

BILL/ RESOLUTION REQUEST

1. Title: Approves the Historic Colorado National Bank Building Tax Increment Area and Appropriated Lodger's Tax Project Area Cooperation Agreement.

2. Requesting Agency: Department of Finance

3. Contact Person with actual knowledge of proposed ordinance

Name:Chad Fuller

Phone:720-913-1645

Email:Chad.Fuller@denvergov.org

4. Contact Person with actual knowledge of proposed ordinance who will present the item at Mayor Council and who will be available for first and second reading, if necessary

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5. Describe the proposed ordinance, including what the proposed ordinance is intended to accomplish, who's involved

a. Scope of Work

The proposed project is the redevelopment and historic preservation of the iconic Colorado National Bank Building located in downtown Denver. The proposal includes the renovation of the existing structure, as well as to add two additional stories, which will create a 230-room signature hotel. The proposed project currently has an estimated gap of \$10 M and is seeking funding assistance in the form of incremental property and sales taxes as well as an appropriated amount of lodger's taxes (equal to 7%) generated on the site. This financial assistance will bridge the current funding gap and will allow for this project to move forward, thus activating a signature downtown building that has been vacant since 2007. In addition to the historic preservation, this project will provide additional benefits in the form of job creation and additional support for tourism activity in downtown.

b. Duration

Payment of Incremental Sales Taxes, Incremental Property Taxes and Appropriated Lodger's Tax Equivalent to DURA shall cease on the earlier of (i) the latest date of repayment of all Obligations incurred with all respect to the Urban Redevelopment Project or (ii) the date that is twenty-five (25) years from the date of the approval by the Denver City Council of the Sales Tax Increment Area and Property Tax Increment Area authorizing the use of tax increment financing.

c. Location

918 17th Street (intersection of 17th & Champa)

d. Affected Council District

Council District #8 – Carla Madison

e. Benefits

The payment of incremental sales taxes, incremental property taxes and appropriated lodger's taxes will provide funding needed to help the historic preservation of a Denver landmark that has been vacant for several years. The project will also help to reactivate a building along 17th Street as well as to provide for job creation.

f. Costs

The current gap on private financing is estimated to be approximately \$10 M (2010 dollars).

6. Is there any controversy surrounding this ordinance, groups or individuals who may have concerns about it? Please explain.

No Controversy.

Bill Request Number: BR10-1022

Date: 11/8/2010