

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **9 a.m. Friday**. Contact the Mayor's Legislative team with questions

Please mark one: ☒ Bill Request or ☐ Resolution Request

Date of Request: June 13, 2025

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☒ Yes ☐ No

1. Type of Request:

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

☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☒ Other: Financing Transactions

2. Title: For an ordinance concerning the authorization of a Loan Agreement between the City & County of Denver, acting on behalf of its Denver Downtown Development Authority (DDDA) and PNC Bank, National Association, and an optional Revolving Credit Agreement between the City & County of Denver, acting on behalf of its DDDA, and PNC Bank, National Association, in order to finance certain development projects authorized under the Amended and Restated Denver Downtown Development Authority Plan of Development; authorizing the prepayment of the City's outstanding Loan Agreement dated February 3, 2017, as amended; and other documents related thereto; ratifying action previously taken relating thereto; and providing other matters relating thereto.

3. Requesting Agency: Department of Finance

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Hannah Stewart	Name: Carolina Flores
Email: Hannah.Stewart@denvergov.org	Email: Carolina.Flores@denvergov.org

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

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

7. City Council District: District 10

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

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property): Financing Transactions

Vendor/Contractor Name (including any dba's): PNC Bank, National Association

Contract control number (legacy and new): N/A

Location: Council District 10

Is this a new contract? ☒ Yes ☐ No **Is this an Amendment?** ☐ Yes ☒ No **If yes, how many?** _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Loan Agreement – matures no later than December 1, 2038 – 13 years

Credit Agreement – matures on December 31, 2025, with options to renew

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
\$210,000,000	N/A	\$210,000,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
N/A	N/A	13-year term (12/1/2038)

Scope of work:

Investment Categories

New Development + Adaptive Reuse

Parks + Public Space

Connectivity + Mobility

Livability + Economic Opportunity + Jobs

Arts + Culture + Activation

Was this contractor selected by competitive process? Yes

If not, why not?

Has this contractor provided these services to the City before? ☒ Yes ☐ No

Source of funds: DDDA TIF Revenues held with PNC Bank, National Association

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☒ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts): None

Who are the subcontractors to this contract? None

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Resolution/Bill Number: _____

Date Entered: _____

Executive Summary

An ordinance authorizing the City, on behalf of the Denver Downtown Development Authority, to enter into a single coordinated financing package with PNC Bank, National Association, consisting of (1) a Loan Agreement, not to exceed \$160,000,000 and (2) a Revolving Credit Agreement, not to exceed \$50,000,000, to finance certain development projects authorized under the Amended and Restated Denver Downtown Development Authority Plan of Development; authorizing the prepayment of the City's outstanding Loan Agreement dated February 3, 2017, as amended; and other documents related thereto; ratifying action previously taken relating thereto; and providing other matters relating thereto.

The City and County of Denver, in coordination with the Board of Directors of the Denver Downtown Development Authority (DDDA), recently launched a process to preserve and expand the DDDA and to amend and restate its existing Plan of Development. As authorized by state statute, a Downtown Development Authority (DDA) enables municipalities to reinvest incremental property and sales taxes collected within a defined central business district into catalytic public and private development projects. These investments aim to revitalize the urban core and support economic vitality.

In November 2024, voters overwhelmingly approved a DDDA ballot measure—with 77% support—authorizing the City to increase debt by up to \$570 million, with a total repayment cost of no more than \$847 million, all without raising taxes. The measure permits the use of tax increment financing (TIF) revenues collected within the DDDA boundaries to repay both TABOR- and non-TABOR-subject obligations. Voter approval also allows the City and DDDA to collect, retain, and spend bond proceeds, investment income, and TIF revenues as a voter-approved revenue change, exempt from the spending limits imposed by TABOR or other laws. Financing may take the form of loans, bonds, advances, or other instruments, issued in one or more series, and may include optional redemption provisions with a premium of no more than 3%.

This ordinance implements that voter authorization by approving:

1. A Loan Agreement with PNC Bank, National Association, (PNC Bank) for an amount not to exceed \$160 million to fund additional eligible projects and a portion of the 2017 Loan Agreement prepayment, if needed. An outstanding Loan Agreement, dated February 3, 2017, as amended, may be repaid in its entirety either with loan proceeds or with existing TIF revenues on hand. The loan will carry a fixed interest rate, mature no later than December 1, 2038, and is secured solely by pledged TIF revenues. It will not constitute a general obligation of the City; and,
2. A Revolving Credit Agreement with PNC Bank for an amount not to exceed \$50 million, structured as a short-term, flexible capital tool to support project costs. The execution of the revolving line of credit is optional and would be based upon the short-term project needs and repayment projections. The revolving line of credit bears a variable interest rate pegged to the 1-month SOFR plus 40 basis points (0.40%) and, if executed, will be annually renewable after the first annual term expires December 31, 2025. Unused funds would be charged a rate of 1-month SOFR plus 15 basis points (0.15%) to hold the funds available for use. If drawn-upon amounts are paid off in full by the end of each fiscal year, draws on the credit line will not utilize any voter-authorized long-term debt capacity—preserving more authorization for permanent financing of priority projects.

Together, these tools will allow the City and DDDA to pay off existing obligations, responsibly deploy new capital for public and private improvements, and maintain the flexibility needed to deliver on the vision laid out in the DDDA's Amended and Restated Plan of Development. This financing is structured as a private placement with PNC Bank, which was selected through a competitive bid process.

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