

# GOLD HILL NORTH MARKETPLACE BID



Exclusion Request, Inclusion Request &  
Debt Issuance

**9/23/2024**  
**City Council**

Kyle Fenner – Planning and Neighborhood Services

# BACKGROUND



- BID (business improvement district) property inclusions and exclusions must be approved by ordinance
- City Council approved the original service plan for this District on July 27, 2021 that was (finally passed on August 10, 2021).
- In 2023 an Amended and Restated Operating plan was approved conforming with the then newly adopted Model Service Plan and it's associated mill levy limits.

# SUMMARY OF EXCLUSIONS



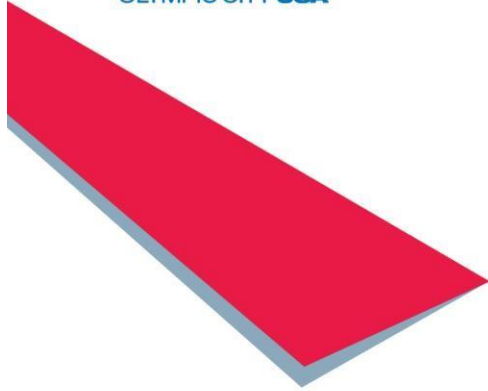
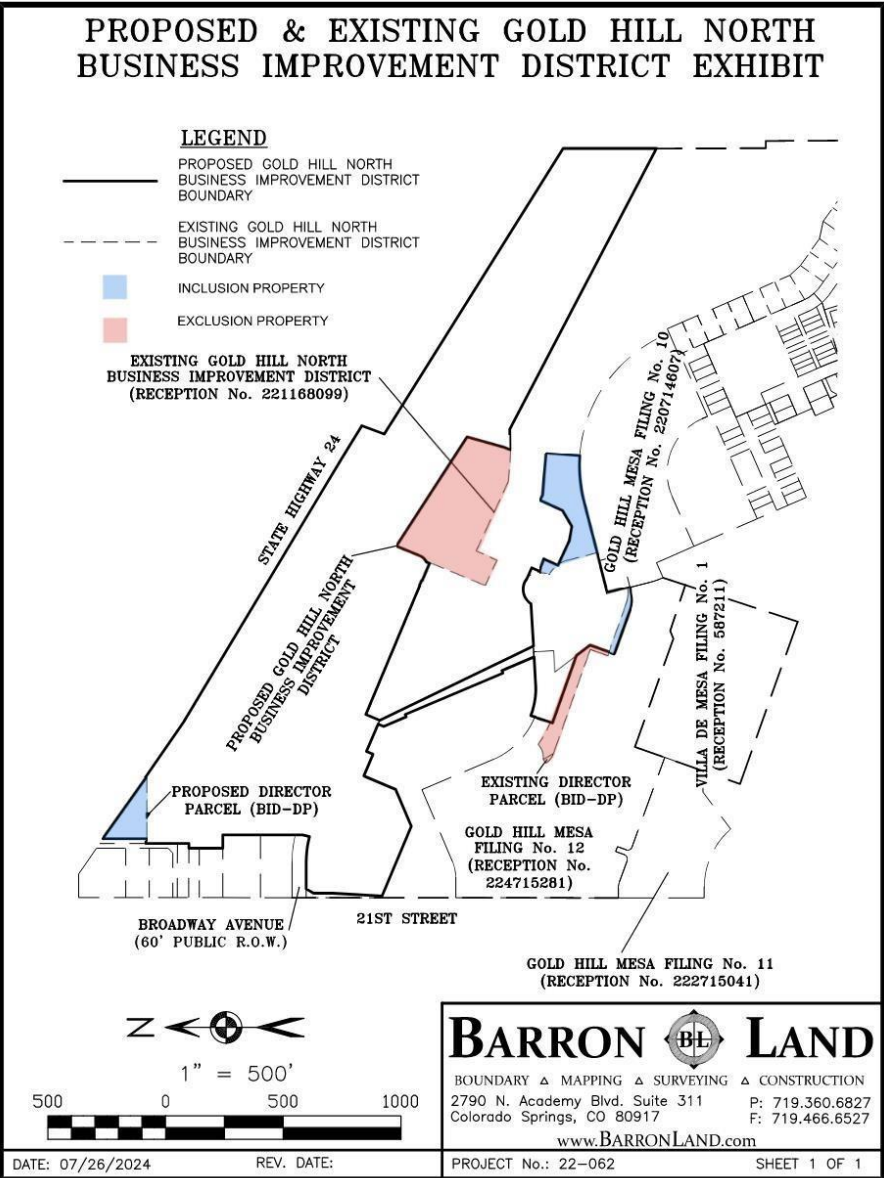
- South of US Highway 24 and East of 21<sup>st</sup> Street
- Both the inclusions and the exclusions The proposed properties are generally located west of HWY 25 on the site of the former Golden Cycle Mill
- All inclusions & exclusions are voluntary and controlled by the current developer

# SUMMARY OF INCLUSIONS



- The inclusion property is adjacent to and outside of the City Boundary.
- All inclusions & exclusions voluntary and controlled by the current developer and/or landowner.
- The districts' purposes are to provide public financing and associated district services for this project area.
- 50.0 mill debt service cap for both districts
- 20.0 O&M mill levy cap for residential district; 10.0 for the commercial district

# EXISTING BOUNDARIES AND PROPOSED EXCLUSIONS



# SUMMARY OF DEBT REQUEST



- This is a request to approve issuance of debt by the Gold Hill North Business Improvement District (“District”) in the form of Series A and Series B 2024 bonds
- These bonds are to be repaid from a combination of limited property tax and (TIF) revenues.

# SUMMARY OF DEBT REQUEST



- The Series A bonds will be in the approximate principal amount of \$18,110,000 at an anticipated 6.5% interest rate.
- The subordinate Series B bonds will be in the approximate principal amount of \$2,996,000 and an anticipated rate of 8.75%.

# SUMMARY OF DEBT REQUEST



- The City's Special District Policy and the District's approved Operating Plan and Budget require that City Council's approval be obtained prior to issuing any debt that exceeds 10% of the value of the District property value.
- Approval of this debt issuance will require a two-thirds majority of the entire City Council (at least six affirmative votes) pursuant to City Charter Section 7-100.
- This Debt Issuance was discussed at the August 27, 2024, City Council Budget Committee meeting.



# WORK SESSION



- These requests were discussed at the City Council Budget Committee meeting on August 27, 2024
- Adverse Impacts – None have been identified
- Inclusions, Exclusions and Debt Issuances are “off cycle” and were not considered in 2024 Operating Plan

# ATTACHMENTS



- Cover Memo
- Cover Letter (Applicant)
- Financial Plan
- Ordinances
- Notices of Inclusion & Exclusion
- Petitions for Inclusion & Exclusion
- Map of Inclusion & Exclusion Areas

# STAFF RECOMMENDATION



Move to adopt an ordinance excluding certain property into the boundaries of the Creekwalk Marketplace Business Improvement District.

# QUESTIONS



Blair Dickenhoner