

Res URA 2018-03: Resolution recommending adoption  
of Plan to City Council

Res URA 2018-06: Approving Cooperation Agreement

Res URA 2018-08: Approving the Amended MDA

# Mile High Greyhound Park Urban Renewal Plan



June 18, 2018

# Resolution URA 2018-03



- Resolution recommending adoption of Plan to City Council

# Urban Renewal Basics



- Laws, enacted by the state, which can be used by municipalities to help communities improve and revitalize areas which are deteriorating.
- An urban renewal authority is charged with overseeing urban renewal activity in the city, including implementation of plans.
- An urban renewal plan is necessary to outline necessary projects and funding strategies for specific properties contained within an urban renewal area.

# Urban Renewal Basics



- According to Colorado State Law, municipalities can utilize urban renewal in two principal areas:
  - Sales Tax and Property Tax Increment Financing (TIF)
  - Eminent Domain
- Eminent Domain is not proposed for the Mile High Greyhound Park Project

# Urban Renewal Basics



- **Colorado's Urban Renewal Requirements were updated with HB 15-1348 in 2015.**
  - **Agreements are now required with all taxing entities:**
    - ACSD 14 – IGA completed
    - Adams County - IGA completed
    - South Adams Water and Sanitation District - IGA completed
    - South Adams Fire District – IGA completed
    - Rangeview Library District – Agreement completed
    - Urban Drainage – Agreement completed
    - RTD – Nothing needed

# Urban Renewal Basics



- In each urban renewal area, conditions of blight, as defined by state statute, must be present, and in order for the CCURA to exercise its powers.
- City Council approved Resolution #2016-130 declaring the Study Area as a blighted area under the Act on December 19, 2016.

# Mile High Greyhound Park



- For more than 60 years, the former Mile High Greyhound Park was a vibrant entertainment destination
- When greyhound racing ended in 2008, visitors and activity in the historic heart of the City slowed
- The Commerce City Urban Renewal Authority (CCURA) purchased the property in August 2011
  - intent on redeveloping the empty and blighted site
- Demolition of existing structures completed in 2013
- The Suncor Boys & Girls Club opened in 2015 on 2.5 acres of land donated by the CCURA

# 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.




# Plan Area



- 65 acres
- includes 5 legal parcels
  - plus public rights-of-way
- bound by 64th Avenue on the north
- 62nd Avenue to the south
- Holly Street to the east
- Highway 2 to the west
- Property is owned by the CCURA with one parcel owned by the City



## 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



- Authorized Urban Renewal Activities include:
  - Public Improvements and Facilities
  - Other Improvements and Facilities
  - Catalyst Projects
  - Project Financing and Creation of Tax Increment Areas
  - Property Acquisition and Land Assemblage
  - Demolition, Clearance, Environmental Remediation, and Site Prep
  - Property Disposition
  - Redevelopment and Rehabilitation Actions

# 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



- According to the URA Plan:
  - Implementation of this Urban Renewal Plan supports the objectives and requirements of the Comprehensive Plan
  - As development occurs in the Area, it shall conform to the Comprehensive Plan and any subsequent updates, the City Building and Land Development Code, City-approved site, drainage, and public improvement plans, and any applicable City design standards

# 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.

# Resolution URA 2018-06



- **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 URA 2018-06



- 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.

# Resolution URA 2018-08



- **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 URA 2018-08



- 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 URA 2018-08



- 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.



# Next Steps for ReGen, LLC



- 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

# Questions?