

1 BY AUTHORITY

2 ORDINANCE NO. _____
3 SERIES 2019

COUNCIL BILL NO. CB19-1117
COMMITTEE OF REFERENCE:

4 Safety, Housing, Education & Homelessness

5 A BILL

6 **For an ordinance authorizing the issuance and sale of an amount not to exceed**
7 **\$22,000,000 of City and County of Denver, Colorado Multifamily Housing**
8 **Revenue Notes (The Stella Project) Series 2019 for the purpose of financing the**
9 **construction, rehabilitation, improvement and equipping of a multifamily**
10 **residential rental housing development to be occupied by low- and middle-**
11 **income families and persons in the City and County of Denver, Colorado and to**
12 **pay certain expenses of such Notes (as defined below) issue; approving and**
13 **authorizing execution of a Funding Loan Agreement, a Project Loan Agreement**
14 **and a Tax Regulatory Agreement (each as defined below) with respect to the**
15 **Notes; making findings and determinations with respect to the Project (as**
16 **defined below) and the Notes; authorizing the execution and delivery of related**
17 **documents; and repealing all action heretofore taken in conflict herewith.**

18 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

19 **WHEREAS**, the City and County of Denver, Colorado (the “City”) is a legally and regularly
20 created, established, organized and validly existing home rule city, municipal corporation and
21 political subdivision under the provisions of Article XX of the Constitution of the State of Colorado
22 (the “State”) and the Home Rule Charter of the City (the “Charter”); and

23 **WHEREAS**, the Charter, the County and Municipality Development Revenue Bond Act,
24 constituting Article 3 of Title 29, Colorado Revised Statutes, as amended (the “Act”) and the
25 Supplemental Public Securities Act, constituting Part 2, Article 57 of Title 11, Colorado Revised
26 Statutes, as amended (the “Supplemental Public Securities Act”), authorize cities and counties in
27 the State to issue revenue notes to finance one or more projects, including any land, buildings or
28 other improvements and all real and personal properties, whether or not in existence, which shall be
29 suitable for residential facilities for low- and middle-income families or persons and intended for use
30 as the sole place of residence by the owners or intended occupants to the end that more adequate
31 residential housing facilities for low- and middle-income families and persons may be provided, which
32 promote the public health, welfare, safety, convenience and prosperity; and

33 **WHEREAS**, the City is further authorized by the Act, the Supplemental Public Securities Act
34 and the Charter to issue its revenue notes for the purposes of defraying the costs of financing any
35 such project, including all incidental expenses incurred in issuing such notes, and to secure the

1 payment of such notes as provided in the Act, the Supplemental Public Securities Act and the
2 Charter; and

3 **WHEREAS**, in addition to its powers under the Act and the Supplemental Public Securities
4 Act, the City is also possessed of plenary powers under the Colorado Constitution and the Charter
5 as to matters of local or municipal concern; and

6 **WHEREAS**, representatives of Laradon NW, LLC, a limited liability company duly organized
7 and validly existing under the laws of State of Wisconsin and a foreign limited liability company duly
8 organized and validly existing under the laws of the State of Colorado, including any of its successors
9 or assigns (the "Borrower"), has presented to the City a proposal whereby the City will issue its
10 multifamily housing revenue notes pursuant to the Act, the Supplemental Public Securities Act and
11 the Charter to finance the cost of a project under the Act, the Supplemental Public Securities Act
12 and the Charter, which project consists of: (a) the construction, rehabilitation, improvement and
13 equipping of a 132-unit multifamily facility located at the 5190 N. Broadway in Denver, Colorado (the
14 "Property"); and (b) the payment of the costs of issuing the Notes (collectively, the "Project"); and

15 **WHEREAS**, the Project is located within the geographical boundaries of the City; and

16 **WHEREAS**, the City has considered the request of the Borrower and has concluded that the
17 Project will provide low- and middle-income residential rental facilities, promoting the public health,
18 welfare, safety, convenience and prosperity and that the City should issue its multifamily housing
19 revenue notes under the Act, the Supplemental Public Securities Act and the Charter to finance a
20 portion of the Project, subject to the conditions set forth herein; and

21 **WHEREAS**, the City will issue, sell and deliver the City and County of Denver, Colorado
22 Multifamily Housing Revenue Notes (The Stella Project) Series 2019, in one or more series (referred
23 to herein as the "Notes"), in the aggregate principal amount not to exceed \$22,000,000, to pay a
24 portion of the cost of financing the Project; and

25 **WHEREAS**, the Borrower will enter into a Funding Loan Agreement (the "Funding Loan
26 Agreement"), by and among the City, JPMorgan Chase Bank, N.A., as the initial Funding Lender
27 (the "Funding Lender") and Zions Bancorporation, National Association, as fiscal agent thereunder
28 (the "Fiscal Agent"), which will provide for payments sufficient to pay the principal of, premium, if
29 any, and interest on the Notes and to meet other obligations as herein and therein provided; and

30 **WHEREAS**, the Borrower has applied to the Colorado Housing and Finance Authority for an
31 allocation of low-income housing tax credits ("LITC") under Section 42 of the Internal Revenue Code
32 of 1986, as amended (the "Code"); and

33 **WHEREAS**, there have been presented to the City Council at this meeting substantially final
34 forms of the following documents: (a) the Funding Loan Agreement; (City Clerk's Filing No.

