

**DENVER URBAN RENEWAL AUTHORITY**  
**POLICY REQUIRING THE PAYMENT OF PREVAILING WAGES**  
**FOR THE CONSTRUCTION OF REGIONAL TRUNK INFRASTRUCTURE**  
**FUNDED WITH TAX INCREMENT FINANCING**

May 2008

Policy Statement

The Denver Urban Renewal Authority ("DURA") has determined that projects funded in whole or in part by tax increment financing provided by DURA ("DURA Projects") which include the construction of Regional Trunk Infrastructure should require compliance with the City and County of Denver's Prevailing Wage Ordinance, Section 20-76 of the Denver Municipal Code. It is the City's policy that wages paid on City projects should not be less than the wages paid for the same class of work in the City. DURA has determined that Regional Trunk Infrastructure constructed within a DURA Project should not be exempt from the City prevailing wage requirement.

The establishment of a Policy Requiring the Payment of Prevailing Wages for the Construction of City Projects Funded with tax Increment Financing ("Prevailing Wage Policy") as described below is required for proponents ("Developer") of projects funded in whole or in part by tax increment revenues provided by DURA.

Prevailing Wage Policy

1. Any Developer whose project includes the construction of Regional Trunk Infrastructure shall comply with the City and County of Denver's Prevailing Wage Ordinance, Section 20-76 of the Denver Municipal Code for the construction of Trunk Infrastructure.
2. Regional Trunk Infrastructure is defined as regional key collector or distribution facilities and improvements in the sanitation, water, and street categories; as well as regional police and fire facilities, City parks, and City owned recreation centers. Regional Trunk Infrastructure is considered to be essential to providing primary service to the urban renewal area and / or the surrounding community that would not otherwise be required of a redeveloper in the absence of tax increment financing.
3. DURA will determine whether or not a cost is classified as Trunk Infrastructure as part of preparing a list of costs eligible for payment or reimbursement. DURA may consult with the Manager of Public Works when determining cost classification.
4. It is the redeveloper's responsibility to understand and comply with the City's prevailing wage requirement. In order for a cost to be approved for payment or reimbursement, the invoice must be accompanied by a letter from the City and

County of Denver Auditor's Office indicating that the work performed was in compliance with Section 20-76 of the Revised Municipal Code. DURA will not be responsible for determining compliance.

5. In the event another source of project financing requires adherence to an alternative wage ordinance (e.g., Davis Bacon), DURA, at its sole discretion, may waive compliance with the Prevailing Wage Policy.