



Downtown Westminister
URA



Mandalay Gardens URA

Westminster Economic Development Authority



Westminster Center East
URA



North Huron URA



South Sheridan URA



Holly Park URA

WEDA 2ND QUARTER 2023 FINANCIAL REPORT

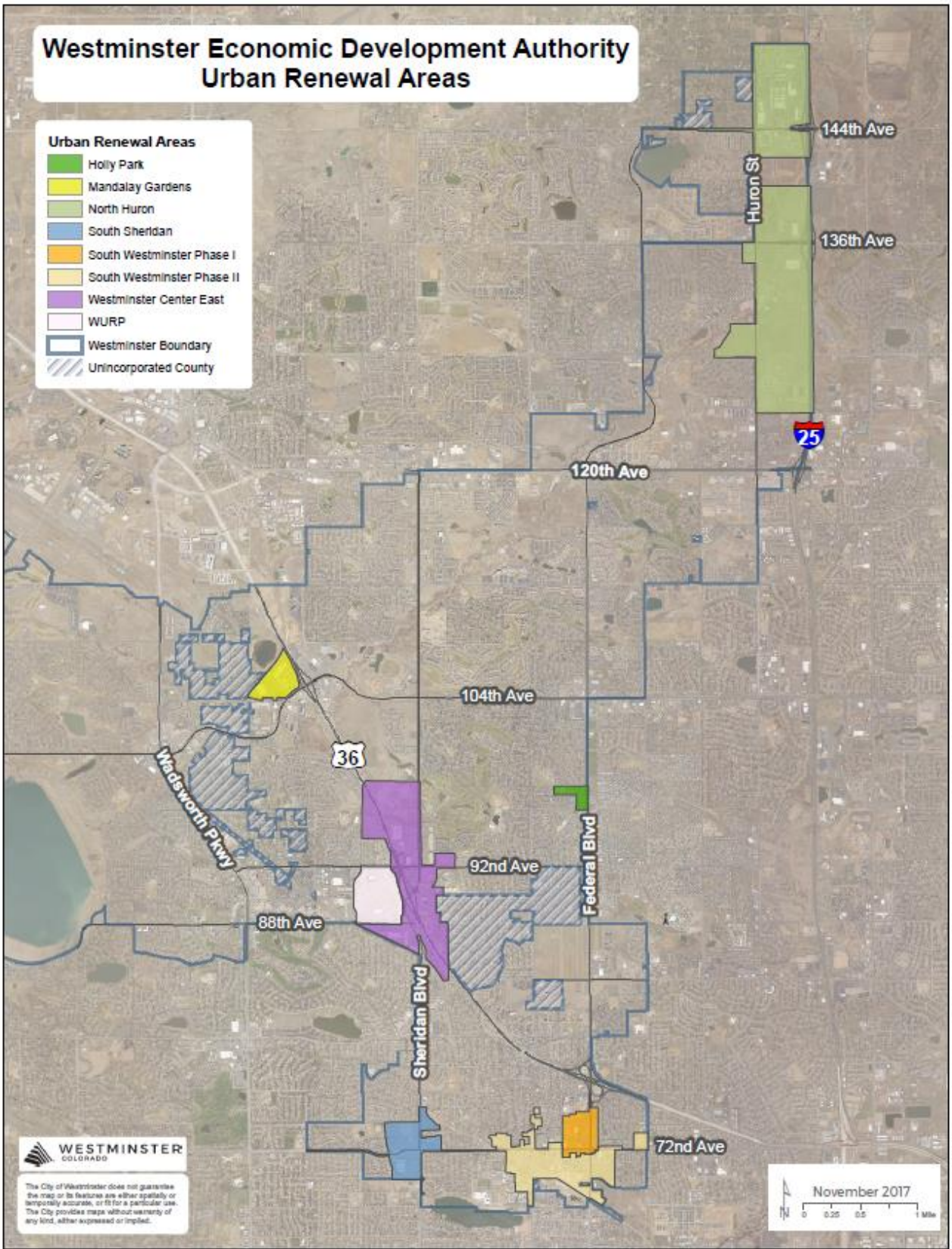


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Westminster Economic Development Authority Urban Renewal Areas

- Urban Renewal Areas**
- Holly Park
 - Mandalay Gardens
 - North Huron
 - South Sheridan
 - South Westminster Phase I
 - South Westminster Phase II
 - Westminster Center East
 - WURP
 - Westminster Boundary
 - Unincorporated County



