

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: DENVER
Local Government Number: 09G064

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DENVER URBAN RENEWAL	09005	6

TIF Debt Outstanding: 3,148,891

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	165,164	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	273,362
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	273,362

Rebate Expenditures:	0
Non-Rebate Expenditures:	292,915
Returned to County Treasurer:	0
Total Expenditures:	292,915

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	145,611	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 2,710,365

Urban Renewal Area Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL
 UR Area Number: 09005
 UR Area Creation Date: 10/1994

The urban renewal plan has been developed to help local officials promote economic development in the City of Denver. The primary goal of the plan is to stimulate, through public involvement and commitment private investment in commercial, industrial and residential development and to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DENVER CITY/DENVER SCH/ UR TIF INCREM	090069	090070	11,723,231
DENVER CITY AG/DENVER SCH/UR TIF INCREM	090079	090080	9,836
DENVER CITY/DENVER SCH/AMEND TIF INCREM	090121	090122	422,785
DENVER CITY/DENVER SCH/AMEND #2 TIF INCREM	090153	090154	865,266
DENVER CITY AG/DENVER SCH/AMEND #2 TIF INCREM	090155	090156	0
DENVER CITY/DENVER SCH/AMEND #3 TIF INCREM	090157	090158	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	115,450	60,941,660	11,928,846	4,038,930	0	-94,452	81,918,178	0	81,918,178
Taxable	64,805	34,686,781	10,735,960	3,635,037	0	-94,452	52,768,949	0	52,768,949
Homestead Credits									244

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Projects For DENVER URBAN RENEWAL

Sterling Tops TIF

Description:	Sterling Tops is moving to Bender's Foods Building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Brothers Market TIF

Description:	Brothers Market Constructed a new Grocery Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2015 Housing Grant TIF

Description:	20 Housing Grants were made to Homeowners that constructed New Homes in Denver
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

2016 Housing Grant TIF

Description:	10 Housing Grants were made to Homeowners
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Silber Property Purchase

Description:	Pruchased John Silber Lot (Entrance to Community)
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2017 Willow Winds 24 Unit Assisted Living Facility

Description:	Willow Winds 24 Unit Assisted Living Facility
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

2008 Tierney & Moeller TIF

Description:	New Pharmaceutical Manufacturing Facility
Classification:	Commercial-Medical
Physically Complete:	Yes

Debts/Obligations For DENVER URBAN RENEWAL

2008 Tierney & Moeller TIF

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	28,697
Interest:	1,197
Total:	29,894
Annual Appropriation?:	Yes
Date Incurred:	02/01/2008
FY of Last Payment:	2020

2013 Sterling Tops TIF

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	41,600
Interest:	2,860
Total:	44,460
Annual Appropriation?:	Yes
Date Incurred:	06/01/2013
FY of Last Payment:	2023

2014 Brothers Market

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	294,567
Interest:	148,167
Total:	442,734
Annual Appropriation?:	Yes
Date Incurred:	08/29/2014
FY of Last Payment:	2036

2015 Housing Grant TIF

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	315,000
Interest:	39,966
Total:	354,966
Annual Appropriation?:	Yes
Date Incurred:	06/12/2015
FY of Last Payment:	2025

2016 Housing Grant TIF

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	175,000
Interest:	28,000
Total:	203,000
Annual Appropriation?:	Yes
Date Incurred:	06/17/2016
FY of Last Payment:	2026

2016 Silber Property Purchase

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	175,000
Interest:	28,000
Total:	203,000
Annual Appropriation?:	Yes
Date Incurred:	06/30/2016
FY of Last Payment:	2026

2017 Willow Winds 24 Unit Assisted Living Facility

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,240,000
Interest:	630,837
Total:	1,870,837
Annual Appropriation?:	Yes
Date Incurred:	08/01/2017
FY of Last Payment:	2038

Non-Rebates For DENVER URBAN RENEWAL

TIF Expenditure Amount:	28,697
Tied To Debt:	2008 Tierney & Moeller TIF
Tied To Project:	2008 Tierney & Moeller TIF
TIF Expenditure Amount:	11,544
Tied To Debt:	2013 Sterling Tops TIF
Tied To Project:	Sterling Tops TIF
TIF Expenditure Amount:	26,290
Tied To Debt:	2014 Brothers Market
Tied To Project:	Brothers Market TIF
TIF Expenditure Amount:	63,919
Tied To Debt:	2015 Housing Grant TIF
Tied To Project:	2015 Housing Grant TIF
TIF Expenditure Amount:	32,000
Tied To Debt:	2016 Housing Grant TIF
Tied To Project:	2016 Housing Grant TIF
TIF Expenditure Amount:	32,000
Tied To Debt:	2016 Silber Property Purchase
Tied To Project:	Silber Property Purchase
TIF Expenditure Amount:	98,465
Tied To Debt:	2017 Willow Winds 24 Unit Assisted Living Facility
Tied To Project:	2017 Willow Winds 24 Unit Assisted Living Facility

TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY/DENVER SCH/ UR TIF INCREM
 TIF Taxing District Inc. Number: 090070
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1994

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	59,243,130	8,595,016	2,153,710	0	-88,896	74,890,704	0	74,890,704
Taxable	0	33,720,012	7,735,513	1,938,339	0	-88,896	47,045,786	0	47,045,786
Homestead Credits									236

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	15,969,345	47,045,786	11,723,231	35,322,555	749,083

FY 2020 TIF Revenue Received: 273,362

TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY AG/DENVER SCH/UR TIF INCREM
 TIF Taxing District Inc. Number: 090080
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2033

UR Designation	
Slum	07/1999
Blighted	07/1999
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	115,450	0	0	0	0	0	115,450	0	115,450
Taxable	64,805	0	0	0	0	0	64,805	0	64,805
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	95,516	19,934	9,836	10,098	185

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY/DENVER SCH/AMEND TIF INCREM
 TIF Taxing District Inc. Number: 090122
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	07/1999
Blighted	07/1999
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,885,220	0	0	1,885,220	0	1,885,220
Taxable	0	0	0	1,696,698	0	0	1,696,698	0	1,696,698
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	19,800	1,696,698	422,785	1,273,913	27,016

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY/DENVER SCH/AMEND #2 TIF INCREM
 TIF Taxing District Inc. Number: 090154
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,698,530	3,333,830	0	0	-5,556	5,026,804	0	5,026,804
Taxable	0	966,769	3,000,447	0	0	-5,556	3,961,660	0	3,961,660
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,560,040	3,472,320	865,266	2,607,054	55,288

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY AG/DENVER SCH/AMEND #2 TIF INCREM
 TIF Taxing District Inc. Number: 090156

TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	354,470	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY/DENVER SCH/AMEND #3 TIF INCREM
 TIF Taxing District Inc. Number: 090158

TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0