

# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by **3:00pm on Monday**. Contact the Mayor's Legislative team with questions

Submitted: January 13<sup>th</sup>, 2020

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:

2. **Title:** An ordinance to approve a three-party agreement between Denver Urban Renewal Authority, Adams County and the City and County of Denver regarding the Globeville Commercial Urban Redevelopment Area

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: Tracy Huggins - DURA Andrew Johnston - Finance	Name: Tracy Huggins - DURA Andrew Johnston - Finance
Email: <a href="mailto:thuggins@renewdenver.org">thuggins@renewdenver.org</a> <a href="mailto:andrew.johnston@denvergov.org">andrew.johnston@denvergov.org</a>	Email: <a href="mailto:thuggins@renewdenver.org">thuggins@renewdenver.org</a> <a href="mailto:andrew.johnston@denvergov.org">andrew.johnston@denvergov.org</a>

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

The Globeville Commercial URP and TIF Area is located 80% in Adams County and 20% in Denver County near 54<sup>th</sup> and Washington. The TIF Area was created in 2011 as a secondary repayment source for a HUD 108 loan used to prepare the site for commercial redevelopment. The HUD 108 loan was taken out by Adams County and proceeds from land sales were the primary method of repayment. The final land sale has occurred and nearly paid off the entire HUD 108 balance.

The IGA discusses the final true up of the initial project, repayment of the HUD 108 loan, reimbursing Adams County for funds advanced and starting a 12-month period for all parties to finalize four additional projects.

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

JoAnn Weinstein and Brad Neiman

## 7. City Council District:

District 9: Candi CdeBaca

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

## EXECUTIVE SUMMARY

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: BR20 0061

Date Entered: \_\_\_\_\_

The purpose of the ordinance is to approve an intergovernmental agreement between DURA, Adams County and Denver County regarding the existing Globeville Commercial URP and TIF Area. Specifically, the IGA addresses the final true up of the initial project, repayment of the HUD 108 loan, reimbursing Adams County for funds advanced and starting a 12-month period for all parties to finalize four additional projects. The IGA is a continuation of the original process and concept.

Denver’s first two-county urban renewal area was created in 2011 facilitating environmental remediation and site improvements to ready the 77-acre former ASARCO Globe Plant for development of an industrial-business park. The TIF area is approximately 80% in Adams County and 20% in Denver County. The total initial project costs were estimated at \$21 million. \$10 million of the costs were financed by the proceeds of a HUD 108 loan issued by Adams County. The primary source of repayment for the HUD 108 loan was land sales and TIF revenue as a secondary source of repayment. The initial project is complete and last land sale in 2018 left a remaining balance of \$344,081.77 on the HUD 108 loan. This remaining balance was paid by Adams County and is intended to be reimbursed by the TIF as an eligible cost. When Adams County is reimbursed it will start a twelve-month period for both counties to agree on any additional eligible projects.

A team with representation from DURA, Adams County and Denver have preliminarily agreed to four possible projects and will use the next twelve months to refine the scope and costs. The proposed projects have a nexus to the original Urban Renewal Plan and are listed below:

- 54<sup>th</sup> Avenue from Washington to Franklin
- Wayfinding design and installation on Washington
- Multi-use paths from National Western Center Bridges to Washington Street
- Updating 51<sup>st</sup> and Washington intersection

The team will work over the twelve-month period to finalize these projects.

A presentation at Finance and Governance Committee is planned on January 21<sup>st</sup> and the anticipated legislative schedule is below.

*Executive summary continued below with location map.*

## Schedule by Legislative Action

Date	Activity
<b>ORDINANCE SCHEDULE</b>	
Monday, January 13 <sup>th</sup>	Finance to submit ordinance request to approve IGA
Tuesday, January 21 <sup>st</sup>	Ordinance presentation in Finance Committee
Tuesday, January 28 <sup>th</sup>	Ordinance at Mayor Council
Thursday, January 30 <sup>th</sup>	Ordinance filed by CAO
Monday, February 3 <sup>rd</sup>	Ordinance at City Council for First reading
Monday, February 10 <sup>th</sup>	Ordinance at City Council for second reading
Friday, February 14 <sup>th</sup>	Ordinance effective

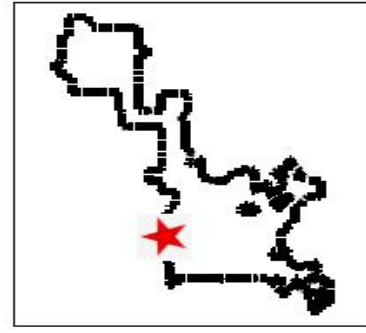
*To be completed by Mayor’s Legislative Team:*