WESTMINSTER
COLORADO

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November 2017

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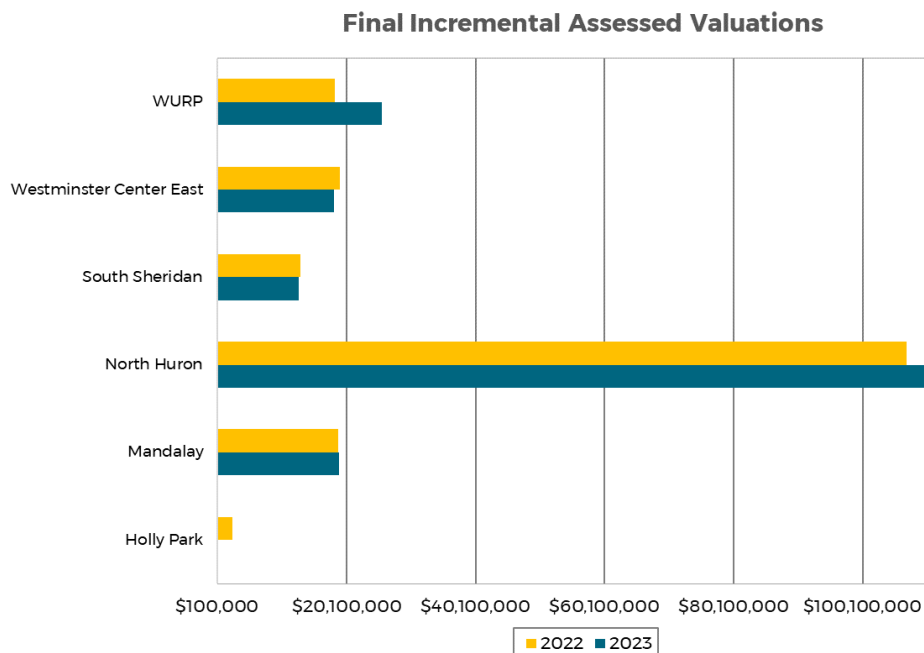
General information for all URAs

This report contains information related to the financial activities for each of Westminster Economic Development Authority (WEDA) URAs for the period covering January 2023 through June 2023, prepared prior to the final audited figures. Although the adopted urban renewal plan (Plan) for each URA identifies the specific projects that WEDA intended to undertake, some of the activities in this report are consistent across all the URAs. To alleviate the need to repeat information multiple times, this general information section provides a comprehensive presentation of such consistent information. Data specific to an individual URA is presented after this section.

Property tax increment and associated collection fees

The URAs are in either Adams County or Jefferson County with two of the URA's boundaries crossing into both counties. Property tax increment is calculated using the final certification of values, referred to as assessed valuation, issued by the respective county. Increases or decreases in property tax increment in the current period from the prior period are a result of changes in the assessed valuation and/or authorized abatements. The chart below and the table on the following page presents the comparison of incremental assessed valuation amounts in 2023 and 2022. It is expected that property tax increment revenue will increase or decrease in accordance with the changes in assessed valuation for each new tax year for each URA. In certain circumstances, an increase or decrease in the property tax increment revenue over the same period for the prior year, as presented in the tables below, could be the result of the timing of processing certain tax receipts by the respective county. The large decrease related to Holly Park in 2023 is due to the St. Mark's Village Apartments status changing to tax exempt, therefore the valuation decreased, and the property tax increment decreased as well.

The county treasurer retains a fee for collecting the property tax increment on behalf of WEDA. This fee is 1.5% of the amount of property tax increment collected. This fee will increase or decrease in a manner consistent with the revenue changes associated with the assessed valuation changes described above.



Final Incremental Assessed Valuations			
URA	2023	2022	Change
Holly Park	\$ 154,040	\$ 2,371,040	\$ (2,217,000)
Mandalay	18,962,981	18,864,910	98,071
North Huron	109,613,030	106,917,340	2,695,690
South Sheridan	12,679,821	12,877,794	(197,973)
Westminster Center East	18,182,874	19,050,915	(868,041)
WURP	25,533,326	18,294,606	7,238,720

Sales tax increment

Sales tax increment can be pledged as necessary to accomplish the development or redevelopment as outlined in the individual Plan. When anticipated property tax increment and other miscellaneous revenues are sufficient to meet debt service and other obligations, the sales tax pledge is set at 0%. When the pledge is set at 0%, sales tax revenue received from the collection of the City's sales tax rate in a particular URA is retained by the City and is used to fund City operations.

