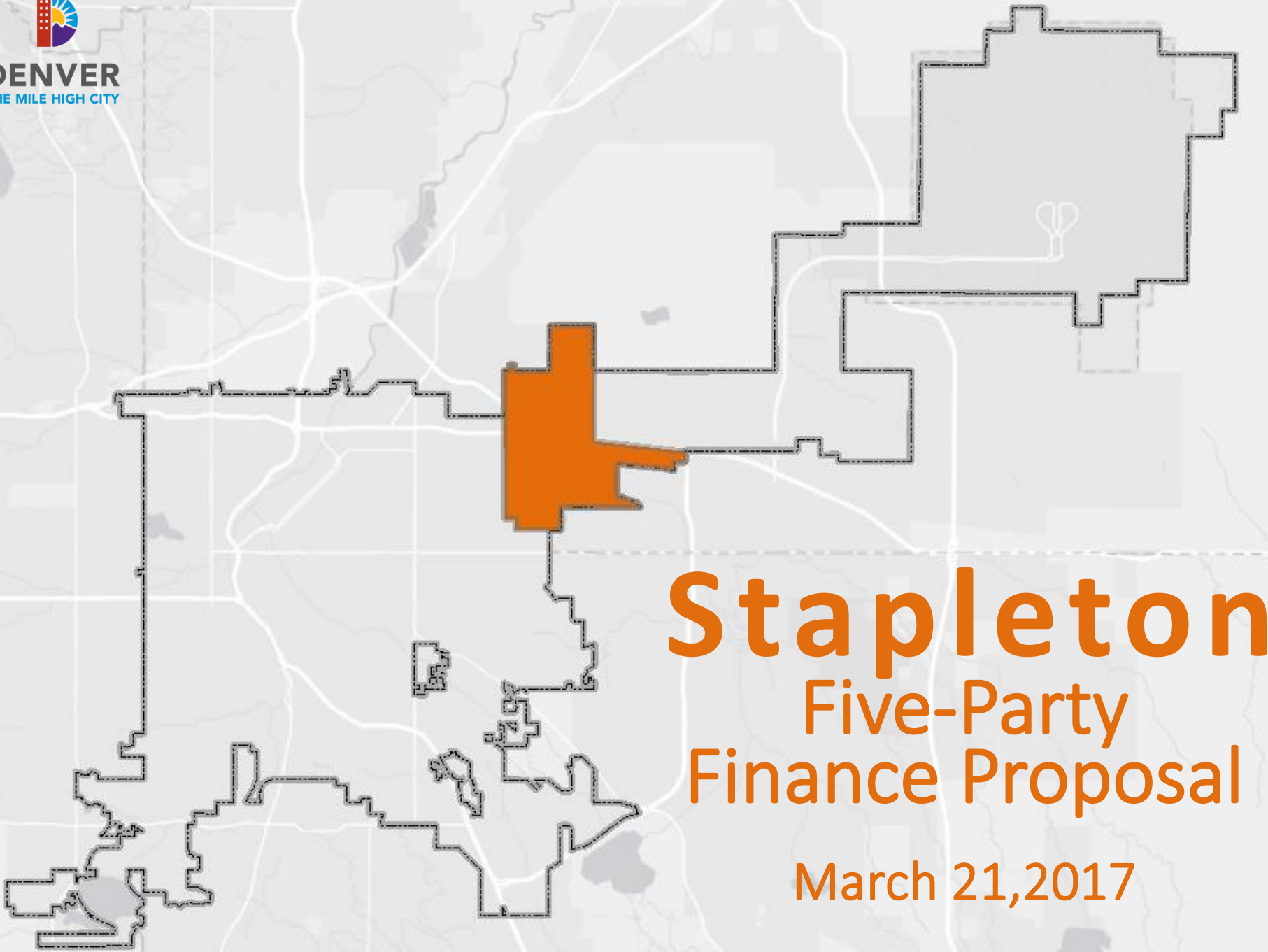




**DENVER**  
THE MILE HIGH CITY



# Stapleton

## Five-Party Finance Proposal

March 21, 2017

# Presentation Objective

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To present a summary of a proposed finance structure to fund trunk infrastructure at Stapleton which will:

- Address Denver Public Schools enrollment demand with a new elementary school
- Provide an additional fire station to improve emergency response times to neighborhoods north of I-70
- Access lower interest rates on new borrowings
- Facilitate continued development at Stapleton

The presentation covers historical trunk infrastructure funding, remaining capital needs and proposed financing structure.

