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# DC Metropolitan District

Finance and Governance Committee – August 6, 2024

Laura Wachter

Director of Capital Planning and  
Programming  
Department of Finance

Tyler Carlson

CEO & Managing Principal  
Evergreen Devco Inc.



Megan Becher

Shareholder  
McGeady Becher P.C.



# Requested City Council Action on #24-1015

An ordinance approving the service plan for the proposed DC Metropolitan District

The district will provide for the construction, financing, installation, operation, and maintenance of public improvements necessary to support the development of the property located within its boundaries, in Council District 11

# Agenda

1. Metropolitan District Overview – Laura Wachter,  
Department of Finance
2. Proposed DC Metropolitan District – Megan Becher,  
McGeady Becher P.C.
3. Q&A

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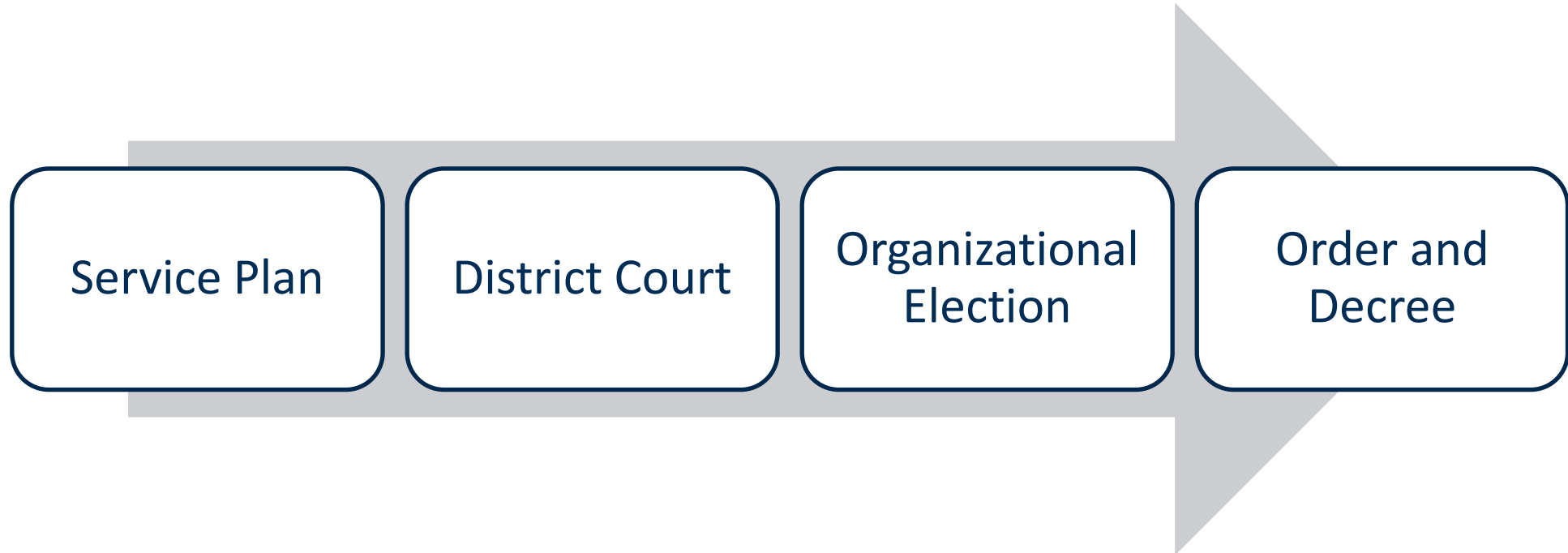
# Metro District Overview

Laura Wachter, Director of Capital Planning and Programming  
Department of Finance

