

June 16, 2016

[REDACTED]

[REDACTED]

[REDACTED]

RE: New CCURA Board Member Eligibility and Appointment Process

DEAR [REDACTED]:

As you may be aware, in 2015 and 2016, the Colorado General Assembly passed House Bill 2015-1348 and Senate Bill 2016-177 (collectively, the "URA Reform Bills," copies of which are enclosed). In addition to a collaborative approach between the Urban Renewal Authority of the City of Commerce City ("CCURA"), Adams County, school districts and special districts, the changes to the law include additional seats on the CCURA Board for these entities. The requirement of these appointments is triggered by the applicability language of the URA Reform Bills, most notably; when a new urban renewal plan is established or when specific plan modifications are made after January 1, 2016 (the effective date of HB 2015-1348).

Although the CCURA is not immediately contemplating a new urban renewal plan or modification that would trigger this new legislation, in an effort to be inclusive and honor the spirit of the URA Reform Bills, the CCURA has elected to move forward with an expanded CCURA Board as soon as practical. However, CCURA anticipates considering an urban renewal plan for the former Mile High Greyhound Park site in winter 2016-17, and wants to ensure that the new CCURA Board is in place and has convened and held one or more meetings prior to that date.

The purpose of this letter is to provide basic information regarding the appointment of new CCURA commissioners. These appointments are anticipated to be for terms of five (5) years, provided certain appointments may be vacated if the appointee's term on the originating board expires during that term.

Overview of Additional URA Board Appointments:

1. County — One (1) appointment is available to the Board of Adams County Commissioners. The Adams County Commissioners may appoint anyone they choose to fill this available appointment.
2. Special Districts — One (1) appointment is available to the special districts located within the CCURA/municipal boundaries. This appointment must be filled by a member of an eligible special district board. The various special districts will need to agree among themselves on a single individual to be appointed to this seat as a member of the CCURA board. School Districts — One (1) appointment is available to the school districts within the CCURA/municipal boundaries. This appointment must be filled by an elected member of the board of education from an eligible school district. The Adams County School District 14 and Brighton School District 27J are both located within the CCURA/municipal boundaries and will need to reach agreement among themselves on a single individual to be appointed to this seat as a member of the CCURA board.
3. Mayoral — In the instance of an even number of CCURA commissioners, as will be the case if the County, School Districts and Special Districts each appoint a CCURA commissioner, the Mayor of the City of Commerce City may appoint one (1) additional CCURA commissioner to restore the CCURA Board to an odd number of commissioners.

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Timing and Process:

The expansion of the CCURA Board should occur as soon as practical. The newly constituted CCURA Board is anticipated to hold its first meeting during the fourth quarter of 2016. In keeping with this schedule, we kindly request that the special districts provide the CCURA Board with notice of their selected commissioner appointee no later than August 1, 2016. If no appointee is selected by the special districts, this CCURA Board position will remain open until such time as an agreed-upon appointment occurs.

The URA Reform Bills do not spell out every step in this new process, but they make the special districts responsible for selecting their representation for the CCURA. In the absence of impacted special districts reaching a consensus on the special district representative on the CCURA, the Special District Association of Colorado has graciously agreed to facilitate the selection of the CCURA Board appointee by the special districts within the CCURA/municipal boundaries. A list of the special districts levying a mill levy within the CCURA/municipal boundaries provided by the Adams County Assessor is enclosed. The CCURA and City of Commerce City are not responsible for the accuracy of this list or for the appointment of a special district representative.

To be clear, if discussions do not produce a special district appointee to the CCURA or if you would like additional assistance, the Special District Association is pleased to facilitate a discussion between the special districts to achieve this goal. To that end, please contact Michael Valdez, SDA Director of Policy, at Michael@sdaco.org or (303) 887-1295.

For other questions, comments or to introduce yourself, I welcome and encourage you to contact me at any time. We look forward to meeting the special districts' selected commissioner.

Sincerely,



Brian K. McBroom
Executive Director
Urban Renewal Authority of the City of Commerce City

Enclosures: Urban Renewal Reform Bill HB 15-1348
 Urban Renewal Reform Bill SB 16-117 (clean-up bill)
 Adams County List of Special Districts within the CCURA/municipal boundaries





HOUSE BILL 15-1348

BY REPRESENTATIVE(S) Hullinghorst and Lawrence, Brown, Buck, Conti, Coram, DelGrosso, Dore, Ginal, Wilson, Becker J., Becker K., Kagan, Roupe, Van Winkle, Danielson, Mitsch Bush, Ryden, Tyler, Vigil; also SENATOR(S) Heath and Balmer, Grantham, Kefalas, Marble, Merrifield, Sonnenberg, Guzman, Neville T.

CONCERNING MODIFICATIONS TO STATUTORY PROVISIONS GOVERNING URBAN REDEVELOPMENT TO PROMOTE THE EQUITABLE FINANCIAL CONTRIBUTION AMONG AFFECTED PUBLIC BODIES IN CONNECTION WITH URBAN REDEVELOPMENT PROJECTS ALLOCATING TAX REVENUES.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 31-25-104, **amend** (2) (a) and (2) (b); and **add** (2.5) as follows:

31-25-104. Urban renewal authority. (2) (a) (I) EXCEPT AS PROVIDED IN SUBSECTION (2.5) OF THIS SECTION, an authority ~~shall consist~~ CONSISTS of ~~any odd number of~~ THIRTEEN commissioners, which ~~shall be~~ be not less than five nor more than eleven each NOT FEWER THAN TEN of whom ~~shall~~ MUST be appointed by the mayor, who shall designate the ~~chairman~~ CHAIRPERSON for the first year. ~~Such~~ IN ORDER TO REPRESENT