1 20190091); (b) the Project Loan Agreement (the “Project Loan Agreement”), by and among the City,
2 the Borrower and the Fiscal Agent (City Clerk’s Filing No. 20190092); (c) the Tax Regulatory
3 Agreement (the “Tax Regulatory Agreement”) (City Clerk’s Filing No. 20190093), by and among the
4 City, the Fiscal Agent and the Borrower; and (d) Assignment of Deed of Trust and Security
5 Documents, by the City (City Clerk’s Filing No. 20190094) (collectively, the “Loan Documents”);

6 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY AND**
7 **COUNTY OF DENVER, COLORADO:**

8 **Section 1. Legal Authorization.** The City is a legally, duly and regularly created,
9 established, organized and validly existing home rule city, municipal corporation and political
10 subdivision under the provisions of Article XX of the Constitution of the State and the Charter of the
11 City and is authorized under the Act, the Supplemental Public Securities Act and its Charter to issue
12 and sell its multifamily housing revenue notes in the form of one or more debt instruments, such as
13 the Notes, for the purpose, in the manner and upon the terms and conditions set forth in the Act, the
14 Supplemental Public Securities Act, the Charter, this Ordinance and in the Loan Documents. The
15 Notes are being issued pursuant to the Act and the Supplemental Public Securities Act.

16 **Section 2. Findings.** The City Council has heretofore determined, and does hereby
17 determine, based upon the representations of the Borrower contained in the application form
18 submitted to the City, as follows:

- 19 (a) The Project is an eligible “project,” as defined in the Act.
- 20 (b) The issuance of the Notes will effectuate the public purposes of the City and carry out
21 the purposes of the Act by, among other things, providing residential facilities for low- and middle-
22 income families and persons in the City.
- 23 (c) The Notes are special, limited obligations of the City payable solely out of the income,
24 revenues and receipts specifically pledged pursuant to the Funding Loan Agreement and Project
25 Loan Agreement. The Notes, the premium, if any, and the interest thereon shall never constitute the
26 debt or indebtedness of the City, the State or any political subdivision thereof within the meaning of
27 any provision or limitation of the State Constitution or statutes; shall not constitute nor give rise to a
28 pecuniary liability of the City, the State or any political subdivision thereof or a charge against their
29 general credit or taxing power and shall not constitute a “multiple fiscal year direct or indirect debt or
30 other financial obligation” of the City, the State or any political subdivision thereof under Article X,
31 Section 20 of the Colorado Constitution. Neither the City, the State nor any political subdivision
32 thereof shall be obligated to pay the principal of, premium, if any, or interest on the Notes or other
33 costs incident thereto. The Notes do not constitute a debt, loan, credit or pledge of the faith and
34 credit or taxing power of the City, the State or any political subdivision thereof.

1 **Section 3. Approval and Authorization of Documents.** The Loan Documents shall be
2 and the same are in all respects hereby approved, authorized and confirmed and the Mayor (or the
3 acting Mayor) is hereby authorized and directed to execute, the City Clerk and Recorder is hereby
4 authorized and directed to affix the seal of the City and to attest, the City Attorney is hereby
5 authorized and directed to execute, and the Chief Financial Officer and City Auditor are hereby
6 authorized and directed to countersign and register the Loan Documents in substantially the forms
7 and content as presented to the City on this date, subject to the approval of bond counsel to the City,
8 but with such changes, modifications, additions and deletions therein as shall to them seem
9 necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of their
10 approval of any and all changes, modifications, additions and deletions from the forms thereof as
11 before this date.

12 **Section 4. All Actions Heretofore Taken.** All actions (not inconsistent with the provisions
13 of this Ordinance) heretofore taken by the City Council and the officers, employees and agents of
14 the City directed toward the issuance and sale of the Notes therefor are hereby ratified, approved
15 and confirmed.