Interest earnings

Interest earnings are earned on the pooled cash and investments balance for each URA as well as on balances held in trust for financed debt obligations. Certain URAs have pledged incremental revenues to repay debt obligations for development or redevelopment. These pledged revenues are required to be deposited in a trust and earn interest until needed for obligations. Interest earnings can fluctuate year-over-year based on the monthly cash balances and the overall rate of return. Currently, Mandalay Gardens URA, North Huron URA and South Sheridan URA maintain trust accounts.

Intergovernmental cooperation agreement (ICA) obligations

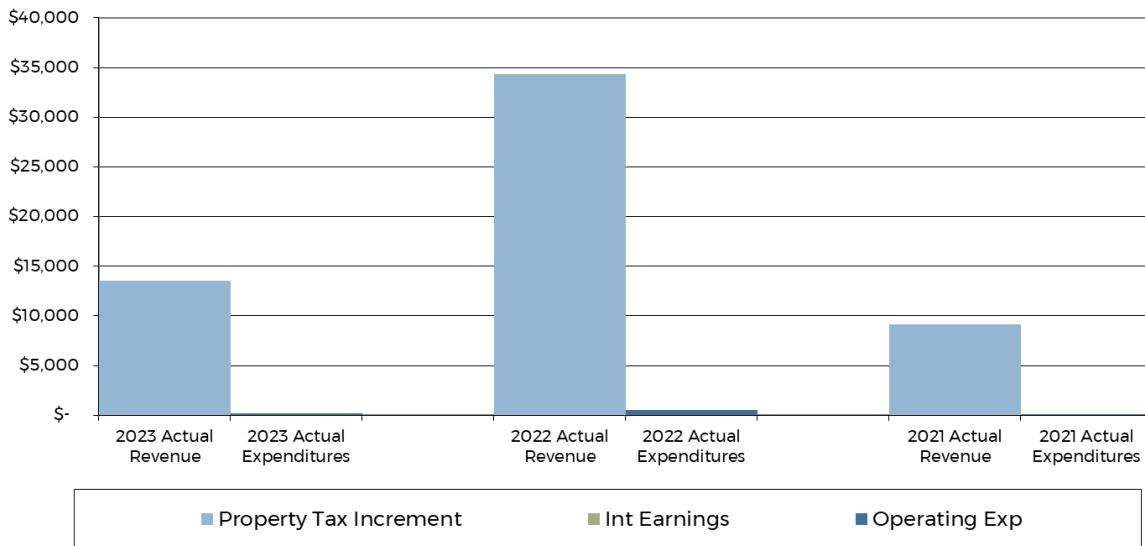
Section 29-20-105 of the Colorado Revised Statutes authorizes and encourages local governments to cooperate or contract with other units of government for the purposes of planning or regulating the development of land for their mutual benefit. As such, the Board has approved ICA's in several URAs with jurisdictions whose boundaries overlap the URA and/or with the City. These ICA's were necessary as part of implementation of the specific URA plan and for the jurisdiction to be able to continue to fulfill its responsibilities to its citizenry.

Debt service payments

In certain circumstances, debt financing was required to accomplish the development or redevelopment as outlined in the Plan. When debt was issued, a schedule was developed for the repayment of the debt obligation. Increases and decreases in debt service payments year over year are attributable to the required principal and interest payments in accordance with such schedule. Currently, Mandalay Gardens URA, North Huron URA and South Sheridan URA have outstanding financed debt obligations. The balance of these debt obligations as of June 30, 2023, is reported in the Schedule of Obligations found later in this report.