THE COLLECTIVE INTERESTS OF THE COUNTY AND ALL TAXING BODIES LEVYING A MILL LEVY IN ONE OR MORE URBAN RENEWAL AREAS MANAGED BY THE AUTHORITY, REFERRED TO IN THIS PART 1 AS AN URBAN RENEWAL AUTHORITY AREA, OTHER THAN THE MUNICIPALITY, ONE SUCH COMMISSIONER ON THE AUTHORITY MUST BE APPOINTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY IN WHICH THE TERRITORIAL BOUNDARIES OF THE URBAN RENEWAL AUTHORITY AREA ARE LOCATED, ONE SUCH COMMISSIONER MUST ALSO BE A BOARD MEMBER OF A SPECIAL DISTRICT SELECTED BY AGREEMENT OF THE SPECIAL DISTRICTS LEVYING A MILL LEVY WITHIN THE BOUNDARIES OF THE URBAN RENEWAL AUTHORITY AREA, AND ONE COMMISSIONER MUST ALSO BE AN ELECTED MEMBER OF A BOARD OF EDUCATION OF A SCHOOL DISTRICT LEVYING A MILL LEVY WITHIN THE BOUNDARIES OF THE URBAN RENEWAL AUTHORITY AREA. IF THE URBAN RENEWAL AUTHORITY AREA IS LOCATED WITHIN THE BOUNDARIES OF MORE THAN ONE COUNTY, THE APPOINTMENT IS MADE BY AGREEMENT OF ALL OF THE COUNTIES IN WHICH THE BOUNDARIES OF THE URBAN RENEWAL AUTHORITY AREA ARE LOCATED.

(II) IF NO COUNTY, SPECIAL DISTRICT, OR SCHOOL DISTRICT APPOINTS A COMMISSIONER TO THE AUTHORITY, THEN THE COUNTY, SPECIAL DISTRICT, OR SCHOOL DISTRICT APPOINTMENT REMAINS VACANT UNTIL SUCH TIME AS THE APPLICABLE APPOINTING AUTHORITY MAKES THE APPOINTMENT PURSUANT TO THIS PARAGRAPH (a).

(III) IF THE APPOINTING COUNTY IS A CITY AND COUNTY, THE REQUIREMENTS OF THIS PARAGRAPH (a) PERTAINING TO COUNTY REPRESENTATION ON THE AUTHORITY BOARD NEED NOT BE SATISFIED.

(IV) ALL MAYORAL appointments and ~~designation~~ shall be CHAIR DESIGNATIONS ARE subject to approval by the governing body OF THE MUNICIPALITY WITHIN WHICH THE AUTHORITY HAS BEEN ESTABLISHED. Not more than one of the commissioners APPOINTED BY THE MAYOR may be an official of the municipality.

(V) In the event that an official of the municipality is appointed as commissioner of an authority, acceptance or retention of such appointment ~~shall not be~~ IS NOT deemed a forfeiture of his OR HER office, or incompatible therewith, ~~or~~ AND DOES NOT affect his OR HER tenure or compensation in any way. The term of office of a commissioner of an authority who is a municipal official ~~shall~~ IS not be affected or curtailed by

the expiration of the term of his OR HER municipal office.

(b) The commissioners who are first appointed shall MUST be designated by the mayor to serve for staggered terms so that the term of at least one commissioner will expire each year. Thereafter, the term of office shall be IS five years. A commissioner shall hold HOLDS office until his OR HER successor has been appointed and has qualified. Vacancies other than by reason of expiration of terms shall MUST be filled by the mayor for the unexpired term; EXCEPT THAT, IN THE CASE OF A COMMISSIONER ON THE AUTHORITY WHO HAS BEEN APPOINTED BY THE BOARD OF COMMISSIONERS OF A COUNTY PURSUANT TO PARAGRAPH (a) OF THIS SUBSECTION (2), A VACANCY ON THE AUTHORITY BOARD FOR THE BALANCE OF THE UNEXPIRED TERM MUST BE FILLED BY THE BOARD OF COMMISSIONERS OF THE COUNTY THAT MADE THE ORIGINAL APPOINTMENT, A VACANCY OF THE SPECIAL-DISTRICT APPOINTED SEAT MUST BE FILLED BY AGREEMENT OF THE AFFECTED SPECIAL DISTRICTS, AND A VACANCY OF THE SCHOOL-DISTRICT APPOINTED SEAT MUST BE FILLED BY AGREEMENT OF THE AFFECTED SCHOOL DISTRICTS. A majority of the commissioners shall constitute CONSTITUTES a quorum. The mayor shall file with the clerk a certificate of the appointment or reappointment of any commissioner, and such certificate shall be IS conclusive evidence of the due and proper appointment of such commissioner. A commissioner shall receive RECEIVES no compensation for his OR HER services, but he shall be IS entitled to the necessary expenses, including traveling expenses, incurred in the discharge of his OR HER duties.

(2.5) WHEN THE GOVERNING BODY OF A MUNICIPALITY DESIGNATES ITSELF AS THE AUTHORITY OR TRANSFERS AN EXISTING AUTHORITY TO THE GOVERNING BODY PURSUANT TO SECTION 31-25-115 (1), AN AUTHORITY CONSISTS OF THE SAME NUMBER OF COMMISSIONERS AS THE NUMBER OF MEMBERS OF THE GOVERNING BODY. IN ADDITION, IN ORDER TO REPRESENT THE COLLECTIVE INTERESTS OF THE COUNTY AND ALL TAXING BODIES LEVYING A MILL LEVY WITHIN THE BOUNDARIES OF THE URBAN RENEWAL AUTHORITY AREA OTHER THAN THE MUNICIPALITY, ONE ADDITIONAL COMMISSIONER ON THE AUTHORITY MUST BE APPOINTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY IN WHICH THE TERRITORIAL BOUNDARIES OF THE URBAN RENEWAL AUTHORITY AREA ARE LOCATED, ONE ADDITIONAL COMMISSIONER MUST ALSO BE A BOARD MEMBER OF A SPECIAL DISTRICT SELECTED BY AGREEMENT OF THE SPECIAL DISTRICTS LEVYING A MILL LEVY WITHIN THE BOUNDARIES OF THE URBAN RENEWAL AUTHORITY

AREA, AND ONE ADDITIONAL COMMISSIONER MUST ALSO BE AN ELECTED MEMBER OF A BOARD OF EDUCATION OF A SCHOOL DISTRICT LEVYING A MILL LEVY WITHIN THE BOUNDARIES OF THE URBAN RENEWAL AUTHORITY AREA. IF THE NUMBER OF MEMBERS OF THE GOVERNING BODY CAUSES THE AUTHORITY TO HAVE AN EVEN NUMBER OF COMMISSIONERS, THE MAYOR SHALL APPOINT AN ADDITIONAL COMMISSIONER TO RESTORE AN ODD NUMBER OF COMMISSIONERS TO THE AUTHORITY. AS APPLICABLE, THE APPOINTMENT OF THE COUNTY, SPECIAL DISTRICT, AND SCHOOL DISTRICT REPRESENTATIVES ON THE AUTHORITY PURSUANT TO THIS SUBSECTION (2.5) MUST BE MADE IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN SUBSECTION (2) OF THIS SECTION.