# Stapleton Five Parties

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**Park Creek  
Metropolitan  
District**



Discover a World  
of Opportunity™

# Since 2001

- 23,500 residents
- 8,000+ residential units
- Over 1000 acres of parks and open space
- More than 10 million square feet of commercial development
- Over \$540 million in annual taxable sales
- \$900M in local and regional infrastructure constructed
- Over \$4 billion in property value created

## 25 Years Ago



## Today



# Stapleton Pays Its Own Way

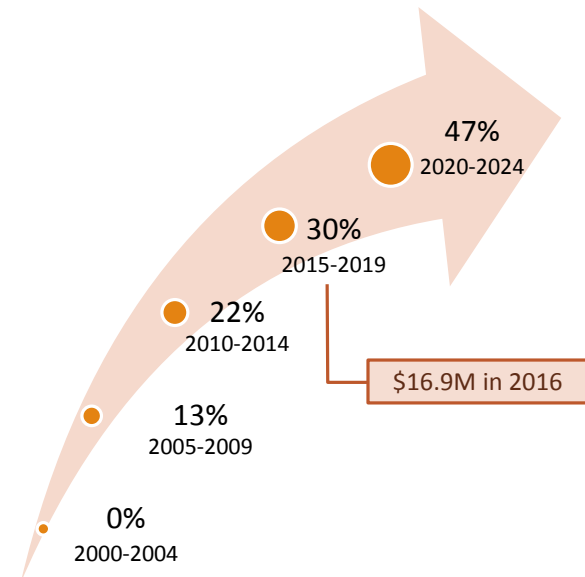
## Infrastructure

**Tax Increment Financing (TIF)** supports “trunk” or regional infrastructure such as arterial roads and regional parks that benefit all Denver residents

**Park Creek Metro District (PCMD)** supports “in-tract” or local infrastructure, including neighborhood streets, pocket parks and other neighborhood-serving amenities

## City Services

**City Retained Tax (CRT),** based on an increasing percentage of TIF revenue, is an annual transfer from DURA to the City to provide financial resources to support City General Fund services at Stapleton



