

**Urban Renewal Authority of Dacono Meeting**  
**AGENDA**  
**Wednesday, November 2, 2022**  
**6:00 PM**

**Meeting location: New Annex Building, 512 Cherry Ave - Building C, Dacono, CO 80514**

---

- I. **Roll Call**
- II. **Approval of the September 7, 2022 Urban Renewal Authority of Dacono Meeting Minutes.**
- III. **General Business**
  - A. **\*Receipt of Financial Statement periods ended September 30, 2022.**  
*Presenter: Thuy Dam - Outsourcing CFO, Clifton Larson Allen, LLP*
  - B. **\*2023 Budget Presentation**  
*Presenter: Thuy Dam - Outsourcing CFO, Clifton Larson Allen, LLP*
- IV. **Authority Member Reports**
- V. **Adjournment**  
*\*Materials in Packets. Accommodations for the disabled can be made upon request.*

**Urban Renewal Authority of Dacono**  
**Meeting Minutes**  
**Wednesday, September 7, 2022**

**Meeting called to order at 6:01 PM**

**Members Present**

**Doris Crespo  
Chico Garcia  
Danny Long  
Adam Morehead  
Kevin Plain  
Jackie Thomas, Vice-Chair  
Kathryn Wittman**

**Members Absent**

**Charlie Everitt, excused  
Perry Buck, excused  
Jim Turnini, unexcused**

**Staff Present**

**AJ Euckert, City Manager  
Jennifer Krieger, Secretary/Executive Director  
Carolynne White, Attorney  
Valerie Taylor, Clerk to the Authority**

**I. Approval of the July 6, 2022 Urban Renewal Authority of Dacono Meeting Minutes.**

Authority Member Morehead moved to approve the July 6, 2022 Urban Renewal Authority of Dacono Meeting Minutes as presented. The vote was unanimous with Vice-Chair Thomas declaring the motion carried.

**II. General Business**

**A. \*Election of Chair and Vice-Chair.**

Jennifer Krieger, Executive Director presented her report.

Authority Member Plain moved to appoint Jackie Thomas as the Chair. The vote was unanimous.

Authority Member Wittman moved to appoint Doris Crespo as the Vice-Chair. The vote was unanimous.

**B. \*Consideration and approval URAD Resolution 22-06, accepting an appointment of a Commissioner to the Urban Renewal Authority of Dacono.**

Jennifer Krieger, Executive Director presented her report.

Authority Member Wittman moved to approve URAD Resolution 22-06, accepting an appointment of a Commissioner to the Urban Renewal Authority of Dacono. The vote was unanimous with Chairperson Thomas declaring the motion carried.

**III. Authority Member Reports**

Jennifer stated the authority will not meet until November and will also have a meeting in December.

Authority Member Morehead asked about the budget and how Council would approach the URAD about budget items. Jennifer said to email her any requests.

**IV. Adjournment**

With no further business to be discussed, the meeting was adjourned at 6:11 PM

Approved this 2<sup>nd</sup> day of Novmeber, 2022.

---

Jackie Thomas, Chairperson

Attest:

---

Jennifer Krieger, Secretary/Executive Director

URBAN RENEWAL AUTHORITY OF DACONO  
FINANCIAL STATEMENTS  
PERIODS ENDED SEPTEMBER 30, 2022

URBAN RENEWAL AUTHORITY OF DACONO  
BALANCE SHEET - GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022

	General	Debt Service	Capital Projects - Plan Area I	Capital Projects - Plan Area II	Total
<b>ASSETS</b>					
Cash - Checking	\$ 124,571	\$ 5,259	\$ 74,703	\$ -	\$ 204,533
ICS Account	1,502,407	745,588	-	-	2,247,995
Series 2020 Tax Incr Bond Fd	-	6,590,058	-	-	6,590,058
Series 2020 Tax Incr Proj Fd	-	-	-	1,804,837	1,804,837
Receivable from County Treasurer	1,217	-	-	-	1,217
<b>TOTAL ASSETS</b>	<b><u>\$ 1,628,195</u></b>	<b><u>\$ 7,340,905</u></b>	<b><u>\$ 74,703</u></b>	<b><u>\$ 1,804,837</u></b>	<b><u>\$ 10,848,640</u></b>
<b>LIABILITIES AND FUND BALANCES</b>					
<b>CURRENT LIABILITIES</b>					
Accounts payable	\$ 4,353	\$ -	\$ -	\$ -	\$ 4,353
Accounts payable - Plan Area II TIF	-	2,383	-	-	2,383
Due to City for staffing	41,600	-	-	-	41,600
<b>Total Liabilities</b>	<b><u>45,953</u></b>	<b><u>2,383</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>48,336</u></b>
<b>FUND BALANCES</b>					
<b>Total Fund Balances</b>	<b><u>1,582,242</u></b>	<b><u>7,338,522</u></b>	<b><u>74,703</u></b>	<b><u>1,804,837</u></b>	<b><u>10,800,304</u></b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>\$ 1,628,195</u></b>	<b><u>\$ 7,340,905</u></b>	<b><u>\$ 74,703</u></b>	<b><u>\$ 1,804,837</u></b>	<b><u>\$ 10,848,640</u></b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

URBAN RENEWAL AUTHORITY OF DACONO  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2022

GENERAL FUND

	Annual Budget	Year to Date Actual	Variance
<b>REVENUES</b>			
Incremental property taxes	\$ 932,739	\$ 915,789	\$ (16,950)
Interest income	-	502	502
Other revenue	-	25	25
Royalties	35,000	43,417	8,417
<b>TOTAL REVENUES</b>	<b>967,739</b>	<b>959,733</b>	<b>(8,006)</b>
<b>EXPENDITURES</b>			
Staffing	185,000	119,951	65,049
Professional Services	100,000	38,181	61,819
Accounting	50,000	24,170	25,830
Auditing	7,000	5,850	1,150
County Treasurer's fee	13,991	13,740	251
Legal services	60,000	9,510	50,490
Contingency	9,009	60	8,949
<b>TOTAL EXPENDITURES</b>	<b>425,000</b>	<b>211,462</b>	<b>213,538</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>542,739</b>	<b>748,271</b>	<b>205,532</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from other funds	76,295	76,295	-
Transfers to other fund - Plan Area I	(1,042,530)	-	1,042,530
Transfers to other fund - Plan Area I (Mountain View Fire)	(111,271)	-	111,271
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(1,077,506)</b>	<b>76,295</b>	<b>1,153,801</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>(534,767)</b>	<b>824,566</b>	<b>1,359,333</b>
<b>FUND BALANCES - BEGINNING</b>	<b>686,850</b>	<b>757,676</b>	<b>70,826</b>
<b>FUND BALANCES - ENDING</b>	<b>\$ 152,083</b>	<b>\$ 1,582,242</b>	<b>\$ 1,430,159</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

## SUPPLEMENTARY INFORMATION

URBAN RENEWAL AUTHORITY OF DACONO  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2022

