

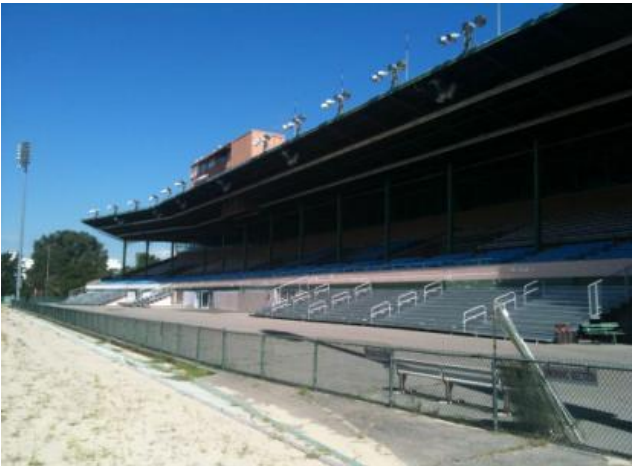


Mile High Greyhound Park URA and HB 1348

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Caitlin Quander, Special Counsel to the URA

Mile High Greyhound Park

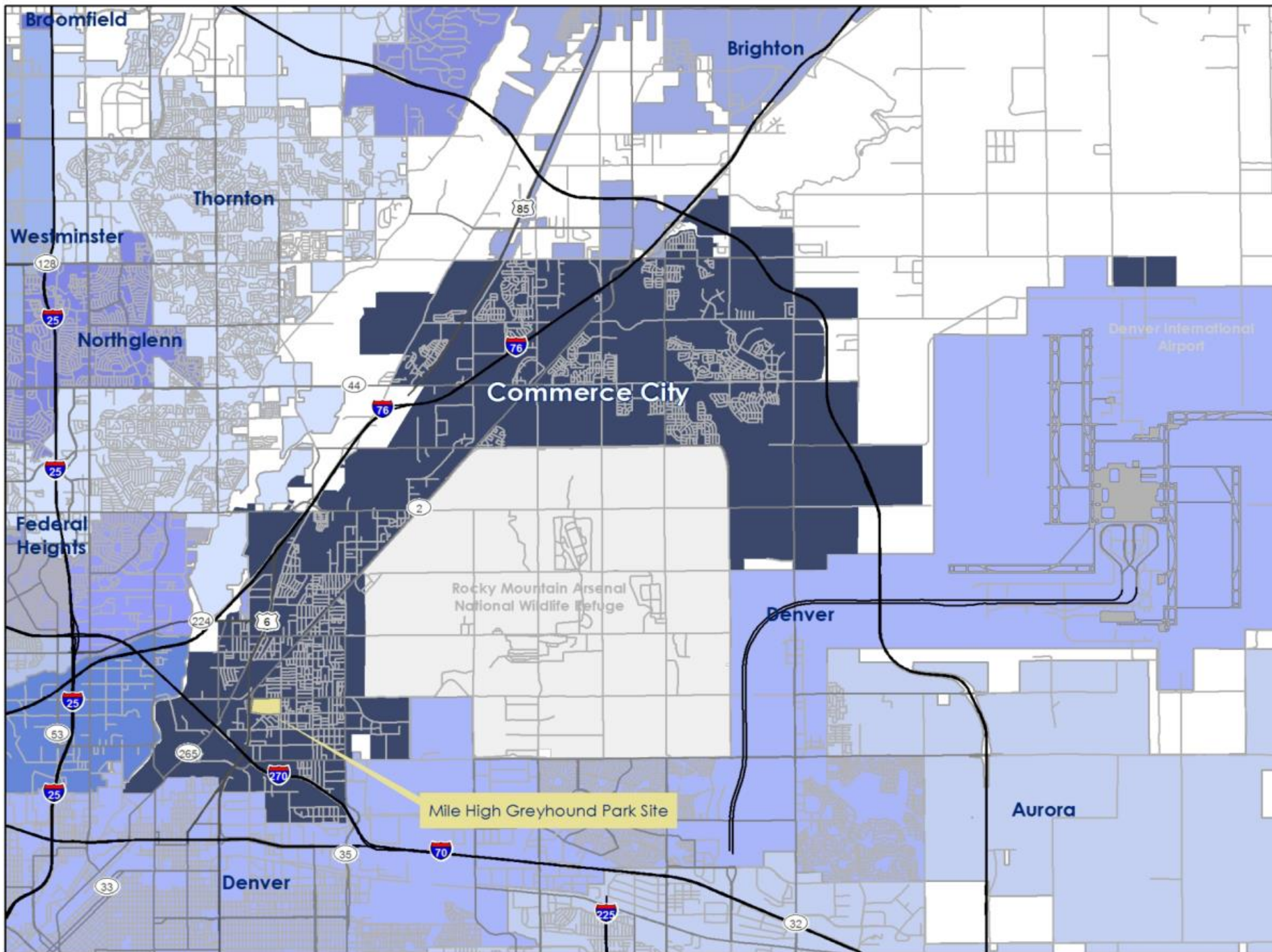
- Opened its doors for inaugural race July 27, 1949
- At its peak, included three restaurants and two bars with 10,000 in attendance
- Dog racing ended in June 2008