Holly Park URA

Holly Park URA Comparative Revenues vs Expenditures as of 06/30/2023

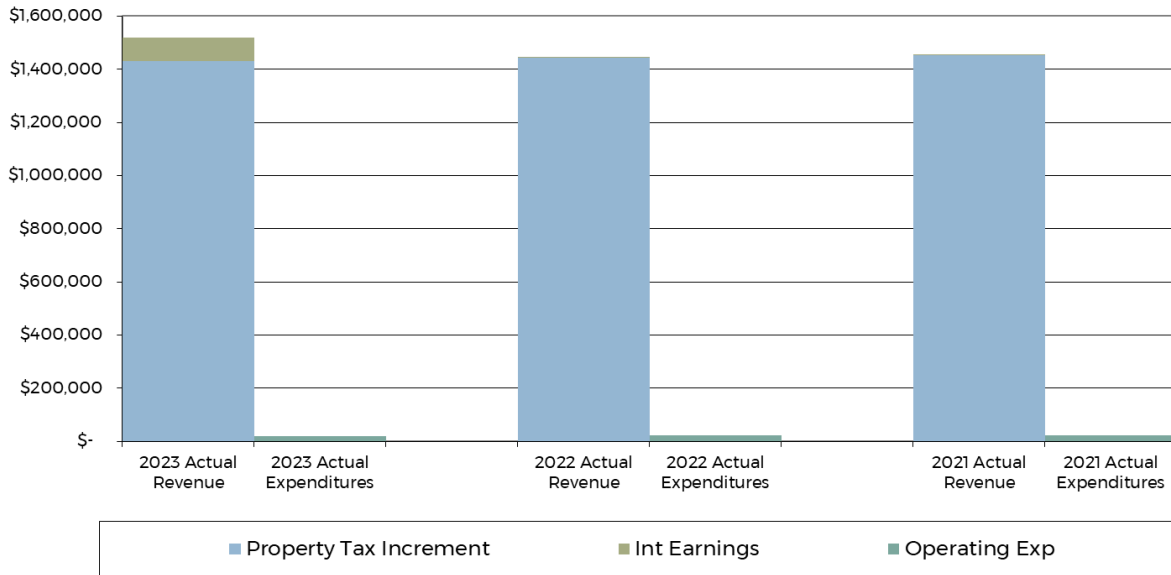


Description	2023	2022	Change
Property tax increment	\$ 13,511	\$ 34,220	\$ (20,709)
Interest Earnings	-	27.00	(27)
Operating Expenses	203	513	(310)

- The Holly Park URA was established on February 23, 2004. The URA encompasses approximately 23 acres along the west side of Federal Boulevard between 96th Avenue and 97th Avenue.
- The project provided for in this URA's Plan is complete. The current activity of the URA is the payment of obligations.
- To fulfill the redevelopment as outlined in the plan, the URA received a loan from the City's General Capital Improvement Fund. The current outstanding balance of the loan is \$520,500. Future anticipated incremental revenues will be used to repay the interfund loan.
- Revenues received to date for 2023 in the amount of \$13,511 is property tax increment. The assessed valuation decreased in 2023. St Mark's Village apartments are now tax exempt thereby reducing the valuation for 2023 and decreasing the tax increment received in the URA.
- Operating expenses in the amount of \$203 consist of the property tax increment collection fee paid to Adams County.

Mandalay Gardens URA (Shops at Walnut Creek)

Mandalay Gardens URA Comparative Revenues vs Expenditures as of 06/30/2023

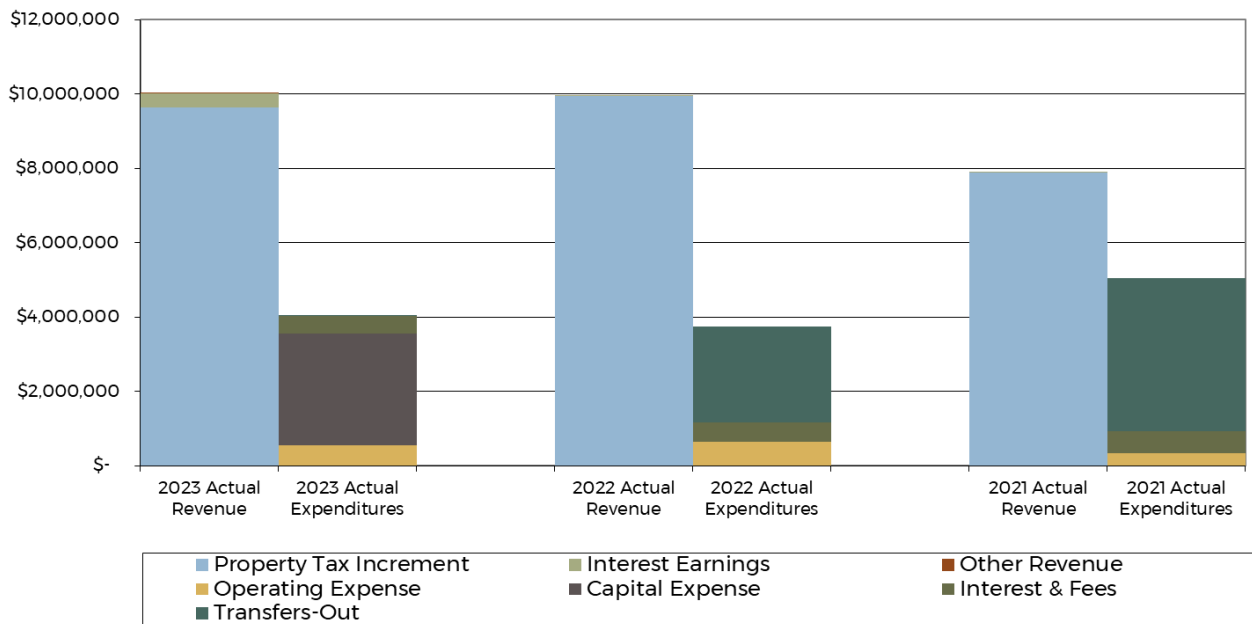


Description	2023	2022	Change
Property tax increment	\$ 1,429,107	\$ 1,443,351	\$ (14,244)
Interest Earnings	89,275	3,684	85,591
Operating Expenses	21,437	21,650	(213)
Interest and Fees	246,412	281,713	(35,301)