# Metropolitan Districts Overview

- **Legal authority:** Colorado Revised Statutes Sections 32-1-101 through 32-1-1807. Metro Districts are separate political subdivisions of the state. District has a perpetual life.
- **Creation:** Service Plan approval by City Council, district court order, and election
- **Service Plan:** The governing document that outlines the purpose, organization, powers, and financing plan for the district. Service Plan is reviewed by City staff
- **Powers:** To provide services for the district: fire protection, parks and recreation, safety protection, sanitation, street improvements, television relay and translation, transportation and water improvements, and mosquito control.
  - Acquire, construct, finance, install, operate, and maintain improvements
  - Power to issue general obligation bonds as allowed by a debt election
- **Revenues:** Through levy of ad valorem tax, special assessments, rates, fees, tolls, or charges
- **Board of Directors:** 5-member Board of Directors voted by the electors

# Formation Steps



# District Election

- **New metro districts handle their own elections**
  - City ballot deadlines do not apply
  - City Council does not refer a question to the ballot
- **City Council role**
  - Approval of the Service Plan - required before the District Court process can start
- **District Court process**
  - Statutorily, District Court responsible procedurally for directing the District Election
  - Metro district files an organizational petition with the District Court to hold a district election
  - District Court holds a hearing and Orders the Election
  - Hearing must occur before election day

# Common Powers of Districts

- Levy and Collect Ad Valorem (Property) Taxes
- Issue Debt
- Impose and Collect Fees, Rates, Tolls and Charges
- Enter into Contracts and Agreements
- Acquire, Sell and Lease Property
- Adopt Rules and Regulations



# Why Use Metropolitan Districts?

- Generates independent sources of revenue to finance the costs of constructing, operating and maintaining public improvements
  - Allows growth to pay its own way
- Provides improvements and services municipalities/counties often cannot provide due to funding constraints under TABOR
- Allows for efficient municipal financings for capital improvements
  - Costs typically spread over 30 years with significantly lower costs of capital
  - Tax-exempt municipal bonds



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# Proposed DC Metro District

Megan Becher, Shareholder  
McGeady Becher P.C.

# Development and Developer

- **Current Owners**

- Evergreen-Green Valley Ranch & Telluride Land, L.L.C.
- Evergreen-Green Valley Ranch & Telluride Retail, L.L.C.

- **Current/Planned Zoning**

- Planned Building Group Applications for two hotels and 290 multifamily units in second and third reviews and construction permits for building permits, on-site and off-site improvements are being pursued concurrently. Permits anticipated in 2-3 months.
- Technical approval for public infrastructure work has been obtained
  - Transportation Engineering Plan, Storm, Sanitary, SWMP and Denver Water
- Zone Map Amendment being pursued for the western 12 acres for townhomes
- Construction start is dependent on downstream metropolitan district financing for public improvements, primarily Rifle Way, being in place

# Proposed Development

- Two Hotels totaling 236 beds
- 25,000 square feet of Retail/Commercial space
- 290 Multi-Family Housing Units
- 125 For Sale Townhomes



