



Reunion Metropolitan District

**COST SHARE AGREEMENT WITH COMMERCE CITY
FOR THE CHAMBERS ROAD IMPROVEMENTS
104TH AVENUE TO 117TH AVENUE**

Reunion and North Range Districts

- ▶ Reunion and North Range Metropolitan District Nos. 1 and 2 were organized in November 2000
- ▶ North Range Metropolitan District Nos. 3, 4 and 5 organized in November 2001
- ▶ Additional metropolitan districts were organized in 2019
 - ▶ Reunion Ridge Metropolitan District Nos. 1-4
 - ▶ Reunion Village Metropolitan District Nos. 1-5
- ▶ Each of the metropolitan districts were organized for the purpose of financing, constructing and facilitating local and regional public improvements

District Public Improvements

- ▶ Reunion funds public improvements through the issuance of bonds or mill levy revenues generated from the North Range Metropolitan Districts
- ▶ Prior to the issuance of bonds or the availability of mill levy revenues, Reunion funds public improvements through advances that are made by Oakwood
- ▶ Reunion Village and Reunion Ridge Districts will be activated as development is initiated and property included in their boundaries. Funding will occur through similar mechanisms using these districts
 - ▶ Limitations to funding
 - ▶ Service Plan limitations
 - ▶ Market limitations

General History of Agreement

- ▶ Early 2022 - Staff was directed to initiate design for Chambers Road through Reunion
- ▶ Design undertaken by Reunion through its consultant, JR Engineering
 - ▶ Substantial design work has been completed by Reunion in good faith pending a potential agreement
- ▶ May 2022 - Reunion and staff started working through draft Agreement for costs sharing
- ▶ Since that time, Reunion has worked with staff to address concerns regarding the Agreement, which have been incorporated into the draft for consideration
- ▶ Initial design has been completed, final design and costs will be finalized upon the project bid

Development within Reunion

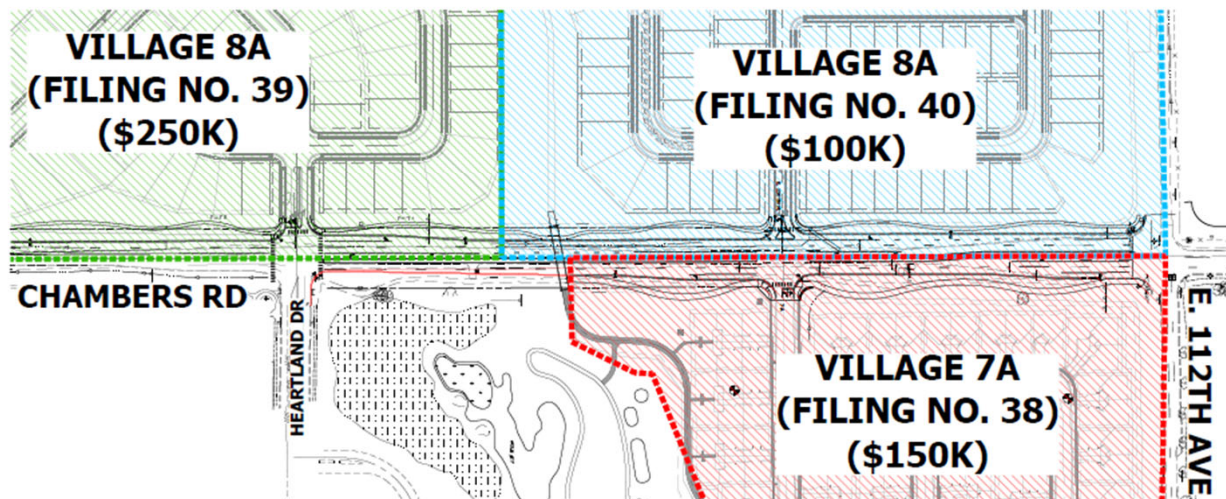
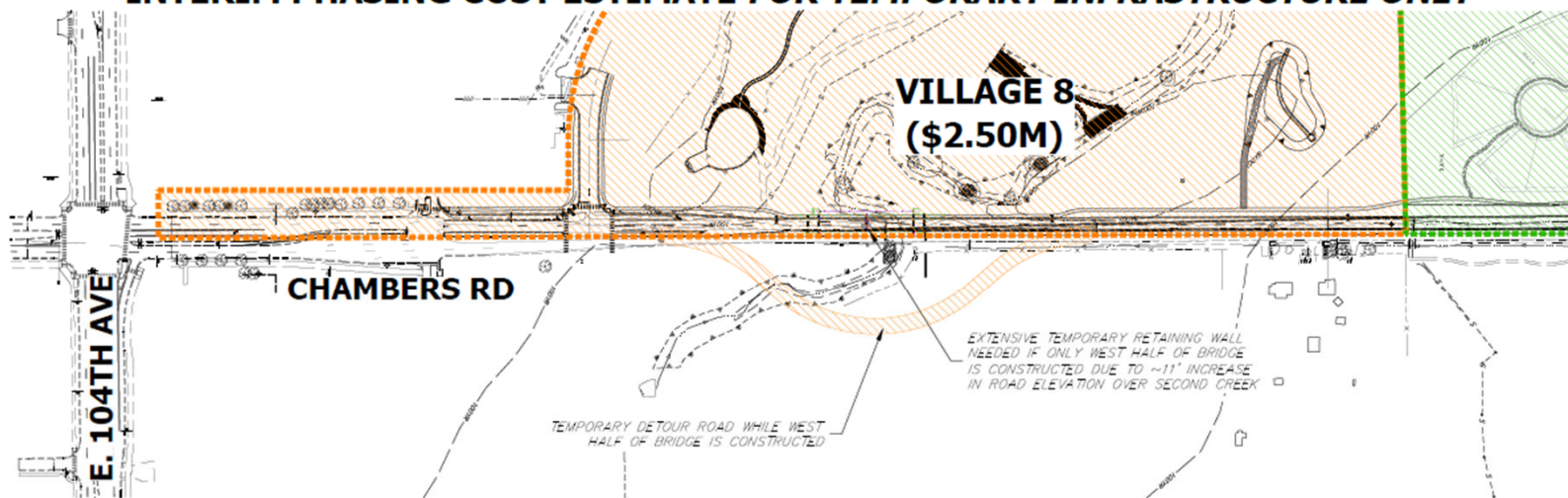
- ▶ Consolidated Master Development Agreement expired in December 2021
- ▶ Currently any development is being processed based upon individual subdivision filings with separate development agreements negotiated at that time
- ▶ Construction of Chambers Road is currently not required under any agreement with the City
- ▶ Absent the proposed Agreement, intersection improvements on portions of Chambers Road would be required as part of multiple development agreements negotiated for adjacent subdivision filings
 - ▶ Reunion engineers anticipate that piecemeal construction would have several adverse ramifications