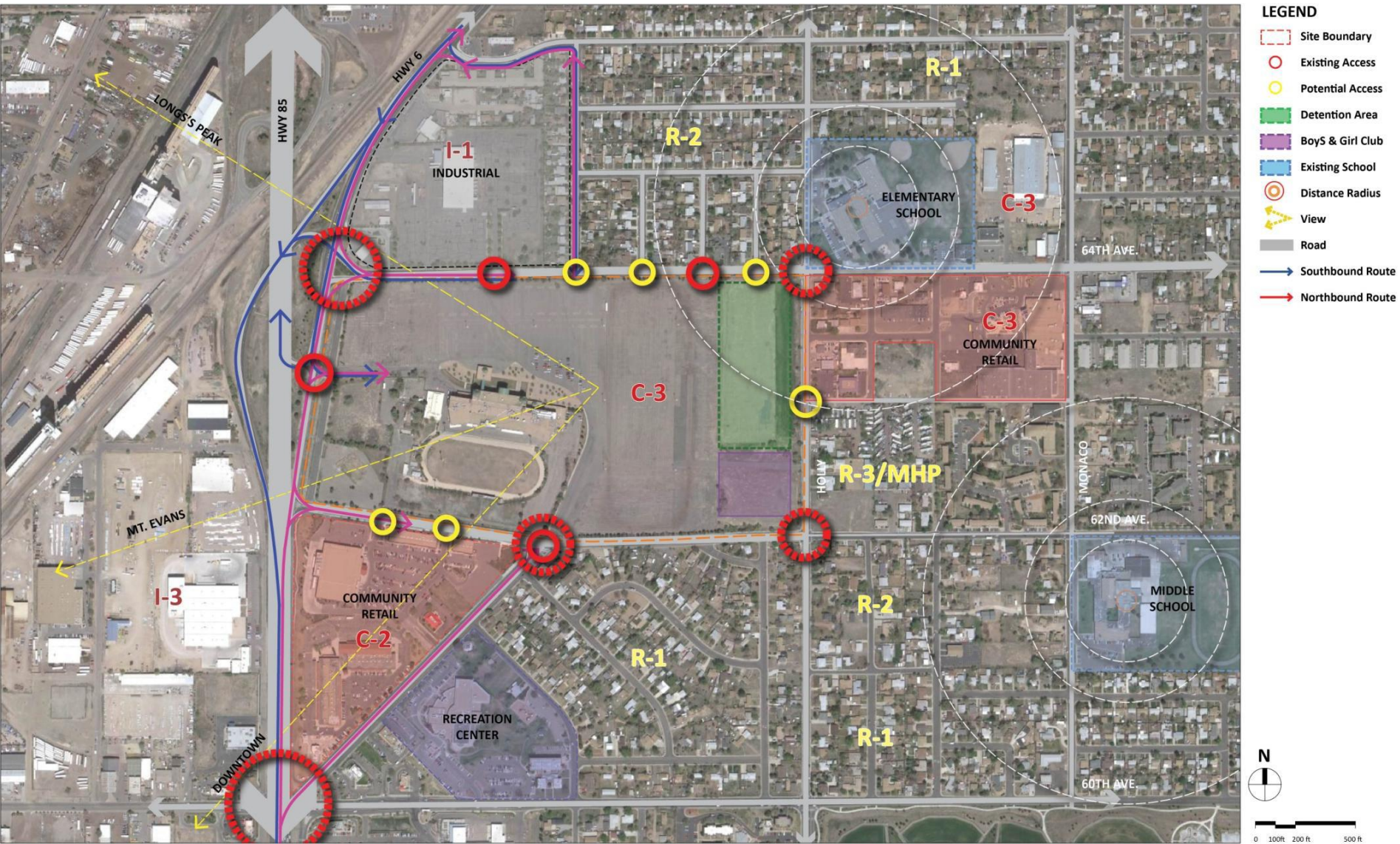
URA Purchase

- Urban Renewal Authority acquired property for \$3.3 million in August 2011
- Initial funding was a loan from the City for \$4 million with an additional \$2.5 million for demolition
- Rationale for purchase:
 - Deteriorating structure and grounds
 - Downturn in economy reduced sales price
 - Surrounded by original City neighborhoods
 - Opportunity to advance Econ Dev goals





MHGP Area Map



MHGP Recent History

- **Initial Public Outreach - November 2011**
- **NAIOP Real Estate Challenge - 2012**
- **Feasibility Study – Final Report Spring 2013**
- **RFP and Master Developer Selection - 2013**
- **Signed Master Development Agreement (MDA) – April 2016**
- **Approved Rezoning – December 2016**
- **Initiated IGA discussions with taxing entities – January 2017**

