

Gibson, Dylan - CM

From: Heroux, Jonathan <PJonathan.Heroux@psc.com>
Sent: Friday, December 16, 2022 11:16 AM
To: Gibson, Dylan - CM
Subject: Comment for Citizens Comment portion of Monday 12/19 Council Meeting

Below are my comments for the citizens comments section of this coming Mondays council meeting. Thank you.

My name is P. Jonathan Heroux and I work for Piper Sandler in Denver. My focus at Piper for the last 29 years has been working with Special Districts throughout Colorado, both residential and commercial development projects in the creation of metropolitan districts and assisting metropolitan districts raise capital through the issuance of tax exempt bonds. After reading Ordinance 2453, I wanted to share some thoughts and observations regarding the potential impact the approval of this ordinance could have:

A potential moratorium on metropolitan districts that have more than a 10% component of residential development that automatically renews each January 1, will in effect cause the residential development community to look to other communities for their projects. With no specific event being noted in the ordinance stating what might change councils decision on not renewing the moratorium, the development community will have little choice but to look to other communities for their projects due to the uncertainty of future development in Commerce City.

While it is not the goal of Council to stop commercial development, commercial developers may avoid Commerce City moving forward as commercial development follows residential development. When commercial development comes to a stop, so will sales tax revenue that would have been generated by this type of development. Future improvements within Commerce City will be impacted by the reduction in future sales tax revenue and will need to be borne by the existing residents.

Generally when a community considers a significant change to its development policy a feasibility report/study is completed so council and the residents can see what the possible impact will be, both the positives and negatives are shared for all to see and understand. With no such report/study being completed, does Commerce City and its residents fully understand the financial and economic impacts of this proposed Ordinance?

Colorado has a housing affordability issue. Metropolitan districts have been shown to keep the cost of housing more affordable for residents. How will Commerce City combat this problem with a moratorium on residential metropolitan districts?

The choice to live in a metropolitan district is made by the future property owner. While residents who live in metropolitan districts often pay higher taxes, they also receive a community with more amenities, which again is their choice. Why would Commerce City want to limit choice for its current and future residents?

Thank you.

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