- The Mandalay Gardens URA was established on March 17, 2003. This redevelopment project is generally bound by US 36, Church Ranch Boulevard, and the Burlington Northern/Santa Fe railroad line.
- The initial project provided for in this URA’s Plan is complete. The current activity of the URA is the payment of debt obligations.
- Revenue received to date for 2023 in the amount of \$1,429,107 is property tax increment and is slightly lower than 2022 and 2021 revenue. Property tax increment increases, or decreases based upon the assessed valuations and timing of when the taxes are paid.
- Interest earnings fluctuates based on the market; for 2023, interest earnings has increased compared to 2022.
- Operating expenses for 2023, 2022 and 2021 are comparable. The expenses consist of the property tax increment collection fees paid to Jefferson County.
- Interest and fees are slightly lower than prior years, which is consistent with the debt decreasing as it is paid down over the years.

North Huron URA (The Orchard)

North Huron URA Comparative Revenues vs Expenditures as of 06/30/2023



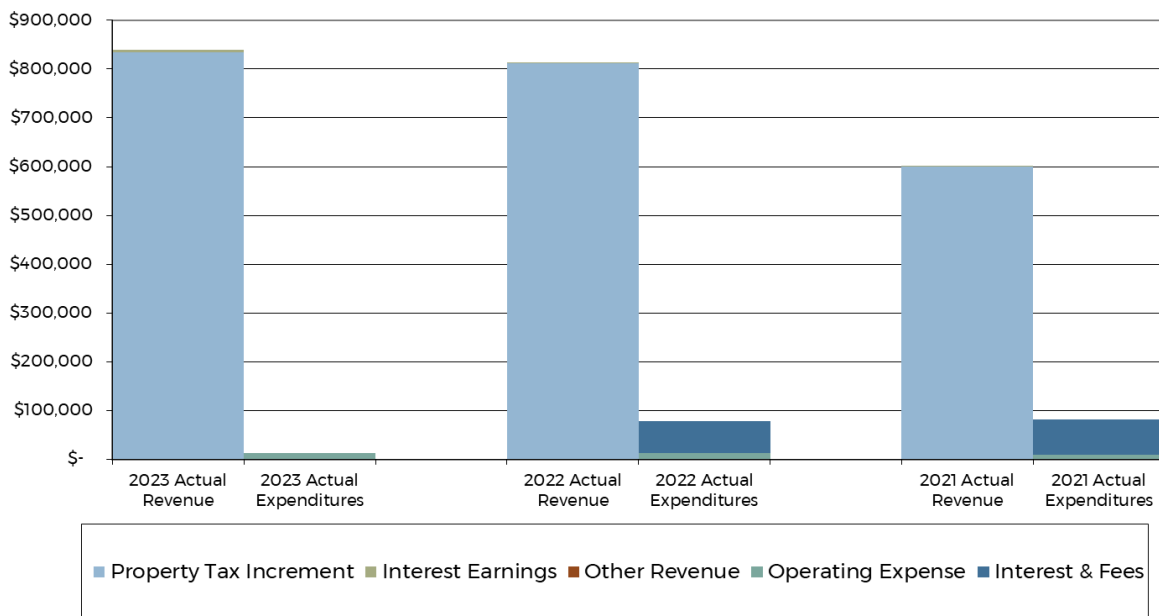
Description	2023	2022	Change
Property tax increment	\$ 9,643,928	\$ 9,958,217	\$ (314,289)
Interest Earnings	386,494	11,352	375,142
Other Revenue	1,151	-	1,151
Operating Expenses	553,458	654,508	(101,050)
CIP Expenses	3,014,712	-	
Interest and Fees	456,463	525,103	(68,640)
Transfers-out to GCIF	24,840	2,559,450	(2,534,610)

