

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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	5

TIF Debt Outstanding: 2,312,617

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 190,875 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	265,474
Asset Sales & Loan Repayments:	0
Total Revenue:	265,474
Rebate Expenditures:	0
Non-Rebate Expenditures:	251,651
Returned to County Treasurer:	0
Total Expenditures:	251,651

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 204,698 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,856,268

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	10,285,429
DENVER CITY AG/DENVER SCH/UR INCREM	090079	090080	6,801
DENVER CITY/DENVER SCH/AMEND #2 TIF INCREM	090153	090154	816,844
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	107,790	68,826,870	12,751,145	2,213,210	0	-92,600	89,449,770	0	89,449,770
Taxable	95,978	37,256,123	11,476,031	1,991,889	0	-92,600	54,325,062	0	54,325,062
Homestead Credits									251

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:

190,875

0

Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 265,474
 Asset Sales & Loan Repayments: 0
Total Revenue: 265,474

Rebate Expenditures: 0
 Non-Rebate Expenditures: 251,651
 Returned to County Treasurer: 0
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:

204,698

0

Amount of 06-30-2023 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:	10,400
Interest:	286
Total:	10,686
Annual Appropriation?:	Yes
Date Incurred:	06/01/2013
FY of Last Payment:	2023

2014 Brothers Market

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	244,732
Interest:	92,839
Total:	337,571
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:	157,500
Interest:	11,419
Total:	168,919
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:	100,000
Interest:	10,000
Total:	110,000
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:	100,000
Interest:	10,000
Total:	110,000
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:	1,106,158
Interest:	469,283

Total:	1,575,441
Annual Appropriation?:	Yes
Date Incurred:	08/01/2017
FY of Last Payment:	2038

Non-Rebates For DENVER URBAN RENEWAL

TIF Expenditure Amount:	10,686
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:	58,209
Tied To Debt:	2015 Housing Grant TIF
Tied To Project:	2015 Housing Grant TIF
TIF Expenditure Amount:	29,000
Tied To Debt:	2016 Housing Grant TIF
Tied To Project:	2016 Housing Grant TIF
TIF Expenditure Amount:	29,000
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	67,043,870	8,991,035	2,213,210	0	-87,044	83,804,426	0	83,804,426
Taxable	0	36,290,982	8,091,932	1,991,889	0	-87,044	49,885,400	0	49,885,400
Homestead Credits									242

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	15,990,044	49,885,400	10,285,429	39,599,971	949,205

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	107,790	0	0	0	0	0	107,790	0	107,790
Taxable	95,978	0	0	0	0	0	95,978	0	95,978
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	74,817	32,973	6,801	26,172	512

FY 2023 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 #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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,783,000	3,760,110	0	0	-5,556	5,537,554	0	5,537,554
Taxable	0	965,141	3,384,099	0	0	-5,556	4,343,684	0	4,343,684
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,581,320	3,961,790	816,844	3,144,946	75,384

FY 2023 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/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 - 1/1/2021 for FY 2023

	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 2023	333,190	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0