

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: DENVER
 Local Government Number: 09G064

Active Urban Renewal Areas

DENVER URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
09005 5

TIF Debt Outstanding: 1,782,270

| | | | |
|---|----------------|----------|---|
| TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: | 204,494 | 0 | Amount of 07-01-2024 Cash Balance Restricted for LMI |
|---|----------------|----------|---|

| | | | |
|---------------------------------|----------------|--|--|
| TIF Revenue: | 0 | | |
| TIF Sp. Revenue Fund Interest: | 0 | | |
| Property Tax Replacement Claims | 240,401 | | |
| Asset Sales & Loan Repayments: | 0 | | |
| Total Revenue: | 240,401 | | |

| | | | |
|-------------------------------|----------------|--|--|
| Rebate Expenditures: | 0 | | |
| Non-Rebate Expenditures: | 233,160 | | |
| Returned to County Treasurer: | 0 | | |
| Total Expenditures: | 233,160 | | |

| | | | |
|---|----------------|----------|---|
| TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: | 211,735 | 0 | Amount of 06-30-2025 Cash Balance Restricted for LMI |
|---|----------------|----------|---|

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,337,375

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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 | 8,165,424 |
| DENVER CITY AG/DENVER SCH/UR INCREM | 090079 | 090080 | 0 |
| DENVER CITY/DENVER SCH/AMEND #2 TIF INCREM | 090153 | 090154 | 724,261 |
| 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 - 1/1/2023 for FY 2025

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed | 0 | 89,688,751 | 15,247,009 | 2,329,340 | 0 | -200,000 | 106,779,100 | 0 | 106,779,100 |
| Taxable | 0 | 41,564,276 | 10,056,547 | 1,875,968 | 0 | -200,000 | 53,010,791 | 0 | 53,010,791 |
| Homestead Credits | | | | | | | | | 259 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 204,494 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

| | |
|---------------------------------|----------------|
| TIF Revenue: | 0 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 240,401 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 240,401 |

| | |
|-------------------------------|----------------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 233,160 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 233,160 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 211,735 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For DENVER URBAN RENEWAL

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: | Yes |

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 |

Debts/Obligations For DENVER URBAN RENEWAL

2014 Brothers Market

| | |
|------------------------|-------------------------|
| Debt/Obligation Type: | TIF Revenue Bonds/Notes |
| Principal: | 215,921 |
| Interest: | 80,603 |
| Total: | 296,524 |
| 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: | 52,500 |
| Interest: | 1,903 |
| Total: | 54,403 |
| 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: | 50,000 |
| Interest: | 3,000 |
| Total: | 53,000 |
| 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: | 50,000 |
| Interest: | 3,000 |
| Total: | 53,000 |
| 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: | 953,423 |
| Interest: | 371,920 |
| Total: | 1,325,343 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 08/01/2017 |
| FY of Last Payment: | 2038 |

Non-Rebates For DENVER URBAN RENEWAL

| | |
|-------------------------|---|
| TIF Expenditure Amount: | 26,291 |
| Tied To Debt: | 2014 Brothers Market |
| Tied To Project: | Brothers Market TIF |
| TIF Expenditure Amount: | 54,403 |
| Tied To Debt: | 2015 Housing Grant TIF |
| Tied To Project: | 2015 Housing Grant TIF |
| TIF Expenditure Amount: | 27,000 |
| Tied To Debt: | 2016 Housing Grant TIF |
| Tied To Project: | 2016 Housing Grant TIF |
| TIF Expenditure Amount: | 27,000 |
| Tied To Debt: | 2016 Silber Property Purchase |
| Tied To Project: | Silber Property Purchase |
| TIF Expenditure Amount: | 98,466 |
| 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 - 1/1/2023 for FY 2025

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed | 0 | 87,768,341 | 10,795,889 | 2,329,340 | 0 | -192,000 | 100,422,070 | 0 | 100,422,070 |
| Taxable | 0 | 40,674,303 | 6,613,029 | 1,875,968 | 0 | -192,000 | 48,691,800 | 0 | 48,691,800 |
| Homestead Credits | | | | | | | | | 250 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 15,882,514 | 48,691,800 | 8,165,424 | 40,526,376 | 1,089,076 |

FY 2025 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 - 1/1/2023 for FY 2025

| | 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 2025 | 182,347 | 0 | 0 | 0 | 0 |

FY 2025 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 - 1/1/2023 for FY 2025

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 1,920,410 | 4,451,120 | 0 | 0 | -8,000 | 6,357,030 | 0 | 6,357,030 |
| Taxable | 0 | 889,973 | 3,443,518 | 0 | 0 | -8,000 | 4,318,991 | 0 | 4,318,991 |
| Homestead Credits | | | | | | | | | 9 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 1,581,320 | 4,318,991 | 724,261 | 3,594,730 | 96,602 |

FY 2025 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 - 1/1/2023 for FY 2025

| | 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 2025 | 333,190 | 0 | 0 | 0 | 0 |

FY 2025 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 #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 - 1/1/2023 for FY 2025

| | 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 2025 | 0 | 0 | 0 | 0 | 0 |

FY 2025 TIF Revenue Received: 0