SECTION 2. In Colorado Revised Statutes, 31-25-107, amend (9) (a) introductory portion and (9) (a) (II); and add (9) (i) and (9.5) as follows:

31-25-107. Approval of urban renewal plans by local governing body. (9) (a) Notwithstanding any law to the contrary, any urban renewal plan, as originally approved or as later modified pursuant to this part 1, may contain a provision that THE PROPERTY taxes OF SPECIFICALLY DESIGNATED PUBLICBODIES, if any, levied after the effective date of the approval of such urban renewal plan upon taxable property in an urban renewal area each year or that municipal sales taxes collected within said area, or both such taxes, by or for the benefit of any THE DESIGNATED public body shall MUST be divided for a period not to exceed twenty-five years after the effective date of adoption of such a provision, as follows:

(II) That portion of said property taxes or all or any portion of said sales taxes, or both, in excess of the amount of property taxes or sales taxes paid into the funds of each such public body in accordance with the requirements of subparagraph (I) of this paragraph (a) shall MUST be allocated to and, when collected, paid into a special fund of the authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the authority for financing or refinancing, in whole or in part, an urban renewal project, or to make payments under an agreement executed pursuant to subsection (11) of this section. Any excess municipal sales tax OR PROPERTY TAX collections not allocated pursuant to this subparagraph (II) shall MUST be paid into the funds of the municipality OR OTHER TAXING ENTITY, AS

APPLICABLE. Unless and until the total valuation for assessment of the taxable property in an urban renewal area exceeds the base valuation for assessment of the taxable property in such urban renewal area, as provided in subparagraph (I) of this paragraph (a), all of the taxes levied upon the taxable property in such urban renewal area shall MUST be paid into the funds of the respective public bodies. Unless and until the total municipal sales tax collections in an urban renewal area exceed the base year municipal sales tax collections in such urban renewal area, as provided in subparagraph (I) of this paragraph (a), all such sales tax collections shall MUST be paid into the funds of the municipality. When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property or the total municipal sales tax collections, or both, in such urban renewal area shall MUST be paid into the funds of the respective public bodies, AND ALL MONEYS REMAINING IN THE SPECIAL FUND ESTABLISHED PURSUANT TO THIS SUBPARAGRAPH (II) THAT HAVE NOT PREVIOUSLY BEEN REBATED AND THAT ORIGINATED AS PROPERTY TAX INCREMENT GENERATED BASED ON THE MILL LEVY OF A TAXING BODY, OTHER THAN THE MUNICIPALITY, WITHIN THE BOUNDARIES OF THE URBAN RENEWAL AREA MUST BE REPAYED TO EACH TAXING BODY BASED ON THE PRO RATA SHARE OF THE PRIOR YEAR'S PROPERTY TAX INCREMENT ATTRIBUTABLE TO EACH TAXING BODY'S CURRENT MILL LEVY IN WHICH PROPERTY TAXES WERE DIVIDED PURSUANT TO THIS SUBSECTION (9). ANY MONEYS REMAINING IN THE SPECIAL FUND NOT GENERATED BY PROPERTY TAX INCREMENT ARE EXCLUDED FROM ANY SUCH REPAYMENT REQUIREMENT. NOTWITHSTANDING ANY OTHER PROVISION OF LAW, ANY ADDITIONAL REVENUES THE MUNICIPALITY, COUNTY, SPECIAL DISTRICT, OR SCHOOL DISTRICT RECEIVES EITHER BECAUSE THE VOTERS HAVE AUTHORIZED THE MUNICIPALITY, COUNTY, SPECIAL DISTRICT, OR SCHOOL DISTRICT TO RETAIN AND SPEND SAID MONEYS PURSUANT TO SECTION 20 (7) (d) OF ARTICLE X OF THE STATE CONSTITUTION SUBSEQUENT TO THE CREATION OF THE SPECIAL FUND PURSUANT TO THIS SUBPARAGRAPH (II) OR AS A RESULT OF AN INCREASE IN THE PROPERTY TAX MILL LEVY APPROVED BY THE VOTERS OF THE MUNICIPALITY, COUNTY, SPECIAL DISTRICT, OR SCHOOL DISTRICT SUBSEQUENT TO THE CREATION OF THE SPECIAL FUND, TO THE EXTENT THE TOTAL MILL LEVY OF THE MUNICIPALITY, COUNTY, SPECIAL DISTRICT, OR SCHOOL DISTRICT EXCEEDS THE RESPECTIVE MILL LEVY IN EFFECT AT THE TIME OF APPROVAL OR SUBSTANTIAL MODIFICATION OF THE URBAN RENEWAL PLAN, ARE NOT INCLUDED IN THE AMOUNT OF THE INCREMENT THAT IS ALLOCATED TO AND, WHEN COLLECTED, PAID INTO THE

SPECIAL FUND OF THE AUTHORITY.

(i) WITHIN THE TWELVE-MONTH PERIOD PRIOR TO THE EFFECTIVE DATE OF THE APPROVAL OR MODIFICATION OF THE URBAN RENEWAL PLAN REQUIRING THE ALLOCATION OF MONEYS TO THE AUTHORITY PURSUANT TO PARAGRAPH (a) OF THIS SUBSECTION (9), THE MUNICIPALITY, COUNTY, SPECIAL DISTRICT, OR SCHOOL DISTRICT IS ENTITLED TO THE REIMBURSEMENT OF ANY MONEYS THAT SUCH MUNICIPALITY, COUNTY, SPECIAL DISTRICT, OR SCHOOL DISTRICT PAYS TO, CONTRIBUTES TO, OR INVESTS IN THE AUTHORITY FOR THE PROJECT. THE REIMBURSEMENT IS TO BE PAID FROM THE SPECIAL FUND OF THE AUTHORITY ESTABLISHED PURSUANT TO PARAGRAPH (a) OF THIS SUBSECTION (9).