16 **Section 5. Authorization to Issue and Sell the Notes.**

17 (a) The issuance of the Notes shall be in such principal amounts, bearing such dates and
18 interest rates and shall mature as set forth in the Loan Documents; provided, however, that the
19 aggregate principal amount of Notes issued hereby shall not exceed \$22,000,000. The Notes shall
20 be payable, shall be subject to redemption or purchase prior to maturity and shall be in substantially
21 the form as provided in the Funding Loan Agreement and the Project Loan Agreement. Furthermore,
22 the Notes shall be payable at such place and in such form, shall carry such registration privileges,
23 shall be subject to redemption, shall be executed, and shall contain such terms, covenants and
24 conditions, as set forth in the Funding Loan Agreement and the Project Loan Agreement. The
25 maximum net effective interest rate payable on the Notes shall not exceed 12.0% (such rate being
26 hereinafter referred to as the "Maximum Rate") and the final maturity of the Notes shall not be after
27 July 1, 2059.

28 (b) The sale of the Notes to the Funding Lender pursuant to the terms of the Funding Loan
29 Agreement shall be and the same are in all respects hereby approved, authorized and confirmed
30 and the Mayor (or the acting Mayor) is hereby authorized and directed to execute the Notes, the City
31 Clerk and Recorder is hereby authorized and directed to affix the seal of the City and to attest, the
32 City Attorney is hereby authorized and directed to execute, and the Chief Financial Officer and City
33 Auditor are hereby authorized and directed to countersign the Notes and each is hereby authorized

1 to deliver the Notes for and on behalf of the City to the Fiscal Agent for authentication pursuant to
2 the Funding Loan Agreement. The Notes shall be sold to the Funding Lender at par.

3 **Section 6. Compliance with the Act.** The following determinations and findings are
4 hereby made in accordance with the Act:

5 (a) that the amounts necessary in each year to pay the principal of and interest on the
6 Notes is dependent upon the rate of interest on the Notes, but in any event shall not exceed the
7 principal amount of the Notes plus interest at the Maximum Rate;

8 (b) that the terms of the Funding Loan Agreement and the Project Loan Agreement and
9 related security documents require that the Borrower will cause to be maintained, or maintain, the
10 Project and will cause to be carried, or carry, all proper insurance with respect thereto and require
11 the payment of all applicable taxes with respect thereto;

12 (c) that the nature and amount of any reserve funds necessary to secure payment of the
13 Notes, if any, is set forth in the Funding Loan Agreement;

14 (d) the revenues and other amounts payable under the Funding Loan Agreement and
15 Project Loan Agreement are sufficient to pay, in addition to all other requirements of the Funding
16 Loan Agreement, Project Loan Agreement and this Ordinance, all sums referred to in paragraphs
17 (a) and (c) of this Section and all taxes or payments in lieu of taxes levied upon the Project;

18 (e) "Low-and middle-income persons and families" means with respect to the Project
19 households that earn less than 80% of the area median income (at least 18 of the units in the Project
20 will be reserved for such households); households that earn less than 60% of the area median
21 income (at least 97 of the units in the Project will be reserved for such households); and households
22 that earn less than 30% of the area median income (at least 16 of the units in the Project will be
23 reserved for such households); and

24 (f) Any inconsistency between the provisions of this Ordinance, the Funding Loan
25 Agreement, or the Project Loan Agreement and those of the Act or the Supplemental Public
26 Securities Act is intended by the City Council. To the extent of any such inconsistency, the provisions
27 of this Ordinance shall be deemed made pursuant to the Charter and shall supersede to the extent
28 permitted by law, the conflicting provisions of the Act and the Supplemental Public Securities Act.

29 **Section 7. Investments.** Proceeds from the sale of the Notes and special funds from the
30 revenues from the Project shall be invested and reinvested in such securities and other investments
31 specified in, and otherwise in accordance with, the Funding Loan Agreement, Project Loan
32 Agreement and Section 29-3-109 of the Act.

33 **Section 8. Authority To Execute and Deliver Additional Documents.** The officers,
34 employees and agents of the City shall take all action in conformity with the Act, the Supplemental

1 Public Securities Act and the Charter necessary or reasonably required to effectuate the issuance
2 of the Notes and shall take all action necessary or desirable in conformity with the Act, the
3 Supplemental Public Securities Act and the Charter to finance the portion of the costs of the Project
4 to be financed with proceeds of the Notes and for carrying out, giving effect to and consummating
5 the transactions contemplated by this Ordinance and the Loan Documents, including without
6 limitation the execution, delivery and filing of any documents, statements or reports with the United
7 States Internal Revenue Service or with the Secretary of the United States Treasury necessary to
8 maintain the exclusion of interest on the Notes from gross income for federal income tax purposes,
9 the execution of any documents relating to the LITC, the execution of any documents relating to the
10 City's private activity bond volume cap allocation and the execution and delivery of any closing
11 documents to be delivered in connection with the sale and delivery of the Notes.