**Former  
ASARCO  
Globe Plant Site  
(77.25 acres)**

**Context Map**

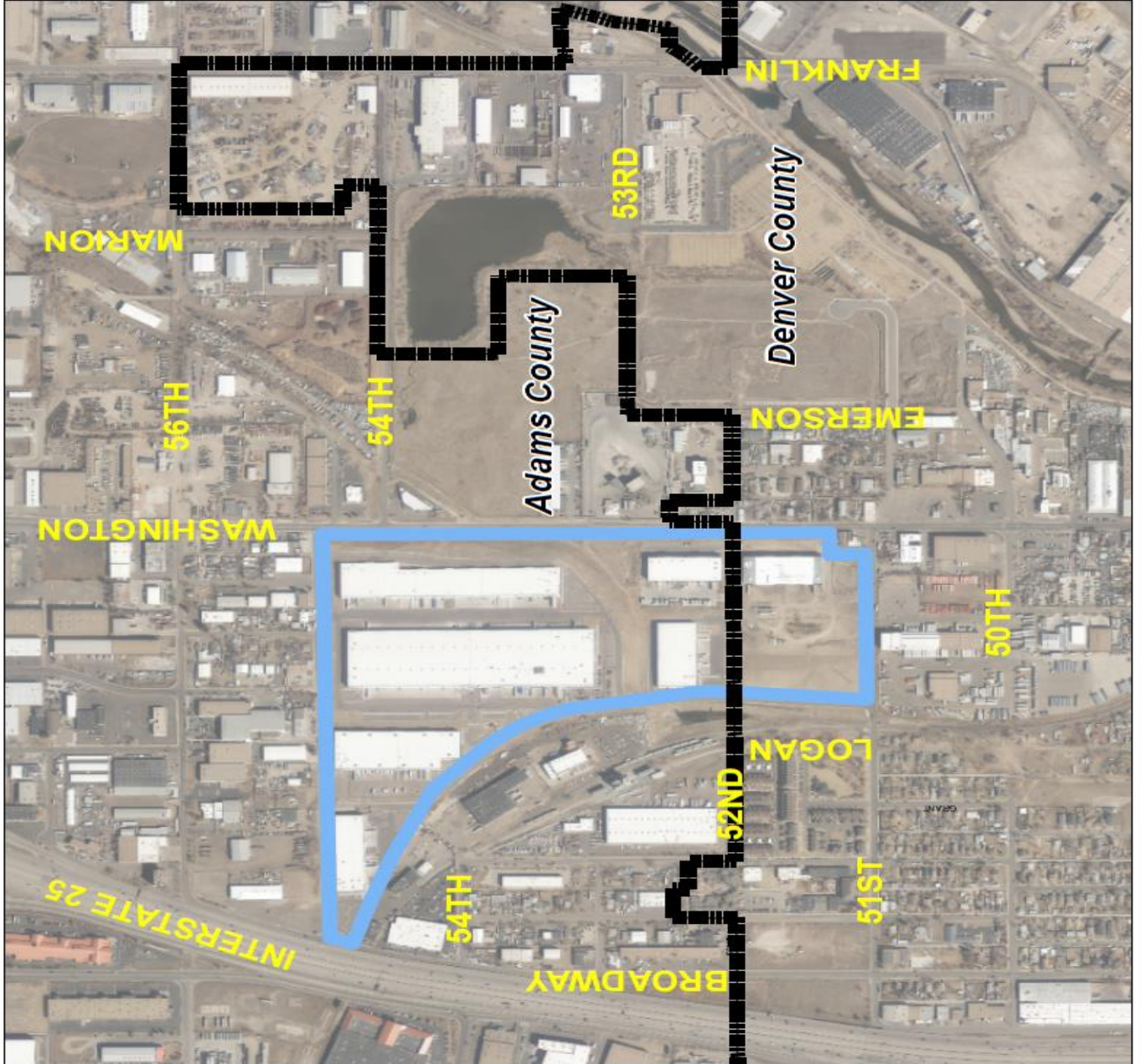


Imagery/Aerials 2018



Assessor's Office/Dept of Finance  
City & County of Denver

January, 2020



*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: BR20 0061

Date Entered: \_\_\_\_\_