DEBT SERVICE FUND

	Annual Budget	Year to Date Actual	Variance
<b>REVENUES</b>			
Incremental property taxes	\$ 12,590,160	\$ 12,590,424	\$ 264
Interest income	-	40,308	40,308
<b>TOTAL REVENUES</b>	<u>12,590,160</u>	<u>12,630,732</u>	<u>40,572</u>
<b>EXPENDITURES</b>			
Trustee fees	3,000	-	3,000
Property tax increment payment - AIMS Junior College	93,743	93,745	(2)
Property tax increment payment - Northern Colorado Water	100,126	100,128	(2)
Property tax increment payment - School Dist RE1J	2,871,405	2,871,466	(61)
Property tax increment payment - School Dist RE8	112,915	112,918	(3)
Property tax increment payment - St Vrain Sanitation	46,886	46,887	(1)
Property tax increment payment - Weld County	812,360	812,377	(17)
Property tax increment payment - Mountain View Fire	1,000,544	1,000,565	(21)
County Treasurer's fee	188,852	188,856	(4)
Bond interest	2,171,804	-	2,171,804
Bond principal	5,100,000	-	5,100,000
<b>TOTAL EXPENDITURES</b>	<u>12,501,635</u>	<u>5,226,942</u>	<u>7,274,693</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	88,525	7,403,790	7,315,265
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers to other fund	(76,295)	(76,295)	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>(76,295)</u>	<u>(76,295)</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	12,230	7,327,495	7,315,265
<b>FUND BALANCES - BEGINNING</b>	<u>10,874</u>	<u>11,027</u>	<u>153</u>
<b>FUND BALANCES - ENDING</b>	<u>\$ 23,104</u>	<u>\$ 7,338,522</u>	<u>\$ 7,315,418</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.



URBAN RENEWAL AUTHORITY OF DACONO  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2022

CAPITAL PROJECTS - PLAN AREA I FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
TOTAL REVENUES			
EXPENDITURES			
I-25 Corridor (market analysis)	100,000	-	100,000
URAD Property (site planning)	65,000	21,496	43,504
County Road 12 (design/survey)	100,000	-	100,000
County Road 12 (construction)	985,000	-	985,000
TOTAL EXPENDITURES	1,250,000	21,496	1,228,504
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(1,250,000)	(21,496)	1,228,504
OTHER FINANCING SOURCES (USES)			
Transfers from other funds	1,153,801	-	(1,153,801)
TOTAL OTHER FINANCING SOURCES (USES)	1,153,801	-	(1,153,801)
NET CHANGE IN FUND BALANCES	(96,199)	(21,496)	74,703
FUND BALANCES - BEGINNING	96,199	96,199	-
FUND BALANCES - ENDING	\$ -	\$ 74,703	\$ 74,703

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

URBAN RENEWAL AUTHORITY OF DACONO  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2022

CAPITAL PROJECTS - PLAN AREA II FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Interest income	\$ 500	\$ 13,366	\$ 12,866
TOTAL REVENUES	500	13,366	12,866
EXPENDITURES			
Capital outlay	1,791,976	-	1,791,976
TOTAL EXPENDITURES	1,791,976	-	1,791,976
NET CHANGE IN FUND BALANCES	(1,791,476)	13,366	1,804,842
FUND BALANCES - BEGINNING	1,791,476	1,791,471	(5)
FUND BALANCES - ENDING	\$ -	\$ 1,804,837	\$ 1,804,837

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**URBAN RENEWAL AUTHORITY OF DACONO  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Economic Development Authority of Dacono was formed by resolution passed March 23, 2015, by the City Council of the City of Dacono, Colorado (the City) pursuant to the Colorado Urban Renewal Law, Colorado Revised Statutes. On June 8, 2020, a resolution was passed to change the name of the organization to the Urban Renewal Authority of Dacono (Authority). The purpose of the Authority is to acquire and develop certain blighted areas in the City to maintain the public welfare.

The Authority is considered a component unit of the City since the Authority's tax increment financing indicates financial accountability with the City, due to the benefits redevelopment will provide the City. The Mayor appoints the Authority board members and the City Council reviews the Urban Renewal Plans and any changes thereto. Legal counsel is of the opinion that under state statutes, the City is not liable with respect to the bonds issued by the Authority.

The Authority has no employees and all administrative functions are contracted.

The Authority prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Incremental Property Taxes**

The Authority receives incremental property tax revenue for each of the active Urban Renewal areas. Incremental property tax revenues are the property tax revenues in excess of an amount equal to the ad valorem property taxes produced by the levy at the rates fixed for such year by or for the governing bodies of the various taxing jurisdictions within or overlapping the Urban Renewal area upon a valuation for assessment equal to the property tax base amount. The property tax base amount is certified by the County Assessor as the valuation for assessment of all taxable property within the Urban Renewal area last certified by the County Assessor prior to the adoption of the Urban Renewal plan. The base amount may be proportionately adjusted for general reassessments in accordance with Colorado law.

The calculation of the incremental property taxes budgeted is displayed on the Property Summary Information pages the budget at the estimated mill levies for each project area.

**Interest Income**

Interest earned on the Authority's available funds has been estimated based on the current average interest rate.

**URBAN RENEWAL AUTHORITY OF DACONO  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative Expenditures**

Administrative expenditures include the services necessary to maintain the administrative viability such as legal, accounting, audit, contractual, and professional services, and other administrative expenses for the Authority.

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of the incremental property taxes.

**Property Tax Increment Payment**

*City Cooperation Agreement.* On December 16, 2019, the Authority entered into a Cooperation Agreement (Dacono II Urban Renewal Plan) with the City (the "*City Cooperation Agreement*"). Pursuant to the City Cooperation Agreement, the parties agreed that, in furtherance of carrying out the purposes of the Plan, the Authority may retain and expend, 100% of the following revenue: (a) incremental property tax revenues derived from the City's mill levy and transferred by the County Treasurer to the Authority for deposit into the Special Fund (the "*City Property Tax Increment*") and (b) the incremental sales and use tax revenues from the portion of the City's 3.0% general fund sales and use tax which are in excess of the sales tax base amount which revenues are deposited into the Special Fund by the City (the "*City Sales Tax Increment*" and together with the City Property Tax Increment, the "*City Increment*"). Under the City Cooperation Agreement, the Authority agreed to use the City Increment to pay eligible costs of the redevelopment of the TIF Area. The City Sales Tax Increment is not pledged to the Bonds and will be used by the Authority for other uses. The City presently imposes a debt service mill levy for the payment of general obligation indebtedness (2.62 of its 25.082 mills imposed in 2019, all of which will contribute to the Pledged Revenues) with a final maturity date of December 1, 2025.

*County Tax Increment Revenue Sharing Agreement.* On December 16, 2019, the Authority entered into a Tax Increment Revenue Sharing Agreement with the County (the "*County Sharing Agreement*"). The parties agreed that the Authority may retain 50% of the net property tax increment revenues generated from the County's mill levy during the TIF Period (the "*County Increment*") and the Authority will remit to the County the remaining 50% of the net property tax increment revenues.

*St. Vrain Valley School District IGA.* On December 16, 2019, the Authority and St. Vrain Valley School District RE-1J (the "*St. Vrain School District*") entered into an Intergovernmental Agreement for Tax Increment Revenue Sharing By And Between the Economic Development Authority of Dacono and St. Vrain Valley School District (the "*St. Vrain School District IGA*"). The parties agreed that the Authority may retain the property tax increment revenues generated from the St. Vrain School District's mill levy (currently in the amount of 24.995 mills) established by the Colorado Public School Finance Act, Section 22-54-106, C.R.S. (the "*St. Vrain Total Program Mill Levy Increment*") and the Authority will remit to the St. Vrain School District all of the property tax increment revenues derived from the St. Vrain School District's other mill levies and any future mill levies. The parties agreed that the Authority may retain an annual administrative fee equal to 1% of property tax increment revenues received by the Authority to pay the administrative costs of the Authority.