12 **Section 9. Notes are Limited Obligations.** The Notes are special, limited obligations of
13 the City payable solely out of the income, revenues and receipts specifically pledged pursuant to the
14 Funding Loan Agreement and Project Loan Agreement. The Notes, the premium, if any, and the
15 interest thereon shall never constitute the debt or indebtedness of the City, the State or any political
16 subdivision thereof within the meaning of any provision or limitation of the State Constitution or
17 statutes; shall not constitute nor give rise to a pecuniary liability of the City, the State or any political
18 subdivision thereof or a charge against their general credit or taxing power and shall not constitute
19 a "multiple fiscal year direct or indirect debt or other financial obligation" of the City, the State or any
20 political subdivision thereof under Article X, Section 20 of the Colorado Constitution. Neither the
21 City, State nor any political subdivision thereof shall be obligated to pay the principal of, premium, if
22 any, or interest on the Notes or other costs incident thereto. The Notes do not constitute a debt,
23 loan, credit or pledge of the faith and credit or taxing power of the City, the State or any political
24 subdivision thereof.

25 **Section 10. No Pecuniary Liability.** Nothing contained in this Ordinance or in the Notes,
26 the Loan Documents or any other instrument shall give rise to a pecuniary liability of, or a charge
27 upon the general credit or taxing powers of, the City, the State or any political subdivision thereof.
28 The breach by any party of any agreement contained in this Ordinance, the Loan Documents or any
29 other instrument shall not impose any pecuniary liability upon, or any charge upon the general credit
30 or taxing powers of, the City, the State or any political subdivision thereof, none of which has the
31 power to pay out of their general fund, or otherwise contribute, any part of the cost of financing the
32 Project or power to operate the Project as a business or in any manner.

33 **Section 11. No Condemnation by City.** The City shall not condemn any land or other
34 property for the Project.

1 **Section 12. Volume Cap Allocation.** The Council acting on behalf of the City hereby
2 awards to the Project an amount not to exceed \$22,000,000 of its 2017 private activity bond volume
3 cap from the Statewide Balance and direct allocation. This award of private activity bond volume
4 cap allocation will be revoked by the City if the Notes are not issued on or prior to December 31,
5 2020.

6 **Section 13. Supplemental Ordinances.** The City may, subject to the terms and conditions
7 of the Funding Loan Agreement and Project Loan Agreement, pass and execute ordinances
8 supplemental to this Ordinance which shall not be inconsistent with the terms and provisions hereof.

9 **Section 14. Limitation of Rights.** With the exception of any rights herein expressly
10 conferred, nothing expressed or mentioned in or to be implied from the Ordinance or the Notes is
11 intended or shall be construed to give to any person, other than the City, the Borrower and the
12 Funding Lender, any legal or equitable right, remedy or claim under or with respect to this Ordinance
13 or any covenants, conditions and provisions herein contained; this Ordinance and all of the
14 covenants, conditions and provisions hereof being intended to be and being for the sole and
15 exclusive benefit of the City, the Borrower and the Funding Lender as herein provided.

16 **Section 15. Immunity of Officers.** No recourse for the payment of any part of the principal
17 of, premium, if any, or interest on the Notes for the satisfaction of any liability arising from, founded
18 upon or existing by reason of the issue, purchase or ownership of the Notes shall be had against
19 any official, officer, member or agent of the City or the State, all such liability to be expressly released
20 and waived as a condition of and as a part of the consideration for the issue, sale and purchase of
21 the Notes.

22 **Section 16. Counterparts.** This Ordinance may be simultaneously executed in several
23 counterparts, each of which shall be an original and all of which shall constitute but one and the
24 same instrument.

25 **Section 17. Captions.** The captions or headings in this Ordinance are for convenience only
26 and in no way define, limit or describe the scope or intent of any provisions or sections of this
27 Ordinance.

28 **Section 18. Validity of Notes.** Each Note shall contain a recital that such Note is issued
29 pursuant to the Act and the Supplemental Public Securities Act and such recital shall be conclusive
30 evidence of its validity and of the regularity of its issuance.

31 **Section 19. Irrepealability.** After any of the Notes are issued, this Ordinance shall be and
32 remain irrepealable until the Notes and the interest thereon shall have been fully paid, canceled and
33 discharged.

1 COMMITTEE APPROVAL DATE: October 23, 2019

2 MAYOR-COUNCIL DATE: October 29, 2019

3 PASSED BY THE COUNCIL: _____

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____;

10 PREPARED BY: KUTAK ROCK LLP DATE: November 1, 2019

11 REVIEWED BY: Bradley T. Neiman, Assistant City Attorney DATE: November 7, 2019

12 Pursuant to Section 13-12, D.R.M.C., this proposed Ordinance has been reviewed by the Office of
13 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
14 Ordinance. The proposed Ordinance is not submitted to the City Council for approval pursuant to
15 § 3.2.6 of the Charter.

16 Kristin M. Bronson, Denver City Attorney

17 BY: _____, Assistant City Attorney DATE: _____