

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: December 22, 2014

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: *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

The City's Office of Economic Development is seeking approval of a loan request for \$1,500,000 to 48Race LLC (real estate holding company of the Urban Land Conservancy) for acquisition of 4800 Race St and 4800 Vine St. (CCN# TBD)

3. Requesting Agency: Office of Economic Development

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

- **Name:** Jeff Romine
- **Phone:** (720) 913-1526
- **Email:** Jeff.Romine@denvergov.org

5. Contact Person: *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- **Name:** Seneca Holmes
- **Phone:** (720) 913-1533
- **Email:** Seneca.Holmes@denvergov.org

6. General description of proposed ordinance including contract scope of work if applicable:

OED seeks approval of a \$1.5 million property acquisition loan to 48Race LLC (real estate holding company of the Urban Land Conservancy) for property located at 4800 Race and 4800 Vine. The property will be developed as affordable and market rental housing, affordable and market for-sale housing and commercial space. Phase 1 of the development is expected to consist of 100 residential units, 50 of which will be income restricted to 80% area median income (AMI) and below. The development is expected to be a catalytic neighborhood project that will preserve affordable housing options in the Elyria Swansea neighborhood. The site is within two blocks of the future National Western Stock Show Station north metro rail line.

****Please complete the following fields:** *(Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. **Contract Control Number:** TBD
- b. **Duration:** January 2015 – March 2025 (10 years)
- c. **Location:** 4800 Race St. and 4800 Vine St.
- d. **Affected Council District:** 9
- e. **Benefits:** Proposed project will produce affordable housing units and commercial development opportunities for the Elyria Swansea Neighborhood
- f. **Costs:** OED will provide \$1.5M repayable loan

7. Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?) Please explain:

No known controversy.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Ordinance Request: 48Race LLC (Real estate holding company of the Urban Land Conservancy)

Background

The Urban Land Conservancy, d.b.a. 48Race LLC, has requested the Denver OED provide a \$1.5 million acquisition loan to fund a portion of the acquisition of a 264,550 sq. ft. site commonly known as 4800 Race St. and 4800 Vine St. The parcel is being acquired for future residential and commercial development, including affordable housing, to benefit the Elyria Swansea neighborhood.

The total cost of property acquisition is \$6M. \$4.5M will be sourced by a private lender with the remainder to be lent by the City and County of Denver. Environmental studies are currently being performed on the property. Any required environmental remediation will be paid by the Urban Land Conservancy

Recommendation

Loan Amount: \$1.5M

Funding Source: \$1.3M Skyline Fund and \$200K Special Revenue Fund

Term: January, 2015 to March, 2025

Rate: 0% p.a.

Payments: 25% of net sales proceeds from sales of parcels to vertical developers. Each payment received shall not exceed \$5.68/sf of the size of each parcel sold

Collateral: 2nd Deed of Trust on 6.07 acres at 4800 Race St. and 4800 Vine St. including a 56,840 sf industrial/office building located on site.

National Objective: 1. Job creation – 9 FTEs
2. Decent, safe and sanitary affordable housing for low to moderate income households

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