- The North Huron URA was established on January 26, 2004. The boundaries of the URA are approximately 124th Avenue to 150th Avenue and Interstate 25 to Huron Street. Development in the URA includes the interchange at 144th Avenue and I-25, Huron Street improvements from approximately 124th Avenue to 150th Avenue, and the public improvements in the URA.
- The initial project provided for in this URA’s Plan is complete. However, additional projects may be undertaken to meet the objectives of the Plan. The current activity of the URA is the payment of obligations.
- The primary revenue received for this URA is property tax increment. Property tax increment increases, or decreases based upon the assessed valuations and timing of tax paid. Property tax increment has decreased slightly as of June 2023. This is most likely a timing variance as the assessed valuation for the URA increased in 2023.
- Interest earnings fluctuates based on the market, for 2023 interest earnings has increased compared to 2022.
- Other revenue shows a slight increase in 2023. This is bank fees reimbursed by PNC, Bank for Trust fees paid in prior years that should not have been assessed.

- Operating expenses consist of the property tax increment collection fee paid to Adams County and Intergovernmental Cooperation Agreement (ICA) obligations. The ICA expense decreased as of June 2023 in accordance with the decrease in property tax increment received to date in the corresponding overlapping districts (136th Avenue General Improvement District, Orchard Park Place North General Improvement District and Orchard Park Place North Metropolitan District).
- Capital Expense increased in 2023 and is a one-time Economic Development Agreement payment of \$3,014,712 paid to Boulder Creek 128 & Huron LLC for reimbursement of eligible construction improvement costs. The board approved this agreement in 2021.
- Interest and fees are slightly lower than prior years, which is consistent with the debt decreasing as it is paid down over the years.
- Transfers out related to the North Huron Interceptor Sewer project decreased compared to 2022 as the project is nearing its completion. In 2019, WEDA began to reimburse the City for costs incurred for the North Huron Interceptor Sewer project in accordance with a previously approved Board Action. Reimbursement amounts fluctuate year over year based on the progress of the project.

South Sheridan URA

South Sheridan URA Comparative Revenues vs Expenditures as of 06/30/2023

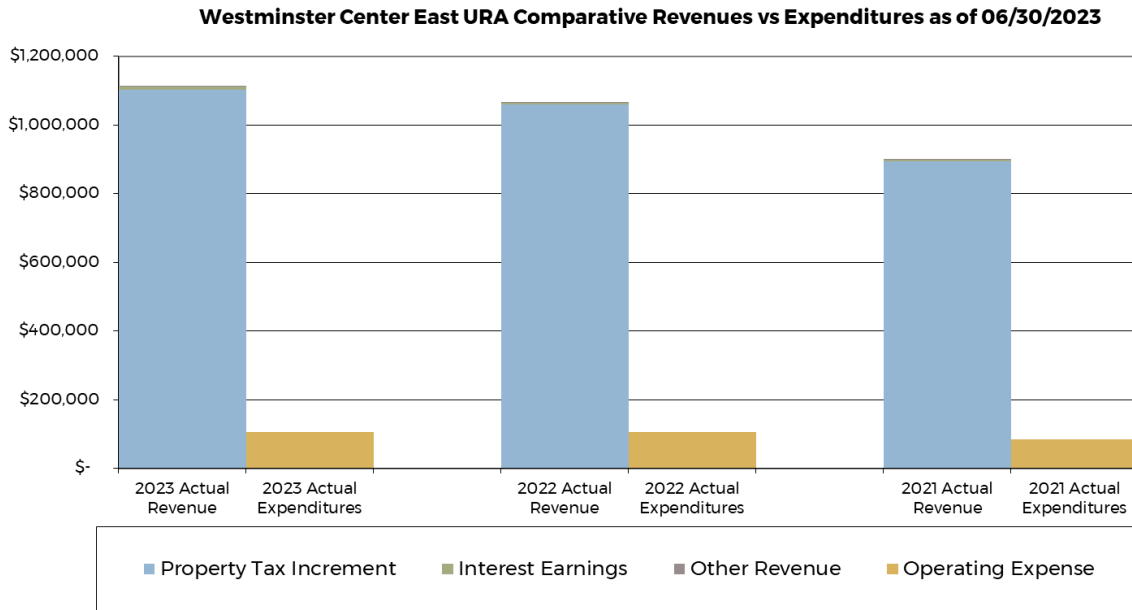


Description	2023	2022	Change
Property tax increment	\$ 833,456	\$ 811,509	\$ 21,947
Interest Earnings	5,488	1,678	3,810
Operating Expenses	12,502	12,173	329
Interest and Fees	-	66,015	(66,015)

- The South Sheridan URA was established by WEDA on March 29, 2004. The approximate boundaries of the URA are commercial and vacant land north of 70th Avenue, east of Depew Street, south of 75th Avenue, and west of Xavier Street.