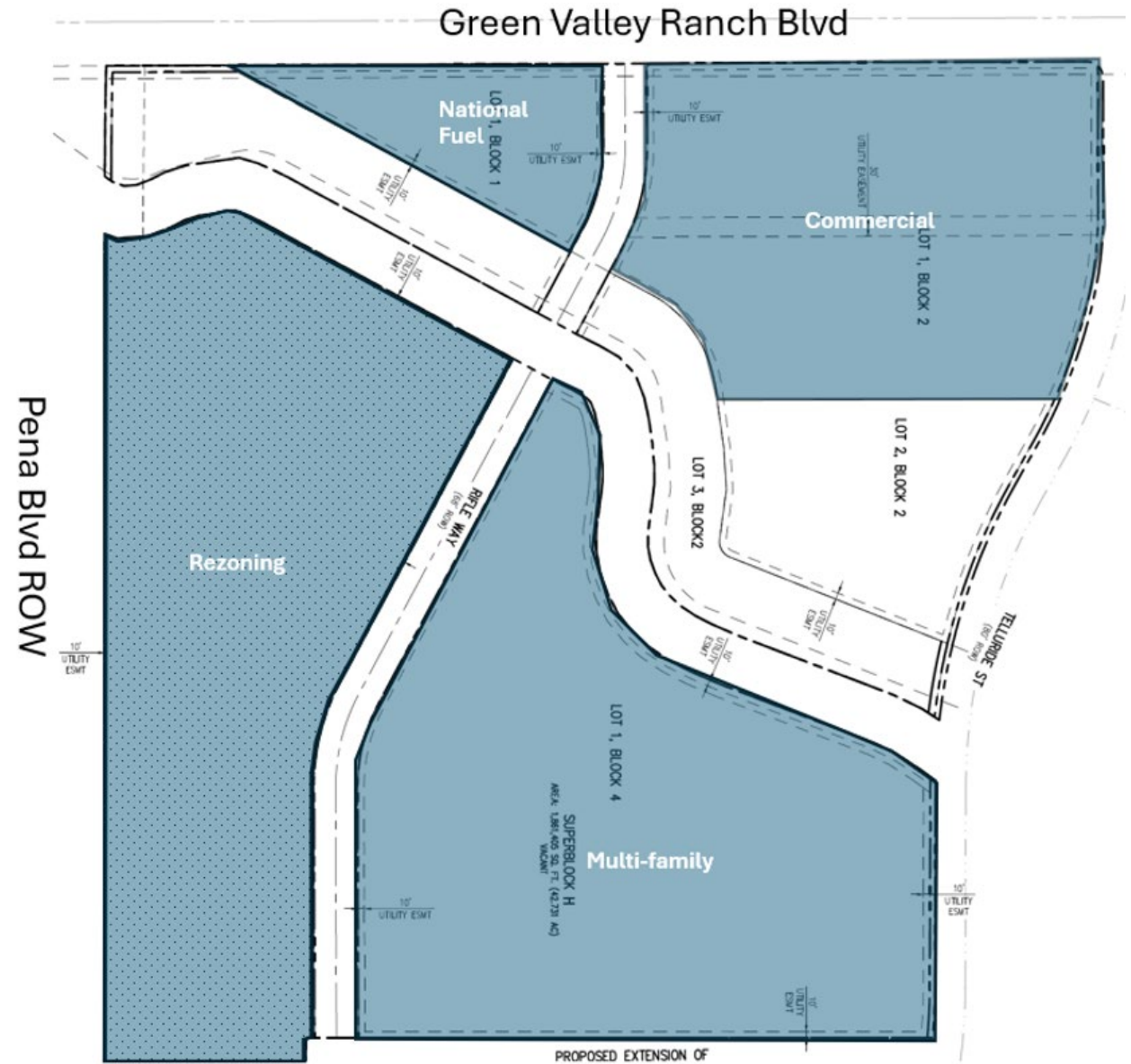
# AREA MAP





# District Boundary Map

- Green Valley Ranch Blvd. (N)
- Pena Blvd. (W)
- E 45<sup>th</sup> Ave. (S)
- Telluride St. (E)



# SITE PLAN



# DC Metropolitan District

- Single district – compliant with Denver model
- Coordinate and manage the financing, acquisition, construction, completion, operation and maintenance of public infrastructure
- Perpetual maintenance of improvements not dedicated to other governmental entities
- Governed by elected 5-member Board of Directors



# Public Infrastructure and Estimated Costs

Description	Amount
Domestic Water System	\$1,800,000
Streets / Safety Protection	\$5,200,000
Wastewater	\$7,800,000
Parks and Recreation	\$3,200,000
<b>TOTAL</b>	<b>\$18,000,000</b>

# District Finance Plan

- Debt / Debt Service Mills
  - Maximum Debt Issuance Limit - \$27,000,000
  - Supported by the following revenue sources:
    - **Aggregate mil levy not to exceed 50 Mills**, adjusted for legislative and Constitutional changes
    - Specific Ownership Taxes related to Debt Service Mills
    - Imposition Term limited to 40 years from initial imposition
- Operations / Operations Mills
  - **Maximum of 10 Mills**, adjusted for legislative and Constitutional changes

# Metropolitan District Protections

- Debt Issuance Limitations
- Statutory Limitations on Developer Debt
- Public Bidding Requirements
- Sunshine Law, Audit, Disclosure and Filing Compliance
- Websites Mandated
- Annual Meeting and Reporting Requirements
- Physical Notice of Elections Provided

# Questions?

**Tyler Carlson**

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**Megan Becher**

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