**URBAN RENEWAL AUTHORITY OF DACONO  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (Continued)**

**Property Tax Increment Payment (Continued)**

*Weld RE-8 School District IGA.* On December 11, 2019, the Authority and Weld RE-8 School District (the “Weld School District”) entered into an Intergovernmental Agreement for Tax Increment Revenue Sharing By And Between the Economic Development Authority of Dacono and Weld RE-8 School District (the “*Weld School District IGA*”). The parties agreed that the Authority may retain the property tax increment revenues generated from the Weld School District’s mill levy (currently in the amount of 12.143 mills) established by the Colorado Public School Finance Act, Section 22-54-106, C.R.S. (the “Weld Total Program Mill Levy Increment”) and the Authority will remit to the Weld School District all of the property tax increment revenues derived from the Weld School District’s other mill levies and any future mill levies.

*Carbon Valley Parks and Recreation District IGA.* On November 19, 2019, the Authority and Carbon Valley Parks and Recreation District (the “Parks and Recreation District”) entered into an Intergovernmental Agreement for Property Tax Increment Revenue Sharing (Carbon Valley Parks and Recreation District) (Dacono II Urban Renewal Plan) (the “*Parks and Recreation District IGA*”). The parties agreed that the Authority may retain and expend in furtherance of the Urban Renewal Project 100% of the property tax increment revenues generated from the Parks and Recreation District’s mill levy (the “Parks and Recreation District Increment”). The parties agreed that the Authority may retain an annual administrative fee equal to 1% of the incremental property tax revenue received by the Authority to pay the administrative costs of the Authority.

*Mountain View Fire Rescue District IGA.* On December 9, 2019, the Authority and Mountain View Fire Rescue District (the “Fire District”) entered into an Intergovernmental Agreement for Property Tax Increment Revenue Sharing (Mountain View Fire Rescue District) (Dacono II Urban Renewal Plan) (the “*Fire District IGA*”). The parties agreed that the Authority may retain and expend in furtherance of the Urban Renewal Project 42% of the property tax increment revenues generated from the Fire District’s mill levy (the “Fire District Increment”), subject to a limit of \$16,000,000 (the “Fire District Increment Cap”). If the Authority collections hit the Fire District Increment Cap prior to expiration of the TIF Period, then the Authority will not be entitled to retain the Fire District Increment and will remit it to the Fire District. The parties agreed that the Authority may retain an annual administrative fee equal to 1% of the property tax increment revenues received by the Authority to pay the administrative costs of the Authority. The Authority agreed to use the Fire District Increment solely for transportation infrastructure projects identified in the Plan. Given the restrictions on the use of the Fire District Increment in the Fire District IGA, the Fire District Increment is not pledged to the payment of the Bonds.

*High Plains Library District IGA.* On December 16, 2019, the Authority entered into an Intergovernmental Agreement for Property Tax Increment Revenue Sharing (High Plains Library District) (Dacono II Urban Renewal Plan) with High Plains Library District (the “Library District”) (the “*Library District IGA*”). The parties agreed that the Authority will remit to the Library District all of the property tax increment revenues derived from the Library District’s mill levy allocated to the Special Fund, except that the Authority may retain an annual administrative fee equal to 1% of such property tax increment revenues to pay the administrative costs of the Authority.

**URBAN RENEWAL AUTHORITY OF DACONO  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (Continued)**

**Property Tax Increment Payment (Continued)**

*St. Vrain Sanitation District IGA.* On November 20, 2019, the Authority and St. Vrain Sanitation District (as previously defined, the “Sanitation District”) entered into an Intergovernmental Agreement for Property Tax Increment Revenue Sharing (St. Vrain Sanitation District) (Dacono II Urban Renewal Plan) (the “*Sanitation District IGA*”). The parties agreed that the Authority will remit to the Sanitation District all of the property tax increment revenues derived from the Sanitation District’s mill levy allocated to the Special Fund, except that the Authority may retain an annual administrative fee equal to 1% of property tax increment revenues received by the Authority to pay the administrative costs of the Authority.

*Aims Junior College District IGA.* On December 3, 2019, the Authority and Aims Junior College District (the “College District”) entered into an Intergovernmental Agreement for Property Tax Increment Revenue Sharing (Aims Junior College District) (Dacono II Urban Renewal Plan) (the “*College District IGA*”). The parties agreed that the Authority will remit to the College District all of the property tax increment revenues derived from the College District’s mill levy allocated to the Special Fund.

*Northern Colorado Water Conservancy District.* On November 25, 2019, the Authority sent a letter to the Northern Colorado Water Conservancy District (the “Water District”) to notify the Water District that the Authority would remit to the Water District all of the property tax increment revenues derived from the Water District’s mill levy. Accordingly, the Authority did not enter into an intergovernmental agreement with the Water District governing the sharing of incremental property tax revenues.

**Debt and Leases**

**City Loan**

Between 2016 and 2019, the City of Dacono General Fund loaned the Authority \$877,677 to implement plan objectives. These objectives include eliminating and preventing the spread of blight within the Plan Area and to stimulate growth and investment within the Area boundaries. The funds were used for property acquisition and public improvements in the Plan Area. Currently, the Authority is to retain all of the TIF funds collected. In future years, the Authority anticipates TIF revenues to increase and the loan will be repaid at that time.

**Tax Increment Revenue Bonds, Series 2020**

On October 28, 2020, the Authority issued \$16,043,000 in Tax Increment Revenue Bonds, Series 2020. Proceeds from the bonds will be used to: (i) acquire certain water rights known as the Windy Gap Units for use in the TIF Area and elsewhere within the City, (ii) finance a portion of the costs of the design, construction, acquisition, and equipping of certain water and sewer infrastructure within the TIF Area and elsewhere within the City, and (iii) pay costs of issuing the bonds.

The bonds bear interest rate of 6.250% per annum and are payable annually on December 1, beginning on December 1, 2020 from and to the extent of available pledged revenue. The bonds mature on December 1, 2039 and are subject to mandatory redemption on December 1 of each year to the extent

**URBAN RENEWAL AUTHORITY OF DACONO  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

**Tax Increment Revenue Bonds, Series 2020 (Continued)**

of available pledged revenue. The bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

Pledged revenue consists of pledged property tax revenues and any other legally available moneys, which the Authority determines, in its absolute discretion, to transfer to the Trustee for application as pledged revenue. Pledged property tax revenues are generally defined as that portion of the property tax increment revenues that is derived solely from property classified as oil and gas real property or oil and gas personal property as certified by the County Assessor in the TIF Area, net of any costs of collection of the City and/or County and any tax refunds or abatements authorized by or on behalf of the City and/or County. Property tax increment revenues generated from other taxable property in the TIF Area are not pledged to the payment of the bonds.

To the extent principal of any bonds is not paid when due, such principal shall remain outstanding until the termination date of December 2, 2044 and shall continue to bear interest at the rate then borne by the bonds. To the extent interest on any bonds is not paid when due, such interest shall compound annually on each interest payment date at the rate then borne by the bonds. The bonds will be deemed discharged on the termination date.