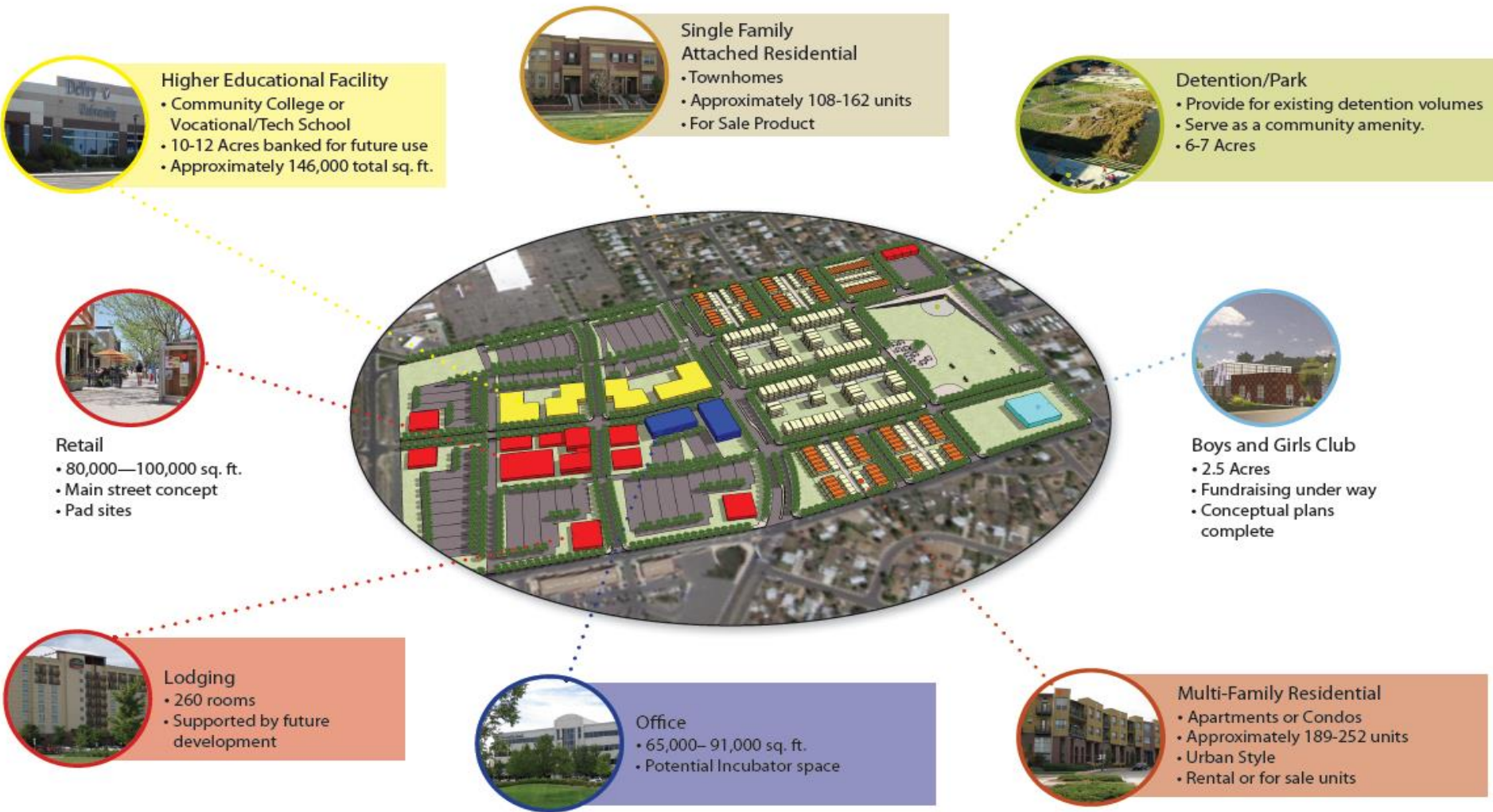


Project Goals

- Create a flexible master framework plan
- Create a mixed-use and multi-use neighborhood
- Provide a variety of retail and commercial development options
- Create a community destination and sense of place
- Provide space for the Boys and Girls Club and other service organizations
- Hold a portion of the property for an institutional anchor (education / training) while pursuing development on the remainder of the property



Concept Plan – Creating strong and memorable places



This concept plan represents a possible layout scenario based on the market demands. It is not intended to be final and the city will partner with the developer to create the final schematic for the site.

Essential Design Elements

- Mix of Uses, Incomes, and Housing Types
- Housing for Many Generations
- Indistinguishable High Quality
- Connected, Walkable, and Safe
- Active and Programmed



Site Plan



Site Plan



Plan Design Impacts

- Plan was shaped by public input
- Needs of the surrounding area were central, not just highest and best use
- Mixed use community oriented plan results in tight project economics
- Resulting plan requires the adoption of new Urban Renewal Plan
- Then HB 1348 passes



Attorney Roles

- URA General Counsel (City Attorney)
 - Governance issues
 - Local compliance
 - Coordination of special counsel with board & staff
- URA Special Counsel
 - Subject matter expertise:
 - URA law
 - Complex development transactions
 - Conflicts counsel after HB 1348



Expanding the Board

- Limited role for the Board:
 - Revised bylaws to account for new members
 - Accepted appointments from other entities
- Staff facilitation role:
 - County/school district –one from each
 - Special district complications
 - Solicited the right districts taxing in the area
 - Enlisted help of SDA & cooperative counsel/staff
 - Facilitated agreement or consent
 - Meeting arrangements



Expanding the Board

- Potential for role confusion & discomfort
- Set expectations & understanding:
 - Roles and confidentiality
 - Benefits of cooperation and professionalism
