

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **3:00pm on Monday**. Contact the Mayor's Legislative team with questions

Submitted: July 16th, 2018

Please mark one: **Bill Request** or **Resolution Request**

1. Type of Request:

Contract/Grant Agreement **Intergovernmental Agreement (IGA)** **Rezoning/Text Amendment**

Dedication/Vacation **Appropriation/Supplemental** **DRMC Change**

Other: Approve new service plans

2. Title: An ordinance to approve six (6) separate Service Plans for the formation and establishment of six (6) Title 32 districts: The River Mile Metropolitan District No. 1; The River Mile Metropolitan District No. 2; The River Mile Metropolitan District No. 3; The River Mile Metropolitan District No. 4; The River Mile Metropolitan District No. 5; The River Mile Platte Valley Metropolitan District

3. Requesting Agency: Finance

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Andrew Johnston - Finance	Name: Andrew Johnston - Finance
Email: andrew.johnston@denvergov.org	Email: andrew.johnston@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

The districts will provide for construction, financing, operation, maintenance, and coordination of Public Improvements necessary to redevelop the site called River Mile and more commonly known as Eliches. The site is intended to support commercial, office, retail, residential, hotel, institutional, and community uses.

It is anticipated that District No. 1 will act as the "Coordinating District," organized to coordinate and manage the financing, acquisition, construction, completion, operation, and maintenance of all public infrastructure throughout the project. It is anticipated that District Nos. 2 – 5 and the Regional Support District will be organized as the "Taxing Districts" in order to generate revenue to pay costs of public infrastructure. It is anticipated that the Regional Support District will specifically assist, where appropriate, in the contribution of financing, construction, operation, and maintenance of infrastructure related to the Platte River and other Regional Improvements, as applicable

6. City Attorney assigned to this request (if applicable):

JoAnn Weinstein and Noah Cecil

7. City Council District:

District 9: Albus Brooks

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: BR18 0797

Date Entered: _____

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

EXECUTIVE SUMMARY

The purpose of the ordinance is to approve six Service Plans after a public hearing at City Council for each of the metropolitan districts located at the development called River Mile and more commonly known as Eliches.

The six districts are being organized with the following purposes:

The River Mile Metropolitan District No. 1 = Management District

The River Mile Metropolitan District Nos 2-5 = Taxing Districts

The River Mile Platte Valley Metropolitan District = Regional & Platte River Infrastructure District

State law requires a public hearing on the Service Plans at City Council which is scheduled for August 13th. A presentation in Finance and Governance Committee is scheduled on July 24th.

Executive summary continued below with location map.

Schedule by Legislative Action

RESOLUTION SCHEDULE	
Monday, June 18 th	Finance to submit resolution request to set public hearing
Tuesday, June 26 th	Finance Committee (consent)
Tuesday, July 3 rd	Resolution at Mayor/Council (Consent)
Thursday, July 5 th	Resolution filed by CAO
Monday, July 9 th	Resolution at City Council (sets public hearing on Aug 13 th : CRS Req 20 days)
ORDINANCE SCHEDULE	
Monday, July 16 th	Finance to submit ordinance request to approve service plan
Tuesday, July 24 th	Ordinance presentation in Finance Committee
Tuesday, July 31 st	Ordinance at Mayor Council
Thursday, Aug 2 nd	Ordinance filed by CAO
Monday, Aug 6 th	Ordinance at City Council for first reading
Monday, Aug 13 th	Ordinance at City Council for public hearing and second reading
Friday, Aug 17 th	Ordinance effective

The River Mile/Eliches project continues to move through the planning process including public steering committees. The planning process has identified a need for significant public infrastructure to support the contemplated development. The development team is responding with a request for a multi-metro district structure.

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: BR18 0797

Date Entered: _____

The request is specifically for six metro districts. Five districts will be site specific and one district will be a cost sharing district surrounding the development site. See the map on the next page.

The River Mile MD #1 - #5

The five districts located on the development site (the green area) will have the primary responsibility of coordinating the financing, construction and maintenance of site specific improvements. One district will be chosen to be the coordination district and the others will be taxing districts. Initially all five districts will have a small amount of land in their boundaries. As development progresses and infrastructure costs are incurred, the coordination district will issue debt to pay for the infrastructure costs. The debt will be repaid over time by tax revenues pledged via agreement from the taxing districts. Eventually all land in the development site will be included in a taxing district allowing the cost of infrastructure to be paid over time through property taxes.

The River Mile Platte Valley MD

The sixth district is a support district (the orange area) which includes properties surrounding the development site. It is recognized there are significant regional costs in the area around the project mostly regarding the South Platte River and the flood zone. As such, the proposed boundaries line up with the parcels which will be included in the new flood zone. The district's primary purpose will be to coordinate financing, construction and maintenance activities as they relate to the river, storm drainage and water quality. The district will identify land that can be included in the future and participation is completely optional.



To be completed by Mayor's Legislative Team:

Resolution/Bill Number: **BR18 0797**

Date Entered: _____