The District has no capital or operating leases.

URBAN RENEWAL AUTHORITY OF DACONO  
SCHEDULE OF CASH POSITION  
September 30, 2022  
Updated October 27, 2022

	General Fund	Debt Service Fund	Capital Projects Fund Plan Area I	Capital Projects Fund Plan Area II	Total
<b>TBK Bank - Checking Account</b>					
Balance as of 9/30/22	\$ 124,570.67	\$ 5,259.05	\$ 74,702.93	\$ -	\$ 204,532.65
Subsequent activities:					
10/10/22 Check #174-175	(44,685.44)	-	-	-	(44,685.44)
<i>Anticipated activities</i>					
<i>TIF Reimbursement</i>	-	(2,383.39)	-	-	(2,383.39)
Anticipated Balance	<u>79,885.23</u>	<u>2,875.66</u>	<u>74,702.93</u>	<u>-</u>	<u>157,463.82</u>
<b>TBK Bank - ICS Account 6249</b>					
Balance as of 9/30/22	\$ 1,502,407.31	\$ 745,587.93	\$ -	\$ -	\$ 2,247,995.24
Subsequent activities:					
<i>Anticipated activities</i>					
<i>Interfund transfer</i>	-	-	-	-	-
<i>Transfer to Bond Fund</i>	-	(745,587.93)	-	-	(745,587.93)
Anticipated Balance	<u>1,502,407.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,502,407.31</u>
<b>UMB Bank - Tax Incr Rev 2020 - Proj Fund</b>					
Balance as of 9/30/22	-	-	-	1,804,836.93	1,804,836.93
Subsequent activities:					
<i>Anticipated activities</i>					
Anticipated Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,804,836.93</u>	<u>1,804,836.93</u>
<b>UMB Bank - Tax Incr Rev 2020 - Bond Fund</b>					
Balance as of 9/30/22	-	6,590,058.12	-	-	6,590,058.12
Subsequent activities:					
<i>Anticipated activities</i>					
<i>Transfer from ICS</i>	-	745,587.93	-	-	745,587.93
Anticipated Balance	<u>-</u>	<u>7,335,646.05</u>	<u>-</u>	<u>-</u>	<u>7,335,646.05</u>
<b>Total Anticipated Balances</b>	<b><u>\$ 1,582,292.23</u></b>	<b><u>\$ 7,338,521.71</u></b>	<b><u>\$ 74,702.93</u></b>	<b><u>\$ 1,804,836.93</u></b>	<b><u>\$ 10,800,354.11</u></b>

**Yield information as of 9/30/22**

TBK - 0.20%  
UMB - 3.02%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.



**URBAN RENEWAL AUTHORITY OF DACONO**  
**DACONO URA - PLAN AREA I**  
**TIF Revenue Reconciliation**  
**2022**

	Current Year						Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 5,863.94	\$ (198.52)	\$ -	\$ (87.95)	\$ -	\$ 5,577.47	0.61%	0.61%	\$ 4,341.92	0.54%	0.54%
February	205,735.64	-	-	(3,085.98)	-	202,649.66	22.06%	22.66%	104,980.87	13.15%	13.69%
March	140,022.17	-	-	(2,100.27)	-	137,921.90	15.01%	37.68%	90,536.88	11.34%	25.04%
April	359,733.58	-	-	(5,395.96)	-	354,337.62	38.57%	76.24%	433,689.40	54.33%	79.37%
May	54,684.86	-	-	(820.32)	-	53,864.54	5.86%	82.11%	47,789.70	5.99%	85.35%
June	106,200.13	-	-	(1,592.97)	-	104,607.16	11.39%	93.49%	96,407.99	12.08%	97.43%
July	13,566.15	-	-	(203.50)	-	13,362.65	1.45%	94.95%	-	-1.06%	96.36%
August	28,945.98	-	-	(434.16)	-	28,511.82	3.10%	98.05%	-	0.00%	96.37%
September	1,235.49	-	-	(18.54)	-	1,216.95	0.13%	98.18%	-	0.32%	96.69%
October						-	0.00%	98.18%	2,314.31	1.03%	97.72%
November						-	0.00%	98.18%	-	0.00%	97.72%
December						-	0.00%	98.18%	198.52	0.02%	97.74%
	<b>\$ 915,987.94</b>	<b>\$ (198.52)</b>	<b>\$ -</b>	<b>\$ (13,739.65)</b>	<b>\$ -</b>	<b>\$ 902,049.77</b>	<b>98.18%</b>	<b>98.18%</b>	<b>\$ 780,259.59</b>	<b>97.74%</b>	<b>97.74%</b>

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
--------------	-------------	--------------------------	------------------------------

**Property Tax**

General Fund	\$ 932,739	100%	\$ 915,789	98.18%
	<u>\$ 932,739</u>	<u>100%</u>	<u>\$ 915,789</u>	<u>98.18%</u>

**Treasurer's Fees**

General Fund	\$ 13,991	100%	\$ 13,740	98.20%
	<u>\$ 13,991</u>	<u>100%</u>	<u>\$ 13,740</u>	<u>98.20%</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**URBAN RENEWAL AUTHORITY OF DACONO**  
**DACONO URA - PLAN AREA II**  
**TIF Revenue Reconciliation**  
**2022**

	Current Year						Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%	\$ -	0.00%	0.00%
February	1,519.06	-	-	(22.78)	-	1,496.28	0.01%	0.01%	-	0.00%	0.00%
March	-	-	-	-	-	-	0.00%	0.01%	1,143.51	6.17%	6.17%
April	12,581,429.32	-	-	(188,721.40)	-	12,392,707.92	99.93%	99.94%	14,263.82	77.00%	83.17%
May	-	-	-	-	-	-	0.00%	99.94%	-	0.00%	83.17%
June	1,519.06	-	-	(22.78)	-	1,496.28	0.01%	99.95%	104.42	0.56%	83.73%
July	-	-	-	-	-	-	0.00%	99.95%	-	0.00%	83.73%
August	-	-	-	-	-	-	0.00%	99.95%	-	0.00%	83.73%
September	5,956.21	-	-	(89.30)	-	5,866.91	0.05%	100.00%	2,631.40	14.20%	97.94%
October	-	-	-	-	-	-	0.00%	100.00%	-	0.00%	97.94%
November	-	-	-	-	-	-	0.00%	100.00%	-	0.00%	97.94%
December	-	-	-	-	-	-	0.00%	100.00%	-	0.00%	97.94%
	\$ 12,590,423.65	\$ -	\$ -	\$ (188,856.26)	\$ -	\$ 12,401,567.39	100.00%	100.00%	\$ 18,143.15	97.94%	97.94%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
--------------	-------------	--------------------------	------------------------------

**Property Tax**

Debt Service	\$ 12,590,160	100%	\$ 12,590,424	100.00%
	\$ 12,590,160	100%	\$ 12,590,424	100.00%

**Treasurer's Fees**

Debt Service	\$ 188,852	100%	\$ 188,856	100.00%
	\$ 188,852	100%	\$ 188,856	100.00%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.



