



Legislation Text

File #: 17-0810, Version: 1

**Other/Miscellaneous Request Template (Appointments; ROW; Code Changes; Zoning Action, etc.)**

**Date Submitted:** 07-18-17

**Requesting Agency:** Department of Finance  
**Division:**

- **Name:** Tracy Huggins, Executive Director, Denver Urban Renewal Authority
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**Item Title & Description:**

*(Do not delete the following instructions)*

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

**A bill for an ordinance approving the Emily Griffith Opportunity School Urban Redevelopment Plan and the creation of the Emily Griffith Opportunity School Redevelopment Area and the Emily Griffith Opportunity School Tax Increment Area.**

Approves the Emily Griffith Opportunity School Urban Redevelopment Plan authorizing the creation of an Urban Redevelopment Area and tax increment areas in Council District 9. The Committee approved filing this bill at its meeting on 7-25-17.

**Affected Council District(s) or citywide?** Council District 9

**Executive Summary with Rationale and Impact:**

*Detailed description of the item and why we are doing it. This can be a separate attachment.*

This ordinance approves the Emily Griffith Opportunity School Urban Redevelopment Plan ("Plan") authorizing the creation of an Urban Redevelopment Area and a sales and property tax increment area. The Plan makes the required statutory findings for the creation of an Urban Renewal Area, including a finding of blight. Additionally, the Plan has been found to be in conformance with the City's Comprehensive Plan. This conformance will be represented by a finding of the Denver Planning Board. The Plan lays out objectives for revitalizing the Urban Redevelopment Area. In addition, the Plan authorizes the Denver Urban Renewal Authority (DURA) to undertake projects using tax increment financing (TIF) to achieve those objectives, subject to City Council approval of one or more urban redevelopment projects.

The primary objectives of the Plan are to reduce or eliminate blighted conditions as well as to stimulate the growth and development of the Area to allow for the redevelopment of the area with one or more mix of uses, which may include residential, office, retail, hotel and commercial. DURA, in coordination with the City's Department of Finance and the Department of Community Planning & Development, is seeking to establish an Urban Redevelopment Area to support the proposed development through the approval of an Urban Redevelopment Plan. Staff with the City and DURA have agreed to an Urban Redevelopment Plan and Cooperation Agreement authorizing the creation of the Emily Griffith Opportunity School Redevelopment Area and the use of tax increment financing by DURA, subject to City Council Approval. DURA will be making a presentation regarding the Urban Redevelopment Plan and the related Cooperation Agreement and seeking Council Committee approval at the Council Committee meeting on July 25, 2017.

**Address/Location (if applicable):**

**Legal Description (if applicable):**

**Denver Revised Municipal Code (D.R.M.C.) Citation (if applicable):**

**Draft Bill Attached?**