(9.5) (a) BEFORE ANY URBAN RENEWAL PLAN CONTAINING ANY TAX ALLOCATION PROVISIONS THAT ALLOCATES ANY TAXES OF ANY PUBLIC BODY OTHER THAN THE MUNICIPALITY MAY BE APPROVED BY THE MUNICIPAL GOVERNING BODY PURSUANT TO SUBSECTION (4) OF THIS SECTION, THE GOVERNING BODY SHALL NOTIFY THE BOARD OF COUNTY COMMISSIONERS OF EACH COUNTY AND THE GOVERNING BOARDS OF EACH OTHER PUBLIC BODY WHOSE PROPERTY TAX REVENUES WOULD BE ALLOCATED UNDER SUCH PROPOSED PLAN. REPRESENTATIVES OF THE MUNICIPAL GOVERNING BODY AND EACH BOARD OF COUNTY COMMISSIONERS AND EACH PUBLIC BODY SHALL THEN MEET AND ATTEMPT TO NEGOTIATE AN AGREEMENT GOVERNING THE TYPES AND LIMITS OF TAX REVENUES OF EACH TAXING ENTITY TO BE ALLOCATED TO THE URBAN RENEWAL PLAN. THE AGREEMENT MUST ADDRESS, WITHOUT LIMITATION, ESTIMATED IMPACTS OF THE URBAN RENEWAL PLAN ON COUNTY OR DISTRICT SERVICES ASSOCIATED SOLELY WITH THE URBAN RENEWAL PLAN. THE AGREEMENT MAY BE ENTERED INTO SEPARATELY AMONG THE MUNICIPALITY, THE AUTHORITY, AND EACH SUCH COUNTY OR OTHER PUBLIC BODY, OR THROUGH A JOINT AGREEMENT AMONG THE MUNICIPALITY, THE AUTHORITY, AND ANY PUBLIC BODY THAT HAS CHOSEN TO ENTER THAT AGREEMENT. ANY SUCH ALLOCATED SHARED TAX REVENUES GOVERNED BY ANY AGREEMENT ARE LIMITED TO ALL OR ANY PORTION OF THE TAXES LEVIED UPON TAXABLE PROPERTY BY THE PUBLIC BODY WITHIN THE AREA COVERED BY THE URBAN RENEWAL PLAN IN ADDITION TO ANY SALES TAX REVENUES GENERATED WITHIN THE AREA COVERED BY THE URBAN RENEWAL PLAN BY THE IMPOSITION OF THE SALES TAX OF THE MUNICIPALITY AND ANY OTHER PUBLIC BODY.

(b) THE AGREEMENT DESCRIBED IN PARAGRAPH (a) OF THIS SUBSECTION (9.5) MAY PROVIDE FOR A WAIVER OF ANY PROVISION OF THIS PART 1 THAT PROVIDES FOR NOTICE TO THE PUBLIC BODY, REQUIRES ANY FILING WITH OR BY THE PUBLIC BODY, REQUIRES OR PERMITS CONSENT FROM THE PUBLIC BODY, OR PROVIDES ANY ENFORCEMENT RIGHT TO THE PUBLIC BODY. THE MUNICIPALITY MAY DELEGATE TO THE AUTHORITY THE RESPONSIBILITY FOR NEGOTIATING THE AGREEMENT DESCRIBED IN PARAGRAPH (a) OF THIS SUBSECTION (9.5) AS LONG AS FINAL APPROVAL OF THE PLAN OR ANY MODIFICATION OF THE PLAN IS MADE BY THE GOVERNING BODY OF THE MUNICIPALITY IN ACCORDANCE WITH SUBSECTION (4) OF THIS SECTION.

(c) IF, AFTER A PERIOD OF ONE HUNDRED TWENTY DAYS FROM THE DATE OF NOTICE OR SUCH LONGER OR SHORTER PERIOD AS THE MUNICIPAL GOVERNING BODY AND ANY PUBLIC BODY MAY AGREE, THERE IS NO AGREEMENT BETWEEN THE MUNICIPAL GOVERNING BODY AND ANY PUBLIC BODY AS DESCRIBED IN PARAGRAPH (a) OF THIS SUBSECTION (9.5), THE MUNICIPAL GOVERNING BODY AND ANY APPLICABLE PUBLIC BODY ARE SUBJECT TO THE PROVISIONS AND LIMITATIONS OF PARAGRAPH (d) OF THIS SUBSECTION (9.5).

(d) IN AN ABSENCE OF AN AGREEMENT BETWEEN THE MUNICIPALITY AND ANY TAXING ENTITY AS DESCRIBED IN PARAGRAPH (a) OF THIS SUBSECTION (9.5), THE PARTIES MUST SUBMIT TO MEDIATION ON THE ISSUE OF APPROPRIATE ALLOCATION OF URBAN RENEWAL PROJECT COSTS AMONG THE MUNICIPALITY AND ALL OTHER TAXING ENTITIES WHOSE TAXES WILL BE ALLOCATED PURSUANT TO AN URBAN RENEWAL PLAN. IN MAKING A DETERMINATION OF THE APPROPRIATE ALLOCATION, THE MEDIATOR MUST CONSIDER THE NATURE OF THE PROJECT, THE NATURE AND RELATIVE SIZE OF THE REVENUE AND OTHER BENEFITS THAT ARE EXPECTED TO ACCRUE TO THE MUNICIPALITY AND OTHER TAXING ENTITIES AS A RESULT OF THE PROJECT, ANY LEGAL LIMITATIONS ON THE USE OF REVENUES BELONGING TO THE MUNICIPALITY OR ANY TAXING ENTITY, AND ANY CAPITAL OR OPERATING COSTS THAT ARE EXPECTED TO RESULT FROM THE PROJECT. WITHIN NINETY DAYS, THE MEDIATOR MUST ISSUE HIS OR HER FINDINGS OF FACT AS TO THE APPROPRIATE ALLOCATION OF COSTS AND SHALL PROMPTLY TRANSMIT SUCH INFORMATION TO THE PARTIES. THE MUNICIPALITY MAY AGREE TO THE MEDIATOR'S FINDINGS BY INCLUDING IN THE URBAN RENEWAL PLAN PROVISIONS THAT ALLOCATE MUNICIPAL AND INCREMENTAL TAX REVENUES OF TAXING BODIES IN ACCORDANCE WITH THE COST

ALLOCATIONS DETERMINED BY THE MEDIATOR OR BY ENTERING INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE TAXING ENTITY PROVIDING AN ALTERNATIVE COST ALLOCATION METHODOLOGY. NOTWITHSTANDING ANY OTHER PROVISION OF LAW, NO PAYMENTS MAY BE MADE INTO THE SPECIAL FUND OF THE AUTHORITY IN ACCORDANCE WITH SUBPARAGRAPH (II) OF PARAGRAPH (a) OF SUBSECTION (9) OF THIS SECTION UNLESS THE MUNICIPALITY OR THE AUTHORITY HAS SATISFIED THE REQUIREMENTS OF THIS SUBSECTION (9.5).