**Meeting Date:** November 2, 2022

**Subject:** Draft Budget for the Urban Renewal Authority of Dacono Fiscal Year 2023.

**Presenter:** Thuy Dam, Outsourcing CFO State and Local Government, Clifton Larson Allen, LLP  
Jennifer Krieger, Executive Director

**Background:** The draft budget for the Urban Renewal Authority of Dacono for Fiscal Year 2023 reflects expected revenues and expenditures for Dacono Plan Area I and Dacono Plan Area II for the Urban Renewal Authority of Dacono. Incremental property tax revenue is the primary funding sources for the URAD.

Proposed 2023 projects, funded from the Dacono I Urban Renewal Plan Area I include:

- Roadway design engineering and construction for a portion of Weld County Road 12 (Grand View Blvd).

Incremental revenue generated from the Dacono Plan Area II is pledged revenue for debt service payment of the Authority Tax Increment Revenue Bonds, Series 2020.

The public hearing for adopting the FY 2023 is scheduled for Wednesday, December 7, 2022.

**URBAN RENEWAL AUTHORITY OF DACONO**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2023**

**URBAN RENEWAL AUTHORITY OF DACONO  
SUMMARY  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

10/28/2022

	ACTUAL 2021	BUDGET 2022	ACTUAL 9/30/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 2,327,813	\$ 2,585,399	\$ 2,656,373	\$ 2,656,373	\$ 3,379,886
REVENUES					
Incremental property taxes - Plan Area I	792,141	932,739	915,789	932,540	1,002,359
Incremental property taxes - Plan Area II	18,419	12,590,160	12,590,424	12,590,424	27,427,960
Interest income	695	500	54,176	81,000	92,000
Royalties	44,135	35,000	43,417	45,000	45,000
Other Revenue	-	-	25	25	-
Transfer from City	3,303	-	-	-	-
Total revenues	<u>858,693</u>	<u>13,558,399</u>	<u>13,603,831</u>	<u>13,648,989</u>	<u>28,567,319</u>
TRANSFERS IN	194,597	1,230,096	76,295	187,566	1,925,833
Total funds available	<u>3,381,103</u>	<u>17,373,894</u>	<u>16,336,499</u>	<u>16,492,928</u>	<u>33,873,038</u>
EXPENDITURES					
General					
Accounting	32,680	50,000	24,170	45,000	52,000
Auditing	5,750	7,000	5,850	5,850	7,000
County Treasurer's fee	12,156	202,843	202,596	202,844	426,454
Legal services	9,696	60,000	9,510	25,000	50,000
Professional services	-	100,000	38,181	100,000	250,000
Staffing	133,057	185,000	119,951	173,832	209,000
Contingency	701	9,009	60	60	8,965
Property tax increment payments	7,308	5,037,979	5,038,086	5,038,086	11,001,353
Debt Service					
Trustee fees	3,000	3,000	-	3,000	3,000
Bond principal	-	5,100,000	-	5,133,000	10,910,000
Bond interest	-	2,171,804	-	2,171,804	681,875
Capital Projects					
Capital outlay - Plan Area I	98,285	1,250,000	21,496	27,000	1,938,000
Capital outlay - Plan Area II	227,500	1,791,976	-	-	1,831,471
Total expenditures	<u>530,133</u>	<u>15,968,611</u>	<u>5,459,900</u>	<u>12,925,476</u>	<u>27,369,118</u>
TRANSFERS OUT	194,597	1,230,096	76,295	187,566	1,925,833
Total expenditures and transfers out requiring appropriation	<u>724,730</u>	<u>17,198,707</u>	<u>5,536,195</u>	<u>13,113,042</u>	<u>29,294,951</u>
ENDING FUND BALANCES	<u>\$ 2,656,373</u>	<u>\$ 175,187</u>	<u>\$ 10,800,304</u>	<u>\$ 3,379,886</u>	<u>\$ 4,578,087</u>

No assurance provided. See summary of significant assumptions.

**URBAN RENEWAL AUTHORITY OF DACONO  
PROPERTY TAX SUMMARY INFORMATION  
PLAN AREA I  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

10/28/2022

	ACTUAL 2021	BUDGET 2022	ACTUAL 9/30/2022	ESTIMATED 2022	BUDGET 2023
<b>ASSESSED VALUATION - WELD COUNTY</b>					
TIF Increment	\$ 5,921,051	\$ 6,866,308	\$ 6,866,308	\$ 6,866,308	\$ 7,361,614
Total TIF Certified Assessed Value	<u>\$ 5,921,051</u>	<u>\$ 6,866,308</u>	<u>\$ 6,866,308</u>	<u>\$ 6,866,308</u>	<u>\$ 7,361,614</u>
<b>MILL LEVY</b>					
General Fund	136.872	135.843	135.843	135.843	136.160
Total mill levy	<u>136.872</u>	<u>135.843</u>	<u>135.843</u>	<u>135.843</u>	<u>136.160</u>
<b>PROPERTY TAXES</b>					
General Fund	\$ 810,424	\$ 932,739	\$ 932,739	\$ 932,739	\$ 1,002,359
Levied property taxes	810,424	932,739	932,739	932,739	1,002,359
Refund and abatements	(8,566)	-	(199)	(199)	-
Adjustments to actual/rounding	(9,717)	-	(16,751)	-	-
Budgeted property taxes	<u>\$ 792,141</u>	<u>\$ 932,739</u>	<u>\$ 915,789</u>	<u>\$ 932,540</u>	<u>\$ 1,002,359</u>
<b>BUDGETED PROPERTY TAXES</b>					
General Fund	\$ 792,141	\$ 932,739	\$ 915,789	\$ 932,540	\$ 1,002,359
	<u>\$ 792,141</u>	<u>\$ 932,739</u>	<u>\$ 915,789</u>	<u>\$ 932,540</u>	<u>\$ 1,002,359</u>

No assurance provided. See summary of significant assumptions.

**URBAN RENEWAL AUTHORITY OF DACONO  
PROPERTY TAX SUMMARY INFORMATION  
PLAN AREA II  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

10/28/2022

	ACTUAL 2021	BUDGET 2022	ACTUAL 9/30/2022	ESTIMATED 2022	BUDGET 2023
<b>ASSESSED VALUATION - WELD COUNTY</b>					
TIF Increment	\$ 159,460	\$ 109,686,180	\$ 109,686,180	\$ 109,686,180	\$ 237,367,900
Total TIF Certified Assessed Value	<u>\$ 159,460</u>	<u>\$ 109,686,180</u>	<u>\$ 109,686,180</u>	<u>\$ 109,686,180</u>	<u>\$ 237,367,900</u>
<b>MILL LEVY</b>					
Debt Service	115.509	114.783	114.783	114.783	115.550
Total mill levy	<u>115.509</u>	<u>114.783</u>	<u>114.783</u>	<u>114.783</u>	<u>115.550</u>
<b>PROPERTY TAXES</b>					
Debt Service	\$ 18,419	\$ 12,590,160	\$ 12,590,160	\$ 12,590,160	\$ 27,427,960
Adjustments to actual/rounding	-	-	264	264	-
Levied property taxes	<u>18,419</u>	<u>12,590,160</u>	<u>12,590,424</u>	<u>12,590,424</u>	<u>27,427,960</u>
Budgeted property taxes	<u>\$ 18,419</u>	<u>\$ 12,590,160</u>	<u>\$ 12,590,424</u>	<u>\$ 12,590,424</u>	<u>\$ 27,427,960</u>
<b>BUDGETED PROPERTY TAXES</b>					
Debt Service	\$ 18,419	\$ 12,590,160	\$ 12,590,424	\$ 12,590,424	\$ 27,427,960
	<u>\$ 18,419</u>	<u>\$ 12,590,160</u>	<u>\$ 12,590,424</u>	<u>\$ 12,590,424</u>	<u>\$ 27,427,960</u>

No assurance provided. See summary of significant assumptions.