# Remaining Trunk Infrastructure Needs

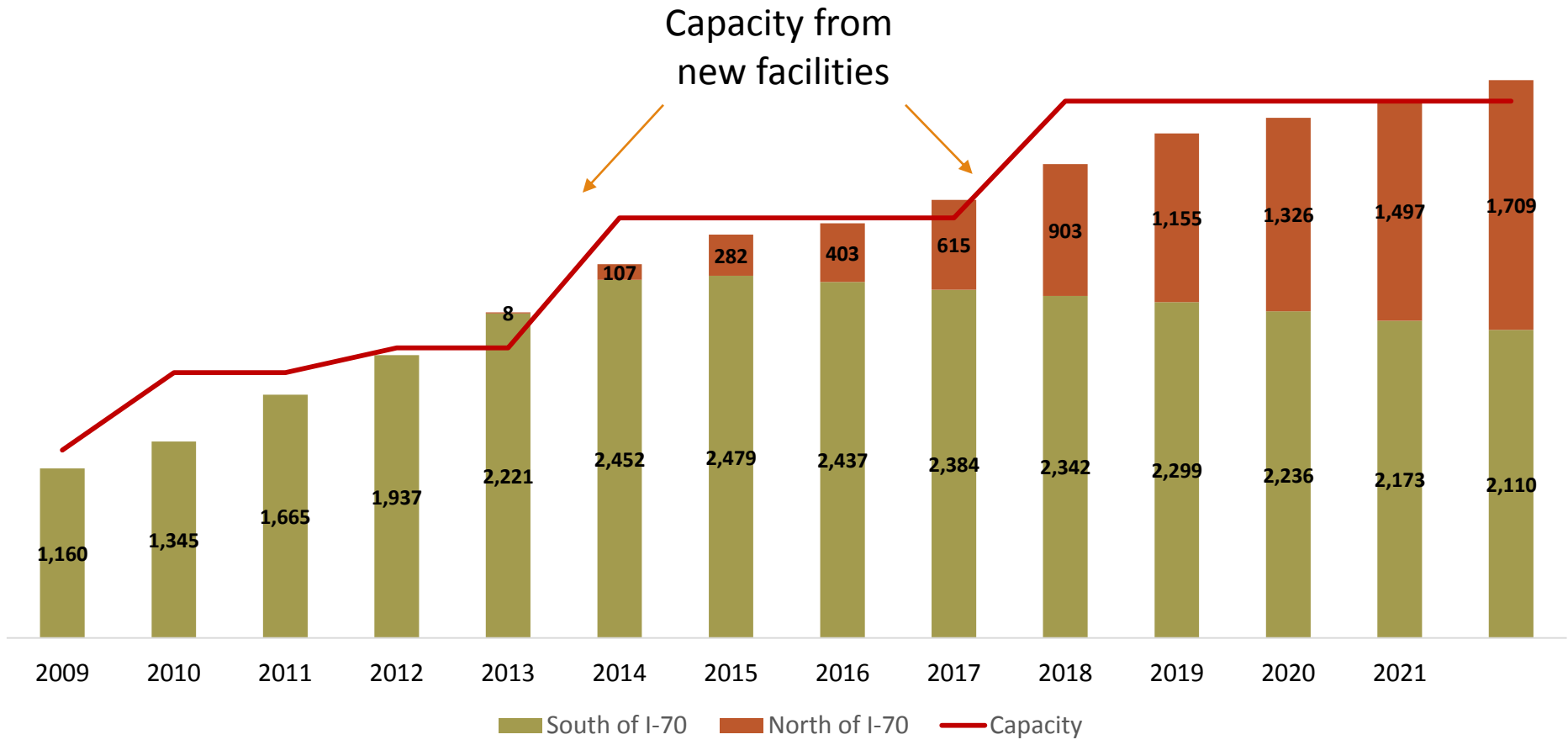
Section 10 Grading and Drainage \$7M	North Fire Station \$9.4M	Trunk Open Space North of 56 <sup>th</sup> Ave \$12.5M*
Parks Maintenance Facility \$1.4M	Smith Road Extension \$6.5M	Havana: Florence to Smith \$9.5M
Sand Creek Unit \$1M	Southwest Entry Park \$500K	South Sports Complex Site Prep \$4M

\*Total Project cost is \$29M

Numbers shown are in 2015 dollars and do not include financing costs.

Central Park Boulevard not listed as funding was appropriated by City Council in the 2017 budget

# Stapleton-Area Elementary Enrollment and Capacity



# Proposed Finance Structure

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- Stapleton parties will allow the revenue related to the 2016 DPS tax measures that are captured in the TIF to pass through the TIF “waterfall” and flow back to DPS.
- DPS will use Certificates of Participation (COPs) to finance \$16.45M of public infrastructure, including the North Fire Station (\$9.4M) and the school site acquisition (\$7.05M)
- Forest City will apply all acquisition proceeds from the DPS site to repayment of grading and drainage. Additionally, Forest City is imposing homebuilder fees on Section 10 home sites to ensure \$12.5M is available to pay for trunk open space within Section 10
- DURA will agree to repay from future tax increment revenue: the DPS COPs and (by 2025) the City’s 2017 budget allocation of \$8.4M for the Central Park Boulevard bridge.



# Documents Requiring Approval

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## 1. Central Park Boulevard Bridge (Phase 2) Funding Agreement

- **Parties:** City and Park Creek Metropolitan District (PCMD)
- 
- **Summary:** City contracts with PCMD to design and construct the final span of Central Park Blvd bridge over Sand Creek for a maximum cost of \$8.4 million.

## 1. North Fire Station Reimbursement Agreement

- **Parties:** City, Denver Urban Renewal Authority (DURA) and Denver Public Schools (DPS)
- 
- **Summary:** DPS issues Certificates of Participation (COPs) to be used to reimburse the City for design and construction costs of the North Fire Station to be located near 50<sup>th</sup> Ave and Central Park Blvd.

## 1. Second Supplemental Infrastructure Funding Agreement

- **Parties:** City and Denver Urban Renewal Authority (DURA)
- 
- **Summary:** DURA issues a bond to the City for repayment (in 2025) of the City's 2017 budget allocation of \$8.4 million for the construction of the Central Park Blvd bridge over Sand Creek.