- The initial project provided for in this URA's Plan is complete. The current activity of the URA is the payment of debt obligations.
- The primary revenue received for this URA is property tax increment. Property tax increment increases or decreases accordingly with the final assessed valuations. Currently the property tax increment has increased in 2023 compared to 2022, this could be due to a timing difference since there has been a slight decrease in the final assessed valuation for 2023.
- Interest earnings fluctuates based on the market, for 2023 interest earnings has increased compared to 2022.
- Operating expenses consist of the property tax increment collection fee paid to Jefferson County. Property tax increment increased from 2023 to 2022, and thereby fees increased slightly.
- Interest and fees have decreased comparing 2022 to 2023. The debt was refinanced in September 2022 which saved the URA approximately \$600,000. The previous loan was structured with biannual interest payments, one in June and one in December with a principal payment in December. The new debt structure requires the URA to pay interest and principal annually in September.

Westminster Center East URA

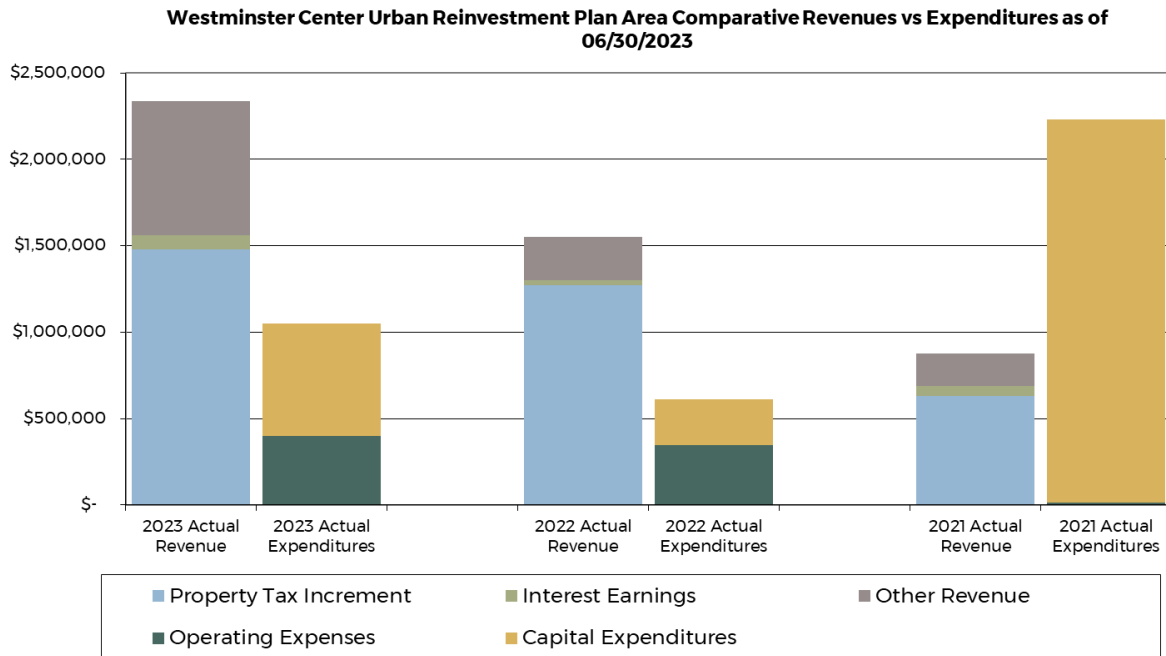


Description	2023	2022	Change
Property tax increment	\$ 1,101,845	\$1,059,487	\$ 42,358
Interest Earnings	8,709	3,530	5,179
Other Revenue	2,652	2,659	(7)
Operating Expenses	104,916	104,535	381

- The Westminster Center East Sub-Area URA was established on December 8, 2003. The approximate boundaries of the URA are commercial properties north of the Burlington Northern Railroad just south of 88th Avenue running north to 98th Avenue, west of Sheridan Boulevard and east of Harlan Street, excluding the Downtown area.