(e) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION, A CITY AND COUNTY IS NOT REQUIRED TO REACH AN AGREEMENT WITH A COUNTY SATISFYING THE REQUIREMENTS OF THIS SUBSECTION (9.5).

SECTION 3. In Colorado Revised Statutes, 31-25-115, **add (1.5)** as follows:

31-25-115. Transfer - abolition. (1.5) WHEN THE GOVERNING BODY OF A MUNICIPALITY DESIGNATES ITSELF AS THE AUTHORITY OR TRANSFERS AN EXISTING AUTHORITY TO THE GOVERNING BODY PURSUANT TO SUBSECTION (1) OF THIS SECTION, ONE SUCH COMMISSIONER ON THE AUTHORITY MUST BE APPOINTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY IN WHICH THE TERRITORIAL BOUNDARIES OF THE URBAN RENEWAL AUTHORITY AREA ARE LOCATED, ONE SUCH COMMISSIONER MUST ALSO BE A BOARD MEMBER OF A SPECIAL DISTRICT SELECTED BY AGREEMENT OF THE SPECIAL DISTRICTS LEVYING A MILL LEVY WITHIN THE BOUNDARIES OF THE URBAN RENEWAL AUTHORITY AREA, AND ONE COMMISSIONER MUST ALSO BE AN ELECTED MEMBER OF A BOARD OF EDUCATION OF A SCHOOL DISTRICT LEVYING A MILL LEVY WITHIN THE BOUNDARIES OF THE URBAN RENEWAL AUTHORITY AREA. APPOINTMENTS MADE PURSUANT TO THIS SUBSECTION (1.5) MUST BE MADE IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN SECTION 31-25-104 (2).

SECTION 4. Act subject to petition - effective date - applicability. (1) This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 5, 2015, if adjournment sine die is on May 6, 2015); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless approved by the people at the general election to be

held in November 2016 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.

(2) This act applies to:

(a) Municipalities, urban renewal authorities, and any urban renewal plans created on or after January 1, 2016; or

(b) Urban renewal plan amendments or modifications adopted on or after January 1, 2016, that include any of the following: Any addition of an urban renewal project; an alteration in the boundaries of an urban renewal area; any change in the mill levy or the sales tax component of any such plan, except where such changes or modifications are made in connection with refinancing any outstanding bonded indebtedness; or an extension of an urban renewal plan or the duration of a specific urban

renewal project regardless of whether such extension or related changes in duration of a specific urban renewal project require actual alteration of the terms of the urban renewal plan.

Dickey Lee Hullinghorst
SPEAKER OF THE HOUSE
OF REPRESENTATIVES

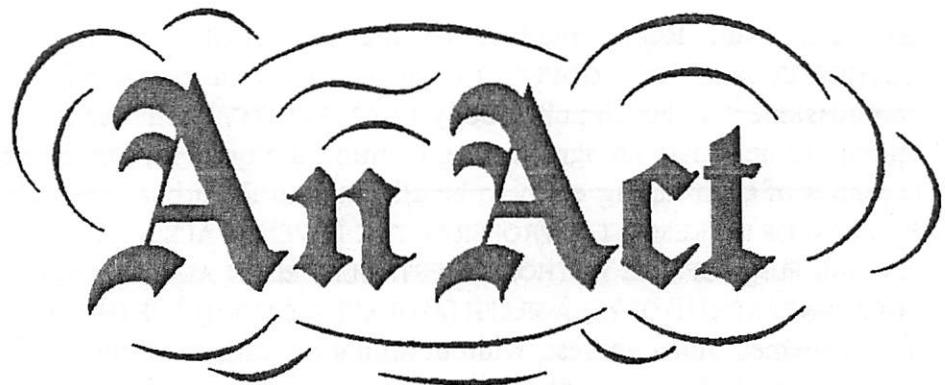
Bill L. Cadman
PRESIDENT OF
THE SENATE

Marilyn Eddins
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES

Cindi L. Markwell
SECRETARY OF
THE SENATE

APPROVED _____

John W. Hickenlooper
GOVERNOR OF THE STATE OF COLORADO



SENATE BILL 16-177

BY SENATOR(S) Martinez Humenik and Heath, Kefalas, Scheffel; also REPRESENTATIVE(S) Hullinghorst and Lawrence, Arndt, Becker K., Duran, Fields, Kraft-Tharp, Lontine, Mitsch Bush, Pettersen, Ryden, Vigil.

CONCERNING TECHNICAL MODIFICATIONS TO LEGISLATION ENACTED IN 2015 TO PROMOTE AN EQUITABLE FINANCIAL CONTRIBUTION AMONG AFFECTED PUBLIC BODIES IN CONNECTION WITH URBAN REDEVELOPMENT PROJECTS ALLOCATING TAX REVENUES.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 31-25-107, amend (9.5); and add (9.7) as follows:

31-25-107. Approval of urban renewal plans by local governing body - definition. (9.5) (a) Before any urban renewal plan containing any tax allocation provisions that allocates any taxes of any public body TAXING ENTITY other than the municipality may be approved by the municipal governing body pursuant to subsection (4) of this section, the governing body AUTHORITY shall notify the board of county commissioners of each county and the governing boards of each other public body TAXING ENTITY whose INCREMENTAL property tax revenues would be allocated under such

Capital letters indicate new material added to existing statutes; dashes through words indicate deletions from existing statutes and such material not part of act.

