

Res 2018-35: Approving Case #SAP-006-18/  
URP-002-12-16-18 The MHGP URA Plan  
Res 2018-41: Approving Cooperation Agreement  
Res 2018-42: Approving the Amended MDA

# Mile High Greyhound Park Urban Renewal Plan



June 18, 2018

# Resolution 2018-35



- **Approving Case #SAP-006-18/URP-002-12-16-18  
The Mile High Greyhound Park Urban Renewal  
Plan**


# Background



- CCURA and a partnering developer, ReGen, LLC, through the approval of an urban renewal plan, will create a TIF (tax increment financing) to help finance any redevelopment activity for this site.
- In order to secure the financing for the maximum period permitted by statute, a new urban renewal plan for the area was created.



## Legend

 Urban Renewal Area

Commerce City Planning Division  
Prepared By: Workman  
Date Saved: September of 2016



0 75 150 300 450 600 Feet

# Plan Objectives



- This Plan authorizes the authority to undertake any and all activities authorized under the Colorado Urban Renewal Law.
- Specifically it is the Authority's intent to provide incentives to stimulate private investment in cooperation with property owners and other affected parties in order to accomplish its objectives.
- Public-private partnerships will be key to preventing the spread of blight and eliminating existing blight conditions.



# Plan Objectives



- The URA Plan proposes a phased Tax Increment Financing (TIF) approach. The term of the TIF is limited to 25 years and any additional phases that will include TIF will require an amendment to the urban renewal plan.
  - The Phase 1 area will not include the land anticipated for commercial development or the training/education component.

# Plan Objectives



- Specific objectives in the URA Plan include:
  - Eliminate and prevent blight
  - Implement elements of the Comprehensive Plan
  - Support and advance actions identified in existing and any future plans prepared by the City of Commerce City related to redevelopment in the vicinity of the Area that are consistent with the vision of this Plan
  - Take a vacant infill parcel and put it into productive use
  - Promote greater stability in surrounding neighborhoods through the introduction of a mix of uses

# Plan Objectives



- Specific objectives in the URA Plan include:
  - Catalyze reinvestment over an extended period of time through a fiscally-sound phased development program
  - Complete improvements that benefit properties beyond the Area including infrastructure that supports business development and City infrastructure improvements including streetscape amenities and storm water management.
  - Provide a range of financing mechanisms to incent private and not-for-profit investment



# PC Recommendation



- On June 5, 2018, the Planning Commission held a public hearing, took testimony, and voted (5-0) to find the Mile High Greyhound Park Urban Renewal Plan contained in case SAP-006-18/URP-002-12-16-18 is in conformity with the City of Commerce City Comprehensive Plan and, therefore, recommend approval of the Mile High Greyhound Park Urban Renewal Plan by the City Council.

# CCURA Recommendation



- Will be provided on June 18, 2018 during Urban Renewal Authority Meeting.

# Resolution 2018-41



- **Resolution to approve Cooperation Agreement between the CCURA and City of Commerce City**
  - Urban Renewal Plan authorizes property tax increment and sales tax increment at 3.5% to be used by the Authority to eliminate blight in the redevelopment of the property.

# Resolution 2018-41



- Cooperation Agreement is between the Authority and the City and describes the City's agreement to collect and provide to the Authority the 3.5% municipal sales tax increment.
- City's sales tax is 4.5%, with 1% dedicated to the construction of identified parks, recreation amenities, and roads by the November 5, 2013 citizen vote. Therefore, no portion of the 1.0% sales tax approved by voters on November 5, 2013 is included in the increment as it remains allocated to those purposes so the number included in the Urban Renewal Plan and Cooperation Agreement is 3.5%.

# Recommendation



- Staff recommends approving the Cooperation Agreement between the CCURA and City of Commerce City.
- CCURA action on this item will be provided on June 18, 2018 after the Urban Renewal Authority Meeting.

# Resolution 2018-42



- **Resolution Approving the Amended and Restated Master Development Agreement**
  - October 2013, Authority issued a request for qualifications for a redeveloper for MHGP
  - March 3, 2014, Authority selected ReGen as master redeveloper
  - May 2016, City, Authority and ReGen entered into a Master Development Agreement (MDA) for the redevelopment of the Property



# Resolution 2018-42



- For consideration tonight is entering into an Amended & Restated MDA to replace the prior MDA
  - Purpose of Agreement – sets out:
    - (i) the public finance structure made available to ReGen to ensure that the blight existing on the Property will be eliminated;
    - (ii) the respective roles and responsibilities of the City, Authority and ReGen to finance, develop, and construct the various components of the Project; and
    - (iii) the timetable for implementation of the incentives and the financing and construction of the Project.

# Resolution 2018-42



- Major changes shown in the redline:
  - Acknowledgments of the terms of various IGAs entered into with taxing bodies regarding the sharing of tax increment
  - Updated Project schedule, proforma and budget
  - Legal cleanup on certain definitions for clarity, including further clarifying the 3.5% city sales tax amount

# Recommendation



- Staff recommends approving the Amended and Restated Master Development Agreement.
- CCURA action on this item will be provided on June 18, 2018 after the Urban Renewal Authority Meeting.

# Additional Information



- A representative from the CCURA's partnering developer, ReGen, LLC is here to provide additional information
  - the vision of the project
  - how Urban Renewal is important to the project

# MHGP – Proposed Site Plan





# Development Framework

- Training and Education Quadrant
- Retail and Commercial Quadrant
- Parkway and 63rd Avenue - Main Street Retail and Commercial
- New Residential Neighborhoods – Diverse Mix





# Project Economics

Description	\$ Millions
<b>Developer Costs</b>	
Roads and Streetscape	4.5
On-Site Storm Sewer	1.0
Sanitary Sewer	0.5
Water	0.9
Grading, Fill, Erosion Control	0.9
Parks and Open Space	1.2
Perimeter Roadway ROW Improvements	1.2
School Building Contribution	0.35
Survey, Permits, General Contractor	1.2
Engineering and Legal	0.75
Developer Mgmt. Costs	0.6
Contingency	2.1
<b>Total Developer Costs</b>	<b>15.2</b>
<b>Commerce City Costs</b>	
Property Acquisition and Management	4.0
Demolition and Abatement	2.9
Regional Storm Water Improvements	1.7
Legal and Consulting	1.0
<b>Estimated Total CC Costs</b>	<b>9.6</b>
<b>Total Project Costs</b>	<b>24.8</b>
<b>Estimated Land Value</b>	<b>12.0</b>
<b>Shortfall without return on investment</b>	<b>-12.8</b>

# Urban Renewal Economics



- Land value does not cover costs
- “But for” public finance the project will not get built
- Project fits criteria for an urban renewal area
- Urban renewal is the best public financing fit for the project
- All taxing entities agree and support urban renewal plan

## Next Steps



- Complete phase 1 urban renewal plan
- Complete engineering and entitlements
- Complete private financing
- Complete Phase 1 land sale contract
- Begin infrastructure construction by end of year 2018
- Construction of housing begins 2019

# Concept Street Level Views



# Questions?