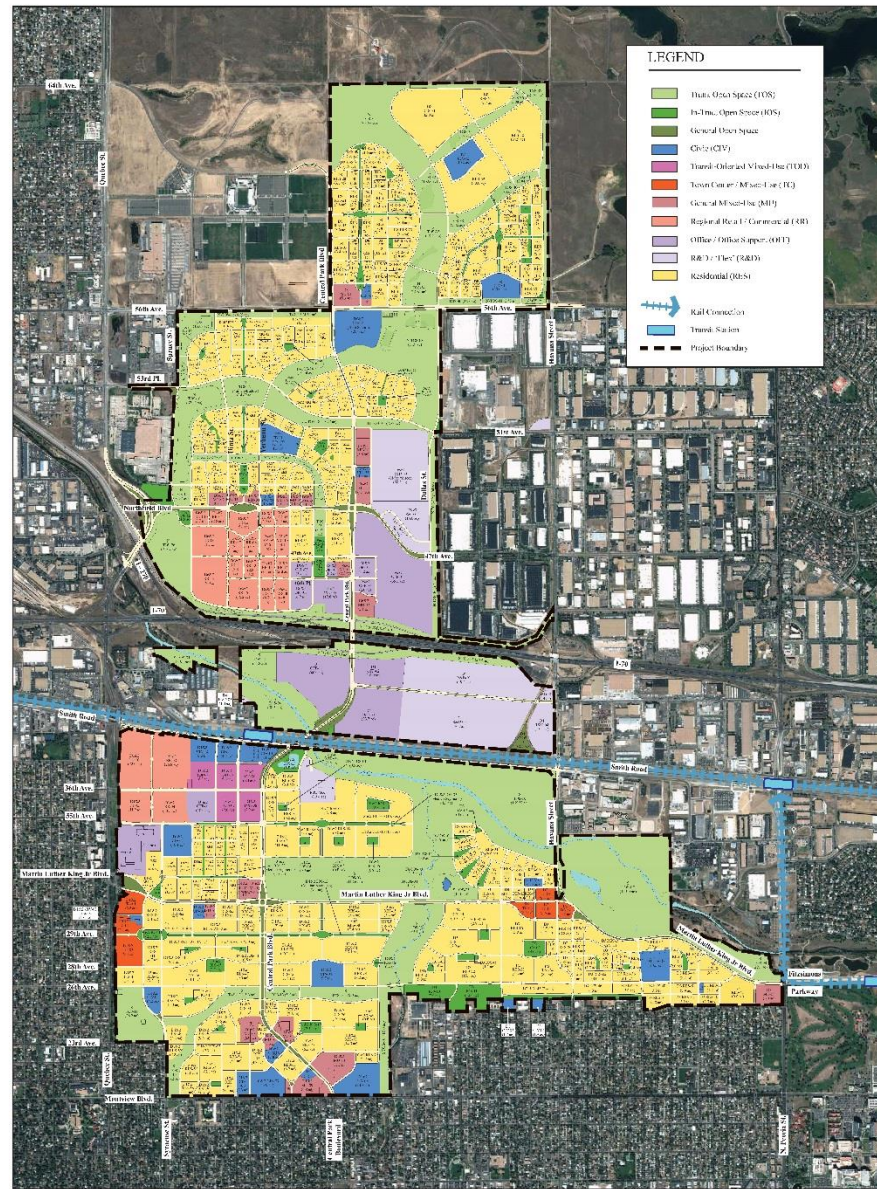
## 1. DPS/City Post Election Bond and Mill Levy Agreement

- **Parties:** City and Denver Public Schools (DPS)
- 
- **Summary:** City CFO annually (from 2017 to 2025) requests City Council to appropriate an amount equal to the CRT percentage multiplied by TIF revenue attributable to the DPS 2016 election.



**Thank You**

# Appendix 1: Stapleton Land Use Map



\* Note: Avenues, if shown, are for general reference only.  
 \*\* Note: In-Use Open Space is shown only for those areas which are in the advanced stages of planning.