**URBAN RENEWAL AUTHORITY OF DACONO  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

10/28/2022

	ACTUAL 2021	BUDGET 2022	ACTUAL 9/30/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 309,537	\$ 686,850	\$ 757,676	\$ 757,676	\$ 1,337,535
REVENUES					
Incremental property taxes - Plan Area I	792,141	932,739	915,789	932,540	1,002,359
Other Revenue	-	-	25	25	-
Royalties	44,135	35,000	43,417	45,000	45,000
Interest income	-	-	502	1,000	2,000
Total revenues	<u>836,276</u>	<u>967,739</u>	<u>959,733</u>	<u>978,565</u>	<u>1,049,359</u>
TRANSFERS IN					
Debt Service Fund - administration fees	113	76,295	76,295	76,295	168,303
Total transfers in	<u>113</u>	<u>76,295</u>	<u>76,295</u>	<u>76,295</u>	<u>168,303</u>
Total funds available	<u>1,145,926</u>	<u>1,730,884</u>	<u>1,793,704</u>	<u>1,812,536</u>	<u>2,555,197</u>
EXPENDITURES					
Accounting	32,680	50,000	24,170	45,000	52,000
Auditing	5,750	7,000	5,850	5,850	7,000
County treasurer's fee	11,882	13,991	13,740	13,988	15,035
Legal services	9,696	60,000	9,510	25,000	50,000
Professional Services	-	100,000	38,181	100,000	250,000
Staffing	133,057	185,000	119,951	173,832	209,000
Contingency	701	9,009	60	60	8,965
Total expenditures	<u>193,766</u>	<u>425,000</u>	<u>211,462</u>	<u>363,730</u>	<u>592,000</u>
TRANSFERS OUT					
Capital Projects Fund - Plan Area I	98,285	1,042,530	-	-	1,639,720
Capital Projects Fund - Plan Area I (Mountain View Fire)	96,199	111,271	-	111,271	117,810
Total transfers out	<u>194,484</u>	<u>1,153,801</u>	<u>-</u>	<u>111,271</u>	<u>1,757,530</u>
Total expenditures and transfers out requiring appropriation	<u>388,250</u>	<u>1,578,801</u>	<u>211,462</u>	<u>475,001</u>	<u>2,349,530</u>
ENDING FUND BALANCES	<u>\$ 757,676</u>	<u>\$ 152,083</u>	<u>\$ 1,582,242</u>	<u>\$ 1,337,535</u>	<u>\$ 205,667</u>

No assurance provided. See summary of significant assumptions.



**URBAN RENEWAL AUTHORITY OF DACONO  
DEBT SERVICE FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

10/28/2022

	ACTUAL 2021	BUDGET 2022	ACTUAL 9/30/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ -	\$ 10,874	\$ 11,027	\$ 11,027	\$ 50,410
REVENUES					
Incremental property taxes - Plan Area II	18,419	12,590,160	12,590,424	12,590,424	27,427,960
Transfer from City	3,303	-	-	-	-
Interest income	-	-	40,308	60,000	70,000
Total revenues	<u>21,722</u>	<u>12,590,160</u>	<u>12,630,732</u>	<u>12,650,424</u>	<u>27,497,960</u>
Total funds available	<u>21,722</u>	<u>12,601,034</u>	<u>12,641,759</u>	<u>12,661,451</u>	<u>27,548,370</u>
EXPENDITURES					
Trustee fees	3,000	3,000	-	3,000	3,000
County Treasurer's fee	274	188,852	188,856	188,856	411,419
Property tax increment payment - AIMS Junior College	90	93,743	93,745	93,745	167,827
Property tax increment payment - School Dist RE1J	4,326	2,871,405	2,871,466	2,871,466	6,384,020
Property tax increment payment - School Dist RE8	91	112,915	112,918	112,918	202,149
Property tax increment payment - St Vrain Sanitation	70	46,886	46,887	46,887	103,370
Property tax increment payment - Weld County	1,157	812,360	812,377	812,377	1,757,998
Property tax increment payment - Mountain View Fire	1,425	1,000,544	1,000,565	1,000,565	2,165,240
Property tax increment payment - Northern Colorado Water	149	100,126	100,128	100,128	220,749
Bond principal	-	5,100,000	-	5,133,000	10,910,000
Bond interest	-	2,171,804	-	2,171,804	681,875
Total expenditures	<u>10,582</u>	<u>12,501,635</u>	<u>5,226,942</u>	<u>12,534,746</u>	<u>23,007,647</u>
TRANSFERS OUT					
General Fund - Administration fees	113	76,295	76,295	76,295	168,303
Total transfers out	<u>113</u>	<u>76,295</u>	<u>76,295</u>	<u>76,295</u>	<u>168,303</u>
Total expenditures and transfers out requiring appropriation	<u>10,695</u>	<u>12,577,930</u>	<u>5,303,237</u>	<u>12,611,041</u>	<u>23,175,950</u>
ENDING FUND BALANCES	<u>\$ 11,027</u>	<u>\$ 23,104</u>	<u>\$ 7,338,522</u>	<u>\$ 50,410</u>	<u>\$ 4,372,420</u>

No assurance provided. See summary of significant assumptions.

**URBAN RENEWAL AUTHORITY OF DACONO  
CAPITAL PROJECTS FUND - PLAN AREA I  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

10/28/2022

	ACTUAL 2021	BUDGET 2022	ACTUAL 9/30/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ -	\$ 96,199	\$ 96,199	\$ 96,199	\$ 180,470
REVENUES					
Total revenues	-	-	-	-	-
TRANSFERS IN					
General Fund	194,484	1,153,801	-	111,271	1,757,530
Total transfers in	194,484	1,153,801	-	111,271	1,757,530
Total funds available	194,484	1,250,000	96,199	207,470	1,938,000
EXPENDITURES					
I-25 Corridor (market analysis)	84,840	100,000	-	2,000	98,000
URAD Property (site planning)	13,445	65,000	21,496	25,000	40,000
County Road 12 (design/survey)	-	100,000	-	-	200,000
County Road 12 (construction)	-	985,000	-	-	1,600,000
Total expenditures	98,285	1,250,000	21,496	27,000	1,938,000
Total expenditures and transfers out requiring appropriation	98,285	1,250,000	21,496	27,000	1,938,000
ENDING FUND BALANCES	\$ 96,199	\$ -	\$ 74,703	\$ 180,470	\$ -

No assurance provided. See summary of significant assumptions.

