ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by **3:00pm on Monday.** Contact the Mayor's Legislative team with questions

Date of Request: November 28, 2022

Please mark one: ☐ **Bill Request** **or** ☒ **Resolution Request**

1. Type of Request:

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

☐ **Dedication/Vacation** ☐ **Appropriation/Supplemental** ☐ **DRMC Change**

☒ **Other: Set a public hearing regarding the Consolidated Service Plan for the Park Hill Metropolitan District Nos. 1-5**

2. Title: A Resolution to set a public hearing before City Council on January 23, 2023 for the Consolidated Service Plan for the Park Hill Metropolitan District Nos. 1-5.

3. Requesting Agency: Finance

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Michael Kerrigan - Finance	Name: Kiki Turner – Finance
Email: michael.kerrigan@denvergov.org	Email: kiki.turner@denvergov.org

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

State law requires a public hearing be conducted prior to City Council approving a service plan for a new metropolitan district, or an amendment to a service plan for an existing district. The public hearing for the Consolidated Service Plan for the Park Hill Metropolitan District Nos. 1-5 is scheduled to be held on January 23, 2023. The Park Hill Metropolitan District Nos. 1-5 ("Districts") will be located in north central Denver in the Park Hill neighborhood. The Districts will provide for construction, financing, operation, maintenance, and coordination of Public Improvements necessary to repurpose the former Park Hill Golf Course property ("Project"). The site is intended to support a range of housing and employment options, commercial and retail uses, parks and recreation options, open spaces, and community uses.

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

Brad Neiman

7. City Council District:

District 8: Christopher Herndon

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: _____

EXECUTIVE SUMMARY

The purpose of this resolution is to set a public hearing for the Consolidated Service Plan ("Consolidated Service Plan") at City Council on January 23, 2023 for the Park Hill Metropolitan District Nos. 1-5.

The Districts are being organized to work in conjunction with one another to finance the construction and provide the ongoing maintenance of the Public Improvements for the Project. Park Hill Metropolitan District No.1 will be the "Maintenance District" for the Project and will overlap the entirety of the Project. The Maintenance District will own, operate, and maintain the Public Improvements not otherwise dedicated to another governmental entity. Park Hill Metropolitan District Nos. 2-5 will be the "Financing Districts" for the Project and are intended to finance the capital costs associated with the Public Improvements. Two of the Financing Districts are intended to include the residentially-assessed properties in the Project and the other two Financing Districts are intended to include the non-residentially-assessed properties in the Project. Initially the Districts will have a small amount of land in their boundaries but will grow over time to include the boundaries of the entire Project. Certain affordable restricted residential properties will not be included within the Financing Districts' boundaries as described in the development agreement for the Project.

The Consolidated Service Plan anticipates that the Districts will finance and construct approximately $84 million of Public Improvements including street and rights-of-way improvements, water services, storm drainage infrastructure, sanitary and wastewater sewers, safety improvements, landscaping and recreation improvements, and parking garages. The Consolidated Service Plan anticipates that the Districts will issue approximately $117 million of bonds that will generate proceeds to pay for the construction of the Public Improvements.

State law requires a public hearing on the Consolidated Service Plan before approval. The public hearing is scheduled at City Council on January 23, 2023, concurrent with second reading of the related Consolidated Service Plan approval ordinance. Presentations in Land Use Transportation and Infrastructure Committee are anticipated to be scheduled on October 25, 2022, and December 13, 2022. The presentation on the Consolidated Service Plan is anticipated to be combined with additional matters affecting the Project's development including: an ordinance referring a ballot question to a Citywide election to remove the conservation easement on the Project, a rezoning on the property, and a development agreement.

Below is a schedule illustrating the City Council process.

Schedule of Legislative Actions

COMBINED CHRONOLOGICAL SCHEDULE	
Date	**Activity**
Tuesday, October 25, 2022	Ordinance: LUTI Committee Info Item (combined with DA & Ballot Question)
Monday, November 28, 2022	Resolution: Deadline to submit resolution request to set public hearing
Tuesday, December 6, 2022	Resolution: FINGOV Committee (consent)
Monday, December 5, 2022	Ordinance: Deadline to submit ordinance request to approve service plan
Tuesday, December 13, 2022	Resolution: Mayor/Council
Tuesday, December 13, 2022	Ordinance: LUTI Committee Action Item (combined with DA & Ballot Question)
Thursday, December 15, 2022	Resolution: Deadline for CAO to file
Monday, December 19, 2022	Resolution: at City Council (sets public hearing on Dec. 12th: CRS 32-1-204 Requires Public Hearing no sooner than 20 days nor more than 30 days after publication)
Tuesday, December 20, 2022	Ordinance: Mayor Council
Thursday, January 12, 2023	Ordinance: Deadline for CAO to file
Tuesday, January 17, 2023	Ordinance: at City Council for first reading- MLK Day is Monday council meets Tuesday this week.
Monday, January 23, 2023	Ordinance: at City Council for public hearing and second reading
Friday, January 27, 2023	Ordinance effective

- This color is resolution related items
- This color is ordinance related items

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____ Date Entered: _____