



A Service Plan for the Following Metro District:

MD-108-19 Nexus North at DIA Metro District

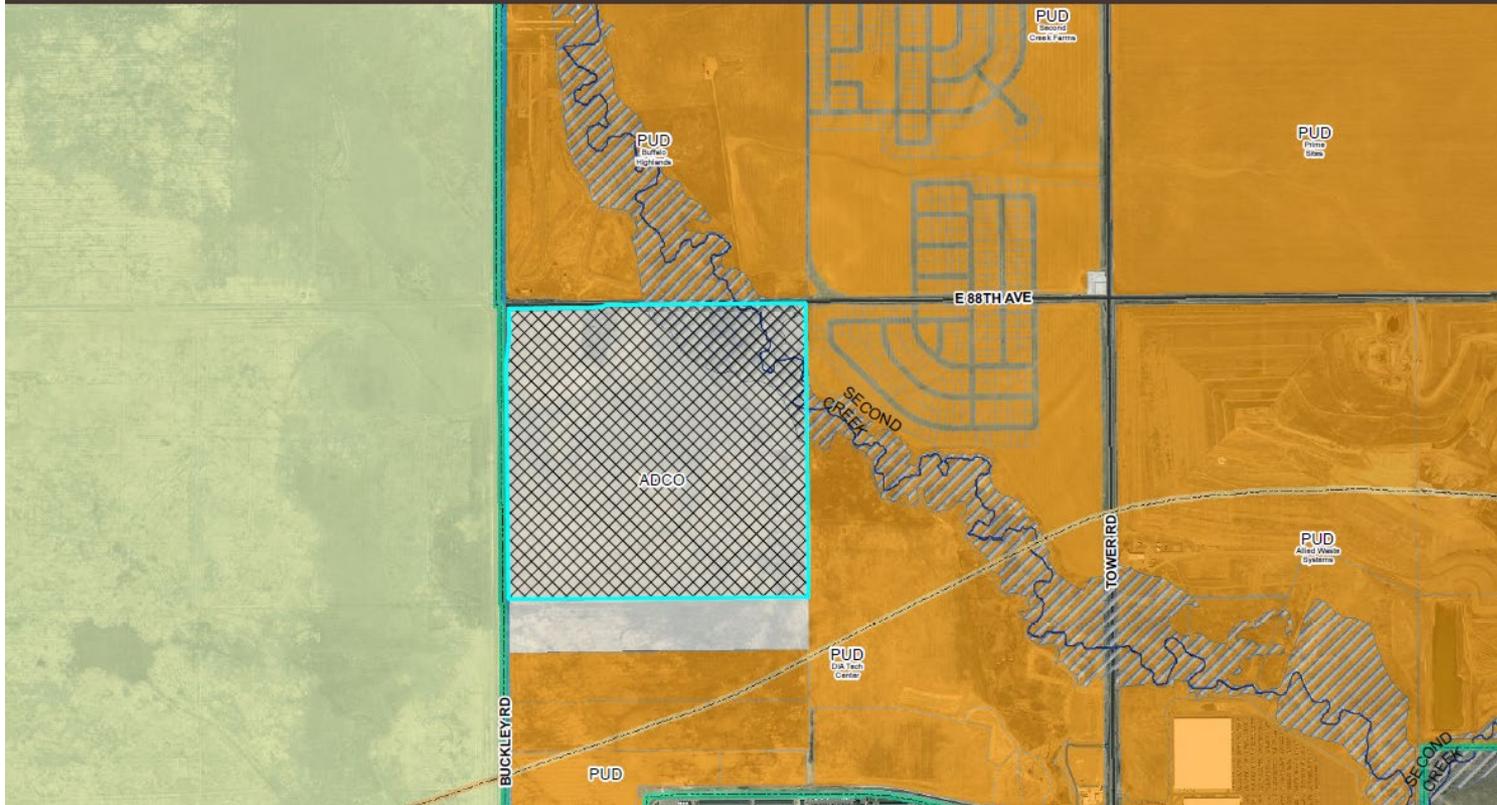
April 1, 2019

Subject Property- MD-108-19



Vicinity Map

Case: Z-945-17



- 158 acres +/-
- Vacant
- PUD Zoning for Light Industrial/ Employment Center



0 500 1,000 2,000 3,000 Feet

Subject Property PUD - Planned Unit Development District ADCO - Unincorporated Adams County City Limit Boundary
Zoning District IGA Annexation Growth Boundary

