



# Land Use, Transportation & Infrastructure – Proposed Skyline Park Local Maintenance District

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## BR 18-1321– Bill to Create the Skyline Park Local Maintenance District

## BR 18-1322 – Bill to Assess for 2019, Total Assessment Amount for 2019 Equals \$400,000

- ▶ Local Maintenance Districts are governed under City Charter & Code
- ▶ Primary purpose of Local Maintenance Districts –
  - ▶ “The continuing care, operation, security, repair, maintenance and replacement of local public improvements.”



# Proposed District

- ▶ The Downtown Denver Partnership has come forward as the proponent for the creation of the Skyline Park Local Maintenance District.
- ▶ Goal is to provide additional services within the Skyline Park that will be above the base services provided by Parks & Recreation.
- ▶ Services to be provided will be in conformance with those services allowed under City Charter and Code for Local Maintenance Districts.
- ▶ Two distinct services will be security and programming.
  - ▶ Security may be Parks and Recreation Rangers or the contracting of private security.
- ▶ District will exist in perpetuity unless wrapped into another district or dissolved.
- ▶ Assessment methodology will be based on a two-tiered system of the benefit received due to a property's proximity to the Skyline Park.

# Brief History

- ▶ Skyline Park Local Improvement District
- ▶ Current conditions
- ▶ Needs and costs have been identified through a Benefit Study
- ▶ Property owner outreach

# 2019 Work Plan & Budget

EXHIBIT B		Estimated Skyline LMD Budget
Maintenance Receipts	<b>Revenues</b>	
	District Assessment Receipts: Revenue	400,000
<b>Total Revenues</b>		<b>400,000</b>
	<b>Expenses</b>	
<b>Operation Expenses</b>		
	City Distr Fee-Skyline LMD (5%)	20,000
	C&CD Calc Chrg.	4,000
	Insurance Direct	5,500
	Legal Fees	3,500
	Board & Comm	500
	Admin O/H (12.5%)	50,000
	Bank Fees	150
	Audit	3,000
	Contingency (=10% of operation expenses)	5,915
<b>Total Operation Expenses</b>		<b>92,565</b>
<b>Maintenance Expenses</b>		
	Supplemental Maintenance Cost (est. \$3750/mo)	45,000
	Trash and Recycling Removal (\$375/mo)	4,500
	Seasonal Planting & Maintenance for pots	7,500
	Supplemental Landscape Maintenance	2,750
	Misc. Maintenance & repairs	5,000
	Holiday Light installation	7,500
<b>Total Maintenance Expenses</b>		<b>72,250</b>
	<b>Programming and Activation Expenses</b>	
	includes providing and managing games, events, classes, furnishings, signage, banners and art in all three blocks	67,000
	<b>Total Programming Expenses</b>	<b>67,000</b>
	<b>Security</b>	
	Private Security	158,800
	Security equipment	3,500
	<b>Total Security Expenses</b>	<b>162,300</b>
	Contribution to Operating Reserve	5,000
<b>Total Expenses</b>		<b>399,115</b>
<b>Operating Revenues Over (Under) Expenses</b>		<b>885</b>

# Property Owner Support

- ▶ By petition, 51% in favor
- ▶ The protest period for assessments has passed – **No protests have been received**
- ▶ Remonstrance (Protest) Hearing tomorrow for creation – It is likely there will be no protests, though we will advise you if there are any.
- ▶ Next Steps
  - ▶ After tomorrow's Remonstrance Hearing, the Manager of Public Works will issue an order either approving or disapproving the district moving forward through the City Council process.

# Questions?