## LAND USE MAP January 20, 2017 (v1)

STAPLETON DEVELOPMENT PLAN  
Denver, Colorado

0 2000'

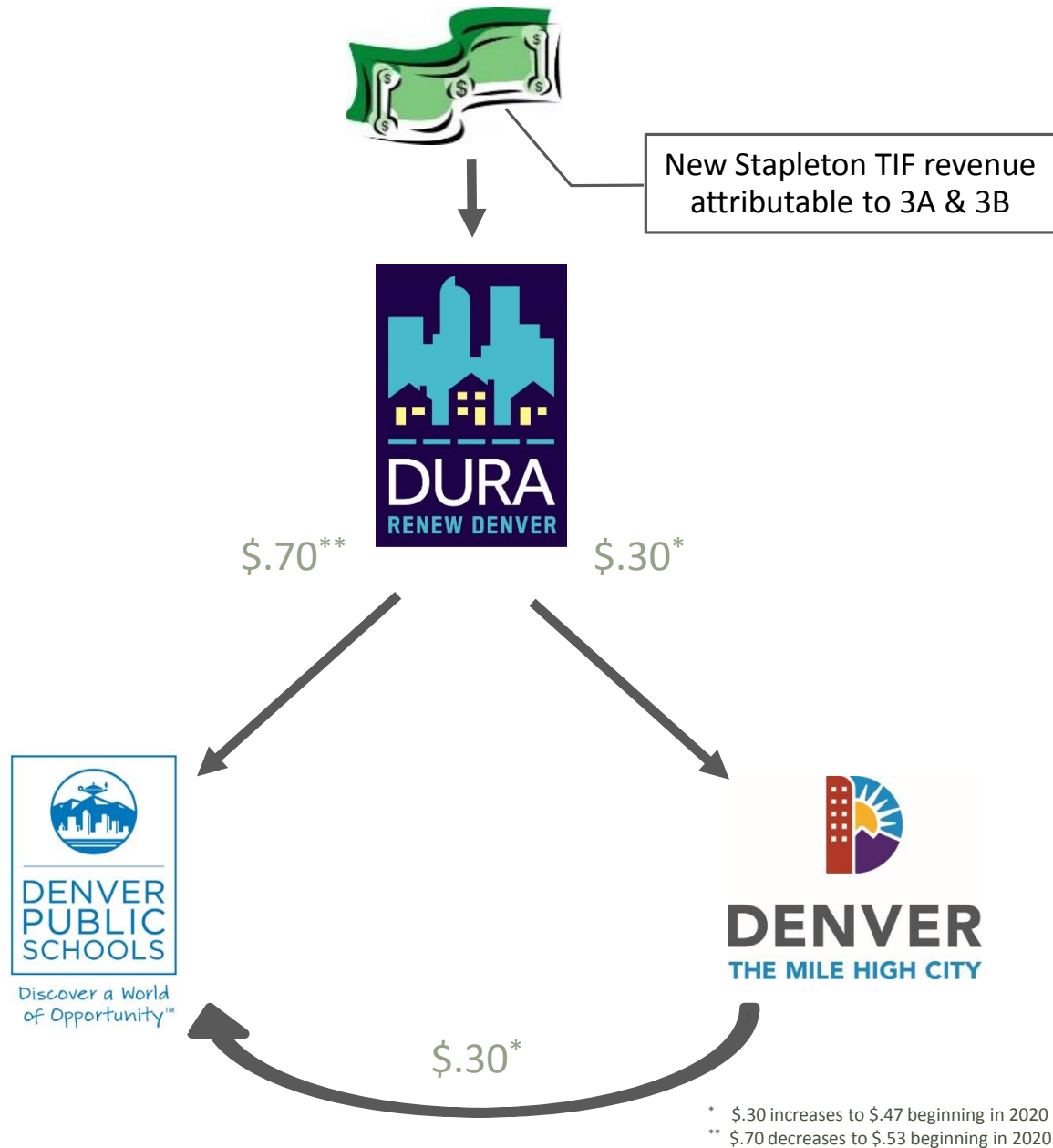


\* This rendering and the development depicted are for illustrative purposes only and should not be relied upon for any purpose. Forest City Stapleton, Inc., makes no guarantees concerning future development and the development depicted in this rendering may be modified at the discretion of Forest City Stapleton, Inc., without notice.

# Appendix 2: Transfer of New DPS Mills

DURA creates obligation equal to the amount generated by additional, voter-approved mills, minus percentage owed to City for CRT payment.

City makes DPS whole via General Fund transfer.



\* \$.30 increases to \$.47 beginning in 2020  
 \*\* \$.70 decreases to \$.53 beginning in 2020