Ramifications

- ▶ Temporary intersection improvements would be required as part of separate development agreements
 - ▶ Result - throw away costs of approximately \$2-3M for intersection improvements that are built and later removed for purposes of permanent roadway improvements
- ▶ Traffic control and disruption will be complicated for multiple projects (3-4) as opposed to one comprehensive project
- ▶ Construction costs for a comprehensive construction of Chambers necessarily has economies of scale that will not be realized for either Reunion or the City
- ▶ Monies to City would be less through payment of regional traffic impact fees of approximately \$3.6M (assuming 2023 proposed fee is adopted)
- ▶ Construction costs continue to increase

CHAMBERS ROAD

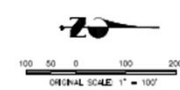
INTERIM PHASING COST ESTIMATE FOR TEMPORARY INFRASTRUCTURE ONLY



Estimated Sunken Cost of Interim Phasing

Development	Dollar Cost	Traffic Control
Filing 38	\$ 150,000.00	30 days
Filing 39*	\$ 250,000.00	30 days
Filing 40*	\$ 100,000.00	30 days
Village 8	\$ 2,200,000.00	180 days
Total	\$ 2,700,000.00	270 days

*Assumes Filing 39 constructed before Filing 40



Chambers Road Improvement Costs

- ▶ Chambers Road Improvements include
 - ▶ Construction between E. 104th Avenue to East 117th Avenue
 - ▶ Construction of the Second Creek Bridge

- ▶ Total project cost estimate (112th to 104th Avenue): \$23,287,347
 - ▶ City cost share: \$10,004,236
 - ▶ City 100% costs: \$369,255
 - ▶ Total City cost: \$10,373,491

District Chambers Road Allocation

▶ NRMD #1, #2, #3, and #4	2,869	linear feet	40.59%
▶ Réunion Village #1-4 (Active Adult)	1,602	linear feet	22.67%
▶ Reunion Ridge MD #1-4 (F39/F40)	2,597	linear feet	36.74%
▶ Total	7,068	linear feet	100.00%

▶ Reunion cost share: \$12,913,871

- ▶ NRMD #1, #2, #3, and #4 cost share: \$5,241,921
- ▶ Réunion Village MD cost share: \$2,926,984
- ▶ Reunion Ridge MD cost share: \$4,744,952

Summary

- ▶ Reunion is continuing to have discussions with members of the North Range Boards regarding possible financing opportunities and included within those conversations is detail about further public improvements necessary within Reunion
- ▶ To date only preliminary design has been completed
- ▶ Assuming the parties wish to move forward with the Cost Share IGA, Reunion is flexible as to the manner and party responsible for final design and construction of the project
- ▶ Reunion recognizes there is not a current requirement for construction of Chambers Road but believes moving forward with the project in cooperation with the City is of benefit to its residents and the community as a whole and is the most economically efficient manner of proceeding

Exhibits

- ▶ Chambers Road Improvements E. 104th Avenue to East 117th Avenue
- ▶ Second Creek Bridge Depictions

CHAMBERS ROAD IMPROVEMENTS E. 104TH AVENUE TO E. 117TH AVENUE

100 50 0 100
ORIGINAL SCALE: 1" = 100'