proposed plan. Representatives of the municipal governing body AUTHORITY and THE GOVERNING BODY OF each board of county commissioners and each public body TAXING ENTITY shall then meet and attempt to negotiate an agreement governing the types and limits of tax revenues of each taxing entity to be allocated to the urban renewal plan SHARING OF INCREMENTAL PROPERTY TAX REVENUE ALLOCATED TO THE SPECIAL FUND OF THE AUTHORITY ESTABLISHED IN ACCORDANCE WITH SUBPARAGRAPH (II) OF PARAGRAPH (a) OF SUBSECTION (9) OF THIS SECTION. The agreement must address, without limitation, estimated impacts of the urban renewal plan on county or district services associated solely with the urban renewal plan. The agreement may be entered into separately among the municipality, the authority and each such county or other public body TAXING ENTITY, or through a joint agreement among the municipality, the authority and any public body TAXING ENTITY that has chosen to enter that agreement. Any such allocated shared INCREMENTAL tax revenues governed by any agreement are limited to all or any portion of the INCREMENTAL REVENUE GENERATED BY THE taxes levied upon taxable property by the public body TAXING ENTITY within the area covered by the urban renewal plan in addition to any INCREMENTAL sales tax revenues generated within the area covered by the urban renewal plan by the imposition of the sales tax of the municipality and, AT THE OPTION OF any other public body TAXING ENTITY LEVYING A SALES TAX IN THE AREA COVERED BY THE URBAN RENEWAL PLAN, ANY INCREMENTAL SALES TAX REVENUES OF SUCH OTHER TAXING ENTITY THAT ARE INCLUDED WITHIN THE AGREEMENT.

(b) The agreement described in paragraph (a) of this subsection (9.5) may provide for a waiver of any provision of this part 1 that provides for notice to the public body TAXING ENTITY, requires any filing with or by the public body TAXING ENTITY, requires or permits consent from the public body TAXING ENTITY, or provides any enforcement right to the public body. The municipality may delegate to the authority the responsibility for negotiating the agreement described in paragraph (a) of this subsection (9.5) as long as final approval of the plan or any modification of the plan is made by the governing body of the municipality in accordance with subsection (4) of this section TAXING ENTITY.

(c) If, after a period of one hundred twenty days from the date of notice or such longer or shorter period as the municipal governing body AUTHORITY and any public body TAXING ENTITY may agree, there is no agreement between the municipal governing body AUTHORITY and any

public body TAXING ENTITY as described in paragraph (a) of this subsection (9.5), the municipal governing body AUTHORITY and any applicable public body TAXING ENTITY are subject to the provisions and limitations of paragraph (d) of this subsection (9.5).

(d) (I) In an absence of an agreement between the municipality AUTHORITY and any taxing entity as described in paragraph (a) of this subsection (9.5), the parties must submit to mediation on the issue of appropriate allocation of SHARING OF INCREMENTAL PROPERTY TAX REVENUES AND urban renewal project costs among the municipality AUTHORITY and ~~all other~~ ANY SUCH taxing entities whose taxes INCREMENTAL PROPERTY TAX REVENUES will be allocated pursuant to an urban renewal plan AND WITH WHOM AN INTERGOVERNMENTAL AGREEMENT WITH THE AUTHORITY HAS NOT BEEN REACHED.

(II) THE MEDIATION REQUIRED BY SUBPARAGRAPH (I) OF THIS PARAGRAPH (d) MUST BE CONDUCTED BY A MEDIATOR WHO HAS BEEN JOINTLY SELECTED BY THE PARTIES; EXCEPT THAT, IF THE PARTIES ARE UNABLE TO AGREE ON THE SELECTION OF A MEDIATOR, THEN THE AUTHORITY SHALL SELECT ONE MEDIATOR, THE OTHER PARTIES SHALL SELECT A SECOND MEDIATOR, AND THESE TWO MEDIATORS SHALL THEN SELECT A THIRD MEDIATOR. IN SUCH CIRCUMSTANCES, THE MEDIATION WILL BE JOINTLY CONDUCTED BY THE THREE MEDIATORS. UNLESS ALL PARTIES OTHERWISE AGREE, ANY MEDIATOR SELECTED PURSUANT TO THIS PARAGRAPH (d) MUST BE AN ATTORNEY LICENSED IN THE STATE FOR AT LEAST TEN YEARS AND MUST BE EXPERIENCED IN BOTH LAND USE AND ADMINISTRATIVE LAW. PAYMENT OF THE FEES AND COSTS FOR THE MEDIATION MUST BE SPLIT EQUALLY BETWEEN OR AMONG THE PARTIES.

(III) In making a determination of the appropriate allocation SHARING, the mediator must consider the nature of the project, the nature and relative size of the revenue and other benefits that are expected to accrue to the municipality and other taxing entities as a result of the project, any legal limitations on the use of revenues belonging to the municipality AUTHORITY or any taxing entity, and any capital or operating costs that are expected to result from the project. Within ninety days, the mediator must issue his or her findings of fact as to the appropriate allocation SHARING of costs and INCREMENTAL PROPERTY TAX REVENUES, AND shall promptly transmit such information to the parties. The municipality may agree to the mediator's findings by including in the urban renewal plan provisions that

~~allocate municipal and incremental tax revenues of taxing bodies in accordance with the cost allocations determined by the mediator or by entering into an intergovernmental agreement with the taxing entity providing an alternative cost allocation methodology. WITH RESPECT TO THE USE OF INCREMENTAL PROPERTY TAX REVENUES OF EACH OTHER TAXING ENTITY, FOLLOWING THE ISSUANCE OF FINDINGS BY THE MEDIATOR, THE GOVERNING BODY OF THE MUNICIPALITY SHALL:~~

(A) INCORPORATE THE MEDIATOR'S FINDINGS ON THE USE OF INCREMENTAL PROPERTY TAX REVENUES OF ANY TAXING BODY INTO THE URBAN RENEWAL PLAN AND PROCEED TO ADOPT THE PLAN;

(B) AMEND THE URBAN RENEWAL PLAN TO DELETE AUTHORIZATION OF THE USE OF THE INCREMENTAL PROPERTY TAX REVENUES OF ANY TAXING BODY WITH WHOM AN AGREEMENT HAS NOT BEEN REACHED; OR

(C) DIRECT THE AUTHORITY TO EITHER INCORPORATE THE MEDIATOR'S FINDINGS INTO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH OTHER TAXING ENTITIES OR TO ENTER INTO NEW NEGOTIATIONS WITH ONE OR MORE TAXING ENTITIES AND TO ENTER INTO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH SUCH TAXING ENTITIES THAT INCORPORATE SUCH NEW OR DIFFERENT PROVISIONS CONCERNING THE SHARING OF COSTS AND INCREMENTAL PROPERTY TAX REVENUES WITH WHICH THE PARTIES ARE IN AGREEMENT.

