantage of the proposed multi-district structure is that it helps to ensure that all of the property owners, whether commercial or residential in nature, and all non-property owner voters, have a voice in the governance of the districts. Its purpose will also be to better coordinate the construction, operation and maintenance of all the improvements owned or maintained by CPVMD within and without the CPVMD boundaries.

f. **Costs:** The Coordination District will not be authorized to issue any debt or levy any ad valorem taxes. This will continue to be the role of the CPVMD.

7. **Is there any controversy surrounding this ordinance?** No Controversy.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

Executive Summary

This Service Plan for **Central Platte Valley Coordination Metropolitan District** (Coordination District) is being submitted for City Council approval by the Board of Directors for the Central Platte Valley Metropolitan District (CPVMD), pursuant to the requirements of the Special District Control Act, Sections 32-1-201, C.R.S. The Coordination District shall have all of the powers of a metropolitan district described in §§ 32-1-1001 and 32-1-1004, *et seq.*, C.R.S.

The physical boundaries of CPVMD currently encompass most of the developable property to the east of the Consolidated Main Line (CML) from 15th Street to 20th Street and between the CML and Wewatta Street. The Coordination District will occupy two small parcels of property on Chestnut Place between 17th and 19th Streets within the development on the east side of the CML and will be responsible for coordinating the construction, operation and maintenance of both local and regional infrastructure, whether pre-existing or new. The physical boundaries of the Coordination District shall not be coterminous with the physical boundaries of CPVMD, but the service area for each of the districts shall encompass the entire development. The owner of all of the property to be located within the boundaries of the Coordination District is Union Center, LLC, a Delaware limited liability company. The physical boundaries of the Coordination District will be approximately 119,603 square feet in size.

The development will extend to accommodate both residential and commercial development within and without CPVMD's and the Coordination District's physical boundaries. The Coordination District board of directors shall be composed of a cross-section of both residential and commercial interests related to the development to ensure that all representative groups are involved in the decision-making process for the Coordination District. The Coordination District intends to enter into agreements with CPVMD and other governmental and non-governmental entities to provide for the operation and maintenance of all of the improvements. The Coordination District shall be dependent upon CPVMD and other governmental entities and third parties for the generation and advancement of funds. The Coordination District shall have no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries, regardless of whether such mill levy is for debt service or operations and maintenance purposes. Rather, the primary source of revenue available to the Coordination District is based upon its ability to enter into inter-governmental agreements with other governmental entities. It is anticipated that CPVMD, through one or more IGAs, shall, to the extent not otherwise used for debt service purposes, pledge proceeds from its mill levy to the Coordination District to pay for the costs associated with its administration as well as operating and maintaining the Improvements.

CPVMD was established to provide for the design, construction, installation, financing, operation and maintenance of certain street, safety protection, water, sanitation and park and recreation improvements in compliance with its service plan, which was approved by the City Council on January 30, 1998, revised on March 9, 1998 and amended on September 28, 2000. Some improvements have been dedicated to the City for ownership and for operation and maintenance purposes. CPVMD continues to operate and maintain significant public infrastructure, including back-of-curb improvements, the Millennium Bridge, the Union Gateway Bridge and the 16th Street plaza and fountain. CPVMD remains important to the continued success of the development and its integration into the adjacent Denver Union Station redevelopment project. CPVMD continues to be responsible for significant maintenance costs within and without its boundaries and the CPVMD Board is committed to ensure that those duties will continue to be properly discharged.

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