

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 12, 2016

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 Resolution to set a public hearing before City Council relating to approval of an amendment to the St. Anthony Urban Redevelopment Plan for the Sloans Block 3 Project.

3. **Requesting Agency:** Denver Urban Renewal Authority/Department of Finance

4. **Contact Person:**

- **Name:** Tracy Huggins, Executive Director, Denver Urban Renewal Authority
- **Phone:** (303) 534-3872
- **Email:** thuggins@renewdenver.org
- **Name:** Andrew Johnston, Manager of Financial Development, Department of Finance
- **Phone:** (720) 913-9372
- **Email:** Andrew.Johnston@denvergov.org

5. **Contact Person:**

- **Name:** Tracy Huggins, Executive Director, Denver Urban Renewal Authority
- **Phone:** (303) 534-3872
- **Email:** thuggins@renewdenver.org

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

The purpose of the resolution is to set a public hearing to approve an amendment to the St. Anthony Urban Redevelopment Plan for the Sloans Block 3 Project.

****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:** N/A
- b. **Duration:** N/A
- c. **Location:** Block 3 within the St. Anthony Redevelopment Area, generally bordered by 17th Ave, Perry St, 16th Ave and Quitman St
- d. **Affected Council District:** Council District #1 – Rafael Espinoza
- e. **Benefits:** The amendment to the existing St. Anthony Urban Redevelopment Plan will allow for the creation of the Sloans Block 3 Sales Tax Increment Areas. This will allow for the payment of incremental sales taxes to DURA to provide funding needed for the preservation and redevelopment of the historic Kuhlman building and auditorium and construction of new retail/restaurant space and approximately 25 new townhomes (the "Project").
- f. **Costs:** N/A

7. **Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain.** No Controversy.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

The purpose of the resolution is to set a public hearing to approve an amendment to the St. Anthony Urban Redevelopment Plan for the Sloans Block 3 Project.

The Denver City Council approved the St. Anthony Urban Redevelopment Plan (“Plan”) in August, 2013. The general objectives of the Plan are to reduce or eliminate blighted conditions as well as to stimulate growth and development in the Urban Redevelopment Area. The Plan also established the framework for future City Council approval of public improvement projects and private redevelopment projects and the use of Property and/or Sales Tax Increment for the approved projects.

The Sloans Block 3 Project includes the rehabilitation of the 44,000 square foot historic Kuhlman Building, a former nurse’s dormitory, into 49 affordable rental apartments at 60% of Area Median Income (“AMI”), rehabilitation of the auditorium attached to the Kuhlman Building into a 5,000 square foot retail/restaurant space, construction of 2,500 square feet of new retail/restaurant space and construction of 25 new, market rate townhomes.

The Denver Urban Renewal Authority is seeking to amend the Plan to identify the Sloans Block 3 Project as an approved project under the Plan and to create two sales tax increment areas to provide funding assistance in the form of incremental sales taxes. The sales tax increment generated by the Project will be combined with a portion of the property tax increment currently being generated by the existing St. Anthony Property Tax Increment Area approved by City Council in August, 2013. The City’s Manager of Finance and DURA are drafting an Ordinance to amend the Plan to approve the Sloans Block 3 Project, create the Sloans Block 3 Sales Tax Increment Areas and approve the use of Tax Increment Financing (TIF) by DURA for the Sloans Block 3 Project. State law requires a public hearing be held to amend an Urban Renewal Plan with 30 days notice. It is anticipated that this hearing would be conducted on February 13, 2017.

DURA will be asking Council Committee to approve the resolution at their meeting on December 20, 2016.

To be completed by Mayor’s Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____