

Executive Summary

Denver 14th Street GID

Issue District Bonds

2010 Amended Budget

2011 Work Plan and Budget

The 14th Street General Improvement District was created in 2009 as a tool to execute the public/private partnership enabling the installation and maintenance of enhanced streetscapes along 14th Street between Colfax and Market. The streetscape project has a cost of \$14 million. As anticipated at the district's inception, the district is contributing \$4 million and \$10 million is coming from the Better Denver Bond program. Previous GID ordinances have approved the 2010 budget and the district is contracting with the City to coordinate the installation of the streetscape. The current ordinance is the final step of the bond issuance process seeking approval to:

1. Issue \$4 million in district bonds.
2. Amend the 2010 Budget to reflect the bond transaction.
3. Establish the 2011 Work Plan and Budget
4. Establish the 2011 Capital and Maintenance Charges

District Structure: The District is a legally independent political subdivision separate from the City. By statute, the City Council sits as the ex-officio Board of Directors for the GID. The Board of Directors has relegated certain operational type duties to the District Advisory Board (DAB). These duties include annually recommending to the Board of Directors charges to be imposed to support operational activities, a work plan, and a budget. The DAB is the operational arm of the district. The DAB membership is composed of 7 property owners located in the district and the following City representatives:

City Council District #8 – Carla Madison
Theater and Arenas – Mark Najarian
Public Works – Karen Good
Finance – Andrew Johnston

The district's legal counsel is the firm of Grimshaw & Harring which has advised the DAB since its formation.

Capital Charges: The purpose of the capital charges is to pay the debt service payments on the district's bonds. Since no other bonds have been issued by the district, 2011 will be the first year Capital Charges will be imposed. The capital charges are assessed to owners of land within the district. The proration is based on 2 factors. The first factor is the location of the parcel in either the standard or premium zone. The second factor is based on the parcel's assessed value within the district boundaries. Thus, a more valuable parcel will be assessed a higher capital charge than a lesser valued parcel.

Maintenance Charges: The purpose of the maintenance charges is to pay for the annual maintenance and operations of the district. The maintenance charges are based on 2 factors. The first factor is the location of the parcel in either the standard or premium zone. The second factor is based on a parcel's front footage along 14th Street.