

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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: 2,582,611

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	187,607	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	259,109
Asset Sales & Loan Repayments:	0
Total Revenue:	259,109

Rebate Expenditures:	0
Non-Rebate Expenditures:	255,841
Returned to County Treasurer:	0
Total Expenditures:	255,841

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	190,875	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 2,135,895**

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 INCREM	090069	090070	10,045,630
DENVER CITY AG/DENVER SCH/UR INCREM	090079	090080	6,613
DENVER CITY/DENVER SCH/AMEND TIF INCREM	090121	090122	579,827
DENVER CITY/DENVER SCH/AMEND #2 TIF INCREM	090153	090154	767,203
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	108,210	64,680,060	12,391,120	5,353,690	0	-87,044	87,785,736	0	87,785,736
Taxable	90,930	36,485,609	11,152,007	4,818,321	0	-87,044	56,064,122	0	56,064,122
Homestead Credits									247

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:

187,607

0

Amount of 07-01-2021 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 259,109
 Asset Sales & Loan Repayments: 0
Total Revenue: 259,109

Rebate Expenditures: 0
 Non-Rebate Expenditures: 255,841
 Returned to County Treasurer: 0
Total Expenditures: 255,841

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:

190,875

0

Amount of 06-30-2022 Cash Balance Restricted for LMI

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
Payments Complete:	Yes

Debts/Obligations For DENVER URBAN RENEWAL

2013 Sterling Tops TIF

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	20,800
Interest:	858
Total:	21,658
Annual Appropriation?:	Yes
Date Incurred:	06/01/2013
FY of Last Payment:	2023

2014 Brothers Market

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	258,725
Interest:	119,289
Total:	378,014
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:	210,000
Interest:	19,032
Total:	229,032
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:	125,000
Interest:	15,000
Total:	140,000
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:	125,000
Interest:	15,000
Total:	140,000
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:	1,152,750
Interest:	521,157

Total:	1,673,907
Annual Appropriation?:	Yes
Date Incurred:	08/01/2017
FY of Last Payment:	2038

Non-Rebates For DENVER URBAN RENEWAL

TIF Expenditure Amount:	10,972
Tied To Debt:	2013 Sterling Tops TIF
Tied To Project:	Sterling Tops TIF
TIF Expenditure Amount:	26,291
Tied To Debt:	2014 Brothers Market
Tied To Project:	Brothers Market TIF
TIF Expenditure Amount:	60,113
Tied To Debt:	2015 Housing Grant TIF
Tied To Project:	2015 Housing Grant TIF
TIF Expenditure Amount:	30,000
Tied To Debt:	2016 Housing Grant TIF
Tied To Project:	2016 Housing Grant TIF
TIF Expenditure Amount:	30,000
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

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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/UR 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	62,932,030	8,839,250	2,213,210	0	-81,488	79,242,702	0	79,242,702
Taxable	0	35,499,559	7,955,324	1,991,889	0	-81,488	48,969,583	0	48,969,583
Homestead Credits									238

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	15,988,996	48,969,583	10,045,630	38,923,953	881,317

FY 2022 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 AG/DENVER SCH/UR 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	108,210	0	0	0	0	0	108,210	0	108,210
Taxable	90,930	0	0	0	0	0	90,930	0	90,930
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	75,865	32,345	6,613	25,732	499

FY 2022 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	3,140,480	0	0	3,140,480	0	3,140,480
Taxable	0	0	0	2,826,432	0	0	2,826,432	0	2,826,432
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	19,800	2,826,432	579,827	2,246,605	50,868

FY 2022 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,748,030	3,551,870	0	0	-5,556	5,294,344	0	5,294,344
Taxable	0	986,050	3,196,683	0	0	-5,556	4,177,177	0	4,177,177
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,560,040	3,739,860	767,203	2,972,657	67,307

FY 2022 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 - 1/1/2020 for FY 2022

	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 2022	354,470	0	0	0	0

FY 2022 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 - 1/1/2020 for FY 2022

	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 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0