

**CITY OF LEADVILLE, COLORADO
RESOLUTION NO. 32
SERIES 2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEADVILLE
APPROVING A DEVELOPMENT AND COOPERATION AGREEMENT FOR
RAILYARD LEADVILLE BY AND AMONG THE CITY OF LEADVILLE, THE
LEADVILLE URBAN RENEWAL AUTHORITY AND HIGH COUNTRY
DEVELOPERS LLC**

WHEREAS, the City Council for the City of Leadville created the Leadville Urban Renewal Authority (“LURA”) by Resolution No. 08, Series 2017 to exercise the powers of an urban renewal authority organized under the Urban Renewal Law, Article 25, Title 31, C.R.S. (the “Act”); and

WHEREAS, by Resolution No. 10, Series 2019, the City Council adopted an urban renewal plan designated as the Central Leadville Urban Renewal Plan (“Plan”) pursuant to which LURA is authorized to pursue urban renewal projects under the Act; and

WHEREAS, High Country Developers LLC (“Developer”) plans to develop the property known as Railyard Leadville, comprising approximately 39 acres and has filed with the City certain land use applications including a planned unit development plan titled Railyard at Leadville Phase 1 PUD, a final plat titled Leadville Railyard, Filing 1, and an associated subdivision improvement agreement (collectively, the “Development Plan”); and

WHEREAS, the particular improvements and redevelopment activities to be undertaken by the Developer are set forth in the Development Plan and are in accordance with the Plan; and

WHEREAS, in furtherance of the Plan, LURA, the City, and the Developer wish to enter into a development and cooperation agreement in order to establish:

- the Developer’s obligations to redevelop the Railyard Leadville, to finance the public improvements necessary for the overall development, to dedicate a parcel of land to LURA for workforce housing and to assist in repayment to the City of costs associated with establishment of LURA and implementation of the Plan;
- the means by which the City is reimbursed for costs incurred in developing the Plan and establishing the LURA;
- LURA’s obligations with respect to payment of pledged property tax revenue to cover Developer’s eligible costs; and other terms and conditions necessary to carry out the Plan;

WHEREAS, the City Council determines that the Development and Cooperation Agreement attached hereto will further the public health, safety and welfare of the community and further the goals of the Plan and the 2015 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Leadville, Colorado as follows:

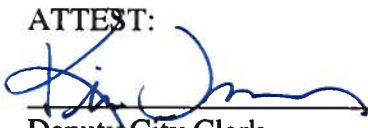
Section 1. The Leadville City Council hereby: (1) approves the Development and Cooperation Agreement for Railyard Leadville by and among the City of Leadville, the Leadville Urban Renewal Authority, and High Country Developers LLC in substantially the same form as attached hereto as **Exhibit 1**; (2) authorizes the City Administrative Services Manager, in consultation with the City Attorney, to make such non-substantive changes or corrections to the Agreement as may be necessary that do not increase the obligations of the City; and (3) authorizes the Mayor to execute and the Deputy City Clerk to attest to the Agreement on behalf of the City when in final form.

Section 2. **Effective Date.** This Resolution shall take effect upon its adoption by the City Council.

CITY OF LEADVILLE, COLORADO:

By: 

Greg Labbe, Mayor

ATTEST:


Deputy City Clerk

ADOPTED by a vote of 7 in favor and 0 against, and 0 abstaining, this 18th day of August, 2020.

EXHIBIT 1