PIN: 17230000106

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Date Saved: 8/23/2017
Document Path: O:\PC_Planning Commission\Zoning Cases\Z-945-17 Nexus North [Jax]\Vmap.mxd

Commerce
CITY

Purpose of a Metro District & Service Plan

- The Metro District finances the construction of public infrastructure improvements for the use and benefit of the anticipated taxpayers of the district.
- The Service Plan authorizes the District to issue debt to provide the public infrastructure improvements.
- The debt is paid by the District through fees and tax revenues collected from the mill levy.
 - District debt is not an obligation of the city and does not impact the city's budget.
- Allows developer to be reimbursed while avoiding up front recovery cost on the industrial business(s) structure.



Council Action & Metro District Creation

- This approval is part of the formation process of a metro district.
- With Council's approval, the petitioners will file with the District Court and seek an election in May to officially form the District.
- The petitioner is the landowner.
- Council is reviewing the Service Plan and a proposed IGA attached to the Service Plan that will be executed after the District forms.
- The Service Plan and IGA largely conform to the City's templates.
- The property is entirely within the City.



Proposed Metro District

- Proposed Debt Limit - \$50M. 50 Mill levy proposed (50 mills cap per service plan)
- Applicant's Financial Plan finds sufficient property tax and other revenues to discharge of proposed indebtedness
- Light-intensity Industrial & Employment Center development called Nexus North at DIA
 - Applicant intends to create an employment center that can accommodate a variety of airport related land uses including warehouses, flex space, light manufacturing, office, distribution, and retail.
 - No residential development is proposed or permitted.



Proposed Metro District

Metro District Name	Public Improvements	Debt Limit	Total Debt Capacity	Organization & Operating Reimbursement	1 st Year Operating & Maintenance
(location in Service Plan)	Sec. V. B.	Sec. V.A. 16	Calculated	Sec. VI.I.1	Sec. VI.I.2
Nexus North at DIA Metro District	\$30,000,000	\$50,000,000	\$50,000,000	\$100,000	\$50,000
Totals	\$30,000,000	\$50,000,000	\$50,000,000	\$100,000	\$50,000



Metro District Review Criteria

To approve the Service Plan, Council must find:

- I. Per CRS 32-1-202(2), the Service Plan includes all required contents;
- II. Per CRS 32-1-203(2),
 - (a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.
 - (b) The existing service in the area to be served by the proposed special district is inadequate for present and projected needs.
 - (c) The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.
 - (d) The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.



Metro District DRT Review

- DRT found that the Service Plan includes all items required by C.R.S. 32-1-202(2).
- Meets City Council Goal #1 of *developing a balanced and vibrant economy to improve socioeconomic status by providing a balanced mix of land uses.*
 - Supports opportunity for 158-acre employment center development providing opportunities for a variety of airport related land uses including industrial-flex and office uses.
 - Currently, there is only 267,906 SF of industrial-flex built within the City with a vacancy rate at 0%* and 533,611 SF of office with a vacancy rate at a low 0.5%.
 - In contrast, there is over 8.3 million square feet of industrial-warehouse space built within the City, still with a low vacancy rate of 3.6%*

* Source: CoStar Realty Information, Inc.



Recommendation

- The Development Review Team (DRT) recommends that City Council **approve** the Proposed Service Plan & the associated IGA:
MD-108-19 Nexus North at DIA Metro District