(e) Notwithstanding any other provision of law, no payments INCREMENTAL PROPERTY TAX REVENUES may be made ALLOCATED AND PAID into the special fund of the authority in accordance with subparagraph (II) of paragraph (a) of subsection (9) of this section unless the municipality or the authority has satisfied the requirements of this subsection (9.5).

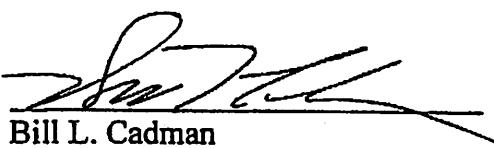
(f) Notwithstanding any other provision of this section, a city and county is not required to reach an agreement with a county satisfying the requirements of this subsection (9.5).

(g) FOR PURPOSES OF THIS SUBSECTION (9.5), "TAXING ENTITY" MEANS ANY COUNTY, SPECIAL DISTRICT, OR OTHER PUBLIC BODY THAT LEVIES AN AD VALOREM PROPERTY TAX ON PROPERTY WITHIN THE URBAN RENEWAL AREA SUBJECT TO A TAX ALLOCATION PROVISION.

(9.7) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, NOTHING IN SUBSECTION (9.5) OF THIS SECTION, AS ADDED BY HOUSE BILL 15-1348, ENACTED IN 2015, AND AS AMENDED BY SENATE BILL 16-177, ENACTED IN 2016, IS INTENDED TO IMPAIR, JEOPARDIZE, OR PUT AT RISK ANY EXISTING BONDS, INVESTMENTS, LOANS, CONTRACTS, OR FINANCIAL OBLIGATIONS OF AN URBAN RENEWAL AUTHORITY OUTSTANDING AS OF DECEMBER 31, 2015, OR THE PLEDGE OF PLEDGED REVENUES OR ASSETS TO THE PAYMENT THEREOF THAT OCCURRED ON OR BEFORE DECEMBER 31, 2015.

SECTION 2. Safety clause. The general assembly hereby finds,

determines, and declares that this act is necessary for the immediate preservation of the public peace, health, and safety.



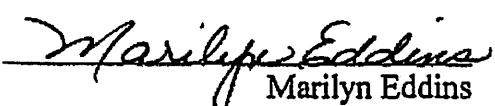
Bill L. Cadman
PRESIDENT OF
THE SENATE



Dickey Lee Hullinghorst
SPEAKER OF THE HOUSE
OF REPRESENTATIVES



Effie Ameen
SECRETARY OF
THE SENATE

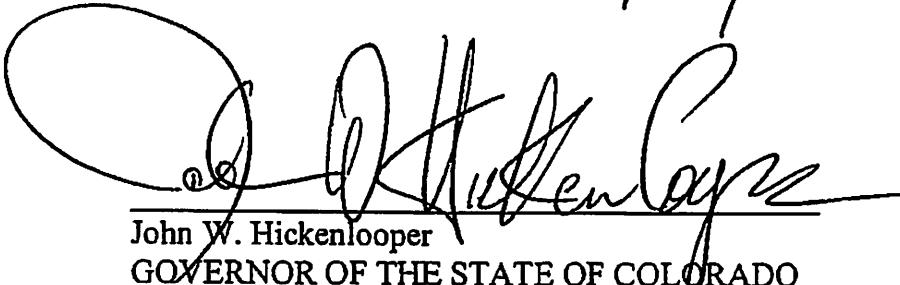


Marilyn Eddins
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES

APPROVED

4:59 pm

5/18/16



John W. Hickenlooper
GOVERNOR OF THE STATE OF COLORADO

PRIME SITES METRO DIST NO 1	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
PRIME SITES METRO DIST NO 2	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
PRIME SITES METRO DIST NO 3	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
PRIME SITES METRO DIST NO 4	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
PRIME SITES METRO DIST NO 5	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
PRIME SITES METRO DIST NO 6	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
PRIME SITES METRO DIST NO 7	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
PRIME SITES METRO DIST NO 8	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
PRIME SITES METRO DIST NO 9	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
PV WATER & SANITATION METRO DIST	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
RANGEVIEW LIBRARY DISTRICT	5877 E. 120th Ave.		Brighton, CO 80602-8054
REUNION METRO DISTRICT	8390 E. Crescent Parkway, Suite 500	c/o Clifton, Larson, Allen LLP	Greenwood Village, CO 80111
RIVER OAKS METRO DISTRICT	7400 East Orchard Road, Suite 3300	c/o Seter & Vander Wall, P.C.	Greenwood Village, CO 80111
RIVERDALE DUNES 1	PO Box 1330	c/o Robertson Realizations, LLC	Brighton, CO 80601
RIVERDALE DUNES 2	PO Box 1330	c/o Robertson Realizations, LLC	Brighton, CO 80601
RTD	1600 Blake Street		Denver, CO 80202-1399
School District 14-Commerce City	5291 E 60th Ave		Commerce City, CO 80022
School District 27-Brighton	18551 E. 160th Ave.		Brighton, CO 80601
SECOND CREEK FARM METRO DIST 1	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
SECOND CREEK FARM METRO DIST 2	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
SECOND CREEK FARM METRO DIST 3	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
SECOND CREEK FARM METRO DIST 4	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
SECOND CREEK FARM METRO DIST 5	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
SECOND CREEK FARM METRO DIST 6	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
SECOND CREEK FARM METRO DIST 7	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
SETTLERS CROSSING METRO #1	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
SETTLERS CROSSING METRO #2	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
SOUTH ADAMS WATER & SAN	6595 E 70th Ave	PO BOX 597	Commerce City, CO 80037
TR RANCH METROPOLITAN DIST	7400 East Orchard Road, Suite 3300	c/o Seter & Vander Wall, P.C.	Greenwood Village, CO 80111
URBAN DRAINAGE & FLOOD CONTROL	2480 West 26th Ave., Suite 156-B		Denver, CO 80211
URBAN DRAINAGE SOUTH PLATTE	2480 West 26th Ave., Suite 156-B		Denver, CO 80211