**URBAN RENEWAL AUTHORITY OF DACONO  
CAPITAL PROJECTS FUND - PLAN AREA II  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

10/28/2022

	ACTUAL 2021	BUDGET 2022	ACTUAL 9/30/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 2,018,276	\$ 1,791,476	\$ 1,791,471	\$ 1,791,471	\$ 1,811,471
REVENUES					
Interest income	695	500	13,366	20,000	20,000
Total revenues	<u>695</u>	<u>500</u>	<u>13,366</u>	<u>20,000</u>	<u>20,000</u>
Total funds available	<u>2,018,971</u>	<u>1,791,976</u>	<u>1,804,837</u>	<u>1,811,471</u>	<u>1,831,471</u>
EXPENDITURES					
Capital outlay	227,500	1,791,976	-	-	1,831,471
Total expenditures	<u>227,500</u>	<u>1,791,976</u>	<u>-</u>	<u>-</u>	<u>1,831,471</u>
Total expenditures and transfers out requiring appropriation	<u>227,500</u>	<u>1,791,976</u>	<u>-</u>	<u>-</u>	<u>1,831,471</u>
ENDING FUND BALANCES	<u>\$ 1,791,471</u>	<u>\$ -</u>	<u>\$ 1,804,837</u>	<u>\$ 1,811,471</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**URBAN RENEWAL AUTHORITY OF DACONO  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Economic Development Authority of Dacono was formed by resolution passed March 23, 2015, by the City Council of the City of Dacono, Colorado (the City) pursuant to the Colorado Urban Renewal Law, Colorado Revised Statutes. On June 8, 2020, a resolution was passed to change the name of the organization to the Urban Renewal Authority of Dacono (Authority). The purpose of the Authority is to acquire and develop certain blighted areas in the City to maintain the public welfare.

The Authority is considered a component unit of the City since the Authority's tax increment financing indicates financial accountability with the City, due to the benefits redevelopment will provide the City. The Mayor appoints the Authority board members and the City Council reviews the Urban Renewal Plans and any changes thereto. Legal counsel is of the opinion that under state statutes, the City is not liable with respect to the bonds issued by the Authority.

The Authority has no employees and all administrative functions are contracted.

The Authority prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Incremental Property Taxes**

The Authority receives incremental property tax revenue for each of the active Urban Renewal areas. Incremental property tax revenues are the property tax revenues in excess of an amount equal to the ad valorem property taxes produced by the levy at the rates fixed for such year by or for the governing bodies of the various taxing jurisdictions within or overlapping the Urban Renewal area upon a valuation for assessment equal to the property tax base amount. The property tax base amount is certified by the County Assessor as the valuation for assessment of all taxable property within the Urban Renewal area last certified by the County Assessor prior to the adoption of the Urban Renewal plan. The base amount may be proportionately adjusted for general reassessments in accordance with Colorado law.

The calculation of the incremental property taxes budgeted is displayed on the Property Summary Information pages the budget at the estimated mill levies for each project area.

**Interest Income**

Interest earned on the Authority's available funds has been estimated based on the current average interest rate.

**URBAN RENEWAL AUTHORITY OF DACONO  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative Expenditures**

Administrative expenditures include the services necessary to maintain the administrative viability such as legal, accounting, audit, contractual, and professional services, and other administrative expenses for the Authority.

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of the incremental property taxes.

**Property Tax Increment Payment**

*City Cooperation Agreement.* On December 16, 2019, the Authority entered into a Cooperation Agreement (Dacono II Urban Renewal Plan) with the City (the "*City Cooperation Agreement*"). Pursuant to the City Cooperation Agreement, the parties agreed that, in furtherance of carrying out the purposes of the Plan, the Authority may retain and expend, 100% of the following revenue: (a) incremental property tax revenues derived from the City's mill levy and transferred by the County Treasurer to the Authority for deposit into the Special Fund (the "*City Property Tax Increment*") and (b) the incremental sales and use tax revenues from the portion of the City's 3.0% general fund sales and use tax which are in excess of the sales tax base amount which revenues are deposited into the Special Fund by the City (the "*City Sales Tax Increment*" and together with the City Property Tax Increment, the "*City Increment*"). Under the City Cooperation Agreement, the Authority agreed to use the City Increment to pay eligible costs of the redevelopment of the TIF Area. The City Sales Tax Increment is not pledged to the Bonds and will be used by the Authority for other uses. The City presently imposes a debt service mill levy for the payment of general obligation indebtedness (2.62 of its 25.082 mills imposed in 2019, all of which will contribute to the Pledged Revenues) with a final maturity date of December 1, 2025.

*County Tax Increment Revenue Sharing Agreement.* On December 16, 2019, the Authority entered into a Tax Increment Revenue Sharing Agreement with the County (the "*County Sharing Agreement*"). The parties agreed that the Authority may retain 50% of the net property tax increment revenues generated from the County's mill levy during the TIF Period (the "*County Increment*") and the Authority will remit to the County the remaining 50% of the net property tax increment revenues.

*St. Vrain Valley School District IGA.* On December 16, 2019, the Authority and St. Vrain Valley School District RE-1J (the "*St. Vrain School District*") entered into an Intergovernmental Agreement for Tax Increment Revenue Sharing By And Between the Economic Development Authority of Dacono and St. Vrain Valley School District (the "*St. Vrain School District IGA*"). The parties agreed that the Authority may retain the property tax increment revenues generated from the St. Vrain School District's mill levy (currently in the amount of 24.995 mills) established by the Colorado Public School Finance Act, Section 22-54-106, C.R.S. (the "*St. Vrain Total Program Mill Levy Increment*") and the Authority will remit to the St. Vrain School District all of the property tax increment revenues derived from the St. Vrain School District's other mill levies and any future mill levies. The parties agreed that the Authority may retain an annual administrative fee equal to 1% of property tax increment revenues received by the Authority to pay the administrative costs of the Authority.

**URBAN RENEWAL AUTHORITY OF DACONO  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (Continued)**

**Property Tax Increment Payment (Continued)**

*Weld RE-8 School District IGA.* On December 11, 2019, the Authority and Weld RE-8 School District (the “Weld School District”) entered into an Intergovernmental Agreement for Tax Increment Revenue Sharing By And Between the Economic Development Authority of Dacono and Weld RE-8 School District (the “*Weld School District IGA*”). The parties agreed that the Authority may retain the property tax increment revenues generated from the Weld School District’s mill levy (currently in the amount of 12.143 mills) established by the Colorado Public School Finance Act, Section 22-54-106, C.R.S. (the “Weld Total Program Mill Levy Increment”) and the Authority will remit to the Weld School District all of the property tax increment revenues derived from the Weld School District’s other mill levies and any future mill levies.

*Carbon Valley Parks and Recreation District IGA.* On November 19, 2019, the Authority and Carbon Valley Parks and Recreation District (the “Parks and Recreation District”) entered into an Intergovernmental Agreement for Property Tax Increment Revenue Sharing (Carbon Valley Parks and Recreation District) (Dacono II Urban Renewal Plan) (the “*Parks and Recreation District IGA*”). The parties agreed that the Authority may retain and expend in furtherance of the Urban Renewal Project 100% of the property tax increment revenues generated from the Parks and Recreation District’s mill levy (the “Parks and Recreation District Increment”). The parties agreed that the Authority may retain an annual administrative fee equal to 1% of the incremental property tax revenue received by the Authority to pay the administrative costs of the Authority.