- Staff and counsel guidance
- Incidental benefits of seeing “behind the curtain”



Negotiations with Taxing Entities

- Approach and type of agreement varied depending on relationships with the various entities
- Due to the potential length of negotiations, started with the School District
 - Negotiation meetings with district reps
 - Initial ask by the school district a sizable contribution - led to an impasse
 - Direction to negotiate other agreements first and circle back to School District last



Negotiations with Taxing Entities

- Fire District
 - Precedent with other URA plans, keep them whole
 - Still needed staff meetings and a board presentation
- Urban Drainage
 - Familiar with HB 1348 requirements
 - No board presentation necessary



Negotiations with Taxing Entities

- Library District
 - Three presentations to the board
 - Included education to board about real estate development, TIF financing, etc.
- Water and Sanitation District
 - Close working relationship
 - Relatively simple process, single board presentation



Negotiations with Taxing Entities

- Adams County
 - Three presentations to the board in study sessions
 - Thoroughly analyzed the project economics
 - Wanted more of a voice in the outcome
 - 225 affordable housing units required



Negotiations with Taxing Entities

- Circled back to the School District
 - Eventually agreed to the project utilizing 100% of tax for TIF, but the project would make a contribution of mobile trailers to accommodate added students
 - Engaged in finding benefit for the overall community and strengthening partnership



Lessons Learned

- Identify appropriate **contacts** / **method of coordination** with other taxing bodies
- **Relationships** matter
- Gather appropriate **data** to facilitate negotiation
- **Time** required to initiate conversations, gather data, present data, negotiate and draft agreement
- Be **thoughtful** about timing of discussions with different entities
- **Board makeup**, and the importance of professionalism, frankness and legal counsel
- **Trust** in URA staff and counsel to lead negotiations