AUTHORITY NAME			
ABERDEEN METRO DISTRICT NO 1	7400 East Orchard Road, Suite 3300	c/o Seter & Vander Wall, P.C.	Greenwood Village, CO 80111
ABERDEEN METRO DISTRICT NO 2	7400 East Orchard Road, Suite 3300	c/o Seter & Vander Wall, P.C.	Greenwood Village, CO 80111
ADAMS COUNTY	1500 E 128th Avenue		Brighton, CO 80601
ASPEN HILLS METRO DISTRICT	7400 East Orchard Road, Suite 3300	c/o Seter & Vander Wall, P.C.	Greenwood Village, CO 80111
BELLE CREEK METRO #1	2 Inverness Drive East, Suite 200	c/o Mulhern MRE, Inc	Englewood, CO 80112
BNC METRO DISTRICT NO 1	141 Union Boulevard, Suite 150	c/o Special District Management	Lakewood, CO 80228-1898
BNC METRO DISTRICT NO 2	141 Union Boulevard, Suite 150	c/o Special District Management	Lakewood, CO 80228-1898
BNC METRO DISTRICT NO 3	141 Union Boulevard, Suite 150	c/o Special District Management	Lakewood, CO 80228-1898
BUCKLEY CROSSING METRO DIST	1641 California Street, Suite 300	c/o Miller & Associates	Denver, CO 80202
BUCKLEY RANCH METRO DISTRICT	7400 East Orchard Road, Suite 3300	c/o Seter & Vander Wall, P.C.	Greenwood Village, CO 80111
BUFFALO HIGHLANDS METRO DISTRICT	141 Union Boulevard, Suite 150	c/o Special District Management	Lakewood, CO 80228-1898
BUFFALO RIDGE	8390 Crescent Parkway, Suite 500	c/o Special District Management	Greenwood Village, CO 80111-2814
BUFFALO RUN MESA METRO DISTRICT	141 Union Boulevard, Suite 150		Lakewood, CO 80228-1898
CENTRAL COLO GROUND WATER SUBD	3209 West 28th Street	District	Greeley, CO 80634
CENTRAL COLO WATER CONSERV	3209 West 28th Street	District	Greeley, CO 80634
CENTRAL COLO WELL AUGMENTATION	3209 West 28th Street	District	Greeley, CO 80634
COMMERCE CITY E470 COMMERCIAL GID	7887 East 60th Ave		Commerce City, CO 80022
COMMERCE CITY E470 RESIDENTIAL GID	7887 East 60th Ave		Commerce City, CO 80022
COMMERCE CITY NORTH INFRASTRUCTURE	7887 East 60th Ave		Commerce City, CO 80022
COMMERCE CITY URBAN RENEWAL	7887 East 60th Ave		Commerce City, CO 80022
CUTLER FARMS METRO DISTRICT	390 Union Boulevard, Suite 400	c/o Collins Cockrel & Cole, P.C.	Lakewood, CO 80228
DIATC METROPOLITAN DISTRICT	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
EAGLE CREEK METRO DISTRICT	7400 East Orchard Road, Suite 3300	c/o Seter & Vander Wall, P.C.	Greenwood Village, CO 80111
FIRE DISTRICT 11 SABLE ALTURA	26900 East Colfax Avenue, Space 52		Aurora, CO 80018
FIRE DISTRICT 4 IGA (SOUTH ADAMS)	6550 E 72nd Ave		Commerce City, CO 80022
FIRE DISTRICT 4 SOUTH ADAMS	6550 E 72nd Ave		Commerce City, CO 80022
FIRE DISTRICT 6 GREATER BRIGHTON	500 S. 4th Ave., 3rd Floor		Brighton, CO 80601
FRONTERRA VILLAGE METRO DIST #2	450 E 17th Ave Ste 400	McGeady Becher, PC	Denver, CO 80203
FRONTERRA VILLAGE METROPOLITAN	450 E 17th Ave Ste 400	McGeady Becher, PC	Denver, CO 80203
HIGH PLAINS WATER & SANITATION	7400 East Orchard Road, Suite 3300	c/o Seter & Vander Wall, P.C.	Greenwood Village, CO 80111
HIGH POINT METROPOLITAN DIST	3600 S Yosemite Street, Suite 500		Denver, CO 80237
INDUSTRIAL PARK WATER & SAN	6625 East 49th Avenue		Commerce City, CO 80022
LAREDO METROPOLITAN DISTRICT	390 Union Boulevard, Suite 400	c/o Collins Cockrel & Cole, P.C.	Lakewood, CO 80228
NORTH RANGE METRO #1SUBDISTRICT	8390 E. Crescent Parkway, Suite 500	c/o Clifton, Larson, Allen LLP	Greenwood Village, CO 80111
NORTH RANGE METRO DIST #1	8390 E. Crescent Parkway, Suite 500	c/o Clifton, Larson, Allen LLP	Greenwood Village, CO 80111
NORTH RANGE METRO DIST #2	17910 East Parkside Drive North		Commerce City, CO 80022
NORTH RANGE METRO DIST #3	8390 E. Crescent Parkway, Suite 500	c/o Clifton, Larson, Allen LLP	Greenwood Village, CO 80111
NORTH RANGE METRO DIST #4	8390 E. Crescent Parkway, Suite 500	c/o Clifton, Larson, Allen LLP	Greenwood Village, CO 80111
NORTH RANGE METRO DIST #5	8390 E. Crescent Parkway, Suite 500	c/o Clifton, Larson, Allen LLP	Greenwood Village, CO 80111
NORTH RANGE VILLAGE METROPOLITAN	3600 S Yosemite Street, Suite 500		Denver, CO 80237
NORTHERN COMMERCE METRO DIST	390 Union Boulevard, Suite 400	c/o Collins Cockrel & Cole, P.C.	Lakewood, CO 80228
POTOMAC FARMS METRO DISTRICT	450 East 17th Avenue, Suite 400	c/o McGeady Becher P.C.	Denver, CO 80203-1214
PRAIRIE FARM METRO DISTRICT	141 Union Boulevard, Suite 150	c/o Special District Management	Lakewood, CO 80228-1898