*Mountain View Fire Rescue District IGA.* On December 9, 2019, the Authority and Mountain View Fire Rescue District (the “Fire District”) entered into an Intergovernmental Agreement for Property Tax Increment Revenue Sharing (Mountain View Fire Rescue District) (Dacono II Urban Renewal Plan) (the “*Fire District IGA*”). The parties agreed that the Authority may retain and expend in furtherance of the Urban Renewal Project 42% of the property tax increment revenues generated from the Fire District’s mill levy (the “Fire District Increment”), subject to a limit of \$16,000,000 (the “Fire District Increment Cap”). If the Authority collections hit the Fire District Increment Cap prior to expiration of the TIF Period, then the Authority will not be entitled to retain the Fire District Increment and will remit it to the Fire District. The parties agreed that the Authority may retain an annual administrative fee equal to 1% of the property tax increment revenues received by the Authority to pay the administrative costs of the Authority. The Authority agreed to use the Fire District Increment solely for transportation infrastructure projects identified in the Plan. Given the restrictions on the use of the Fire District Increment in the Fire District IGA, the Fire District Increment is not pledged to the payment of the Bonds.

*High Plains Library District IGA.* On December 16, 2019, the Authority entered into an Intergovernmental Agreement for Property Tax Increment Revenue Sharing (High Plains Library District) (Dacono II Urban Renewal Plan) with High Plains Library District (the “Library District”) (the “*Library District IGA*”). The parties agreed that the Authority will remit to the Library District all of the property tax increment revenues derived from the Library District’s mill levy allocated to the Special Fund, except that the Authority may retain an annual administrative fee equal to 1% of such property tax increment revenues to pay the administrative costs of the Authority.

**URBAN RENEWAL AUTHORITY OF DACONO  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (Continued)**

**Property Tax Increment Payment (Continued)**

*St. Vrain Sanitation District IGA.* On November 20, 2019, the Authority and St. Vrain Sanitation District (as previously defined, the “Sanitation District”) entered into an Intergovernmental Agreement for Property Tax Increment Revenue Sharing (St. Vrain Sanitation District) (Dacono II Urban Renewal Plan) (the “*Sanitation District IGA*”). The parties agreed that the Authority will remit to the Sanitation District all of the property tax increment revenues derived from the Sanitation District’s mill levy allocated to the Special Fund, except that the Authority may retain an annual administrative fee equal to 1% of property tax increment revenues received by the Authority to pay the administrative costs of the Authority.

*Aims Junior College District IGA.* On December 3, 2019, the Authority and Aims Junior College District (the “College District”) entered into an Intergovernmental Agreement for Property Tax Increment Revenue Sharing (Aims Junior College District) (Dacono II Urban Renewal Plan) (the “*College District IGA*”). The parties agreed that the Authority will remit to the College District all of the property tax increment revenues derived from the College District’s mill levy allocated to the Special Fund.

*Northern Colorado Water Conservancy District.* On November 25, 2019, the Authority sent a letter to the Northern Colorado Water Conservancy District (the “Water District”) to notify the Water District that the Authority would remit to the Water District all of the property tax increment revenues derived from the Water District’s mill levy. Accordingly, the Authority did not enter into an intergovernmental agreement with the Water District governing the sharing of incremental property tax revenues.

**Debt and Leases**

**City Loan**

Between 2016 and 2019, the City of Dacono General Fund loaned the Authority \$877,677 to implement plan objectives. These objectives include eliminating and preventing the spread of blight within the Plan Area and to stimulate growth and investment within the Area boundaries. The funds were used for property acquisition and public improvements in the Plan Area. Currently, the Authority is to retain all of the TIF funds collected. In future years, the Authority anticipates TIF revenues to increase and the loan will be repaid at that time.

**Tax Increment Revenue Bonds, Series 2020**

On October 28, 2020, the Authority issued \$16,043,000 in Tax Increment Revenue Bonds, Series 2020. Proceeds from the bonds will be used to: (i) acquire certain water rights known as the Windy Gap Units for use in the TIF Area and elsewhere within the City, (ii) finance a portion of the costs of the design, construction, acquisition, and equipping of certain water and sewer infrastructure within the TIF Area and elsewhere within the City, and (iii) pay costs of issuing the bonds.

**URBAN RENEWAL AUTHORITY OF DACONO  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

**Tax Increment Revenue Bonds, Series 2020 (Continued)**

The bonds bear interest rate of 6.250% per annum and are payable annually on December 1, beginning on December 1, 2020 from and to the extent of available pledged revenue. The bonds mature on December 1, 2039 and are subject to mandatory redemption on December 1 of each year to

the extent of available pledged revenue. The bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

Pledged revenue consists of pledged property tax revenues and any other legally available moneys, which the Authority determines, in its absolute discretion, to transfer to the Trustee for application as pledged revenue. Pledged property tax revenues are generally defined as that portion of the property tax increment revenues that is derived solely from property classified as oil and gas real property or oil and gas personal property as certified by the County Assessor in the TIF Area, net of any costs of collection of the City and/or County and any tax refunds or abatements authorized by or on behalf of the City and/or County. Property tax increment revenues generated from other taxable property in the TIF Area are not pledged to the payment of the bonds.

To the extent principal of any bonds is not paid when due, such principal shall remain outstanding until the termination date of December 2, 2044 and shall continue to bear interest at the rate then borne by the bonds. To the extent interest on any bonds is not paid when due, such interest shall compound annually on each interest payment date at the rate then borne by the bonds. The bonds will be deemed discharged on the termination date.

The District has no capital or operating leases.

**This information is an integral part of the accompanying budget.**



Taxing Entity
AIMS Junior College
Carbon Valley Rec
Dacono Town
Mountain View Fire
Northern Colorado Water
School Dist RE1J
School Dist RE8
St Vrain Sanitation
Weld County

TIF Revenue	Cty Treasurer's Fees (1.5%)	Net Amount	Retained by URAD		Remit to Tax Entity	% Retained by URAD
			DSF Rev	1% Admin		
\$ 170,383	\$ (2,556)	\$ 167,827	\$ -	\$ -	\$ 167,827	0%
1,050,070	(15,751)	1,034,319	1,023,976	10,343	-	100%
5,845,897	(87,688)	5,758,209	5,758,209	-	-	100%
3,856,516	(57,848)	3,798,668	1,595,441	37,987	2,165,240	43%
224,111	(3,362)	220,749	-	-	220,749	0%
12,073,983	(181,110)	11,892,873	5,389,924	118,929	6,384,020	46%
531,458	(7,972)	523,486	321,337	-	202,149	61%
106,004	(1,590)	104,414	-	1,044	103,370	1%
3,569,538	(53,543)	3,515,995	1,757,998	-	1,757,998	50%

**\$ 27,427,960**

**\$ 15,846,884    \$ 168,303    \$ 11,001,353**

Notes
-------

AIMS Junior College	URAD retains 0%
Carbon Valley Rec	URAD retains 100%: 1% Admin fee and 99% pledged for debt service
Dacono Town	URAD retains 100% for debt service pledge
Mountain View Fire	URAD retains 43%: 1% Admin fee and 42% pledged for debt service
Northern Colorado Water	URAD retains 0%
School Dist RE1J	URAD retains Program Mill Levy of 25.995 (of current total mill levy of 57.358) for debt service pledge and 1% Admin fee
School Dist RE8	URAD retains Program Mill Levy of 12.143 (of current total mill levy of 19.782) for debt service pledge
St Vrain Sanitation	URAD retains 1% Admin fee
Weld County	URAD retains 50% for debt service pledge