

Ball Arena Community Benefits Agreement

BACKGROUND

This Community Benefit Agreement (CBA) is a legally binding document negotiated over 12 months between the Ball Arena Community Benefit Agreement Committee (**BACBAC**) and Kroenke Sports Entertainment (**KSE**) to govern the Ball Arena redevelopment. Implementation of the CBA elements summarized below will be governed by a board comprised of future residents, local organizations, and KSE staff. Negotiations were facilitated by Cappelli Consulting, the CBA was drafted by Stout Law Colorado, and BACBAC work was funded by DEDO, Rose Community Foundation, Denver Foundation, & Gates Family Foundation. In light of this agreement, BACBAC supports the rezoning of the Ball Arena site.

BACBAC Members

- Auraria/Central Platte Valley RNO
- Auraria Higher Education Campus
- Community College of Denver
- CU Denver Community Collaborative Research Center
- Denver American Indian Commission
- Denver Housing Authority
- Denver Streets Partnership
- Downtown Denver Partnership
- Fresh Start, Inc.
- La Alma/Lincoln Park Neighborhood
- Lower Downtown Neighborhood Association
- Sun Valley Community Coalition
- WORKNOW

HOUSING

- Affordable Rental: **18%** of all units (1,080/6,000) will be affordable for 99y; $\leq 70\%$ AMI (**\$63,910**) avg. income w/a 80% AMI (**\$73,040**) income cap; Two income restricted buildings at $\leq 70\%$ AMI avg. income w/a 100% AMI (**\$91,300**) cap.; and **50** units serving $\leq 30\%$ AMI (**\$27,390**)
- Affordable Homeownership: **18%** of units for 99y; 90% AMI average w/a 120% AMI cap
- Access/Displacement: **\$1.1M** earmarked for eviction assistance, down payment assistance, etc.
- Unit Size: **20%** of affordable units in the Park and transit neighborhoods will have two-bedrooms, and **15%** will have three-bedrooms

ECONOMIC OPPORTUNITY

- Business Equity Goal:
 - **20%** of contracted businesses are small, minority, or women owned
 - **5** Pop-Up retail spaces will have discounted rent for small businesses
- Construction Jobs: Denver residents from low-income census tracts will get First Hire opportunity for all construction jobs
- Permanent Jobs: **20%** of all new permanent jobs prioritized for qualified candidates from low-inc Denver census tracts
- Logistics: a dedicated nonprofit will help market to and **incubate small businesses**; a dedicated **"community workforce coordinator"** will work to ensure that job equity goals are met

INFRASTRUCTURE/CONNECTIVITY

- Transportation: Enhanced **bicycle and pedestrian connectivity**; Enhanced **safety**
- Accessibility: All parks, openspace, bicycle paths/trails will be **accessible to public** 365 days/year
- Connectivity: Connection to **5280 Trail**; Commitment to work w/City to **connect internal/external bike/ped infrastructure** to Lower Downtown, Sun Valley, and La Alma Lincoln Park

FAMILY, ARTS, & CULTURE

- Childcare: an early learning center will be located onsite, serving at least 150 children
- Youth: **\$1M in internships** to establish career pathways in sports/entertainment, affirmatively marketed to indigenous youth and descendants of Displaced Aurarians
- Art: **\$5M** minimum budget for public art; **25%** Denver artists, **25%** Colorado artists; **5,000 sqft** community art space; Preservation of **Rothman's Children's Park**; Commitment to periodically hosting **free events** for the community

COMMUNITY INVESTMENT FUND

- **Funding:** *\$16M Community Investment Fund (CIF)* raised via a 1% public improvement fee on retail and hotel transactions
- **Uses:** Job training, business development, arts programming, tenant assistance, down-payment assistance, Indigenous community support, Displaced Aurarian community support
- **Governance:** 7-member board w/3 BABAC reps and 4 KSE reps in phase 1, with majority of BABAC & KSE positions ***phased out and filled by site residents*** as project develops

Community Investment Fund Budget Outline (first \$12M)

Funds to support Indigenous communities (which may include support for housing or 1x emergency funds for Indigenous students attending school on the AHEC campus)

Funds to support Displaced Aurarians (which may include funding the 9th avenue Peace Garden)

Endowment for 5280 Trail - Supporting active transportation connections to adjacent neighborhoods

Building the Construction Labor Pipeline

- Pre-apprenticeship support and connection to industries
- Apprenticeship stipends and fees
- Resources (work clothes/tools)

Long-Term Employment

- Navigator - from community org
- Internships/Apprenticeships

Small Biz TI/TA - for BMR Commercial tenants; in pop-ups or as they transition to permanent location (such as Green Spaces or Mi Casa)

BACBAC Implementation Committee

KSE Fund Requests

- Youth Programming and Internships (such as through Youth On Record)
- Tenant Eviction Assistance
- Down Payment Assistance (ownership IRUs)
- Affordable Tenant Emergency Service & Programming

For more information about this CBA, contact BACBAC co-chairs:

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