- The initial purpose provided for in this URA's Plan is complete. The current activity of the URA is the payment of obligations.
- The primary revenue received for this URA is property tax increment. Property tax increment increases or decreases accordingly with the final assessed valuations and when property taxes are received. Property tax for 2023 has increased compared to 2022. This increase is most likely a timing difference between the years since the assessed valuation did go down in 2023.
- Other revenue, consisting of an administrative fee paid by the Hyland Village Metropolitan District for administering an ICA with WEDA, has remained consistent.
- Operating expenses consist of the property tax increment collection fee paid to the respective county and the Intergovernmental Cooperation Agreement (ICA) obligation payments to Hyland Village Metropolitan District. The ICA expense increased slightly for 2023 which is consistent with the increase in property tax increment and could be related to a timing difference since the assessed valuation for 2023 decreased.
- Overall, the URA has remained consistent from 2022 to 2023 in both revenues and expenditures.

Westminster Center Urban Reinvestment Project Area (WURP) URA (Downtown)



Description	2023	2022	Change
Property tax increment	\$ 1,480,170	\$ 1,272,828	\$ 207,342
Interest Earnings	79,482	28,827	50,655
Other Revenue	774,898	248,508	526,390
Operating Expenses	398,016	346,418	51,598
Capital Project Expenses	649,516	263,327	386,189

- The Westminster Center Urban Reinvestment Plan Area (WURP) URA was established on April 13, 2009. The Plan was amended on October 28, 2013, to authorize the utilization of property tax increment financing to finance the projects undertaken in furtherance of the Plan. The approximate boundaries of this URA are

92nd Avenue on the north, 88th Avenue on the south, Harlan Street on the west to just east of US 36. The projects provided for in this URA's Plan are still underway.

- Property tax increment has increased in 2023 compared to 2022 due to the increased assessed valuation of the URA and the timing of when property taxes are received.
- Interest earnings fluctuates based on the market, for 2023 interest earnings has increased compared to 2022.
- Other revenue consists of rents received from JC Penney and the Olive Garden and profit sharing received from an Economic Development Agreement with Downtown Westminster Residences. This revenue may fluctuate from year to year based on the agreements.
- Operating expenses consist of the property tax increment collection fee paid to the respective county as well as the Downtown GID ICA obligation to return property tax increment to the GID. Property tax increment increased from 2023 to 2022, and thereby fees increased. Timing of the receipt of property taxes can also contribute to the differences from year to year.
- Capital Project expenses are expenses for the redevelopment of the former Westminster Mall site. Expenses related to the redevelopment efforts increased in comparison to this time in 2022, however decreased compared to 2021. Payments are made in accordance with development agreements previously approved by the Board, however timing of payments may fluctuate based on the various agreements.

Westminster Economic Development Authority
Unaudited Financial Position
For the period ending June 30, 2023

	Holly Park	Mandalay Gardens	North Huron	South Sheridan	Westminster Center East	Westminster Center Urban Reinvestment Area	Total
Revenues							
<i>Property Tax Increment</i>	\$ 13,511	\$ 1,429,107	\$ 9,643,928	\$ 833,456	\$ 1,101,845	\$ 1,480,170	\$ 14,502,017
<i>Interest Earnings</i>	-	89,275	386,494	5,488	8,709	79,482	569,448
<i>Other Revenue</i>	-	-	1,151	-	2,652	774,898	778,701
Total Revenues	13,511	1,518,382	10,031,573	838,944	1,113,206	2,334,550	15,850,166
Expenses							
<i>Operating Expenditures</i>	203	21,437	553,458	12,502	104,916	398,016	1,090,532
<i>Capital Project -proj exp</i>	-	-	3,014,712	-	-	649,516	3,664,228
<i>Interest & Fees</i>	-	246,412	456,463	-	-	-	702,875
<i>Transfers Out</i>	-	-	24,840	-	-	-	24,840
Total Expenditures	203	267,849	4,049,473	12,502	104,916	1,047,532	5,482,475
<i>Revenues Over(under) Exp</i>	13,308	1,250,533	5,982,100	826,442	1,008,290	1,287,018	10,367,691
Beginning Fund Balance	(519,450)	4,359,930	21,162,969	392,818	611,844	20,766,231	46,774,342
Ending Fund Balance**	\$ (506,142)	\$ 5,610,463	\$ 27,145,069	\$ 1,219,260	\$ 1,620,134	\$ 22,053,249	\$ 57,142,033

**Ending fund balance includes the following reserved amounts that can be spent only as indicated in the line description below:

Restricted: Debt Service	\$ -	\$ 5,182,012	\$ 27,028,014	\$ 168,583	\$ -	\$ -	\$ 32,378,609
Committed: Urban Renewal		-	-	-	-	5,236,744	5,236,744
Assigned: Urban Renewal	(506,142)	428,451	117,055	1,050,677	1,620,134	16,816,505	19,526,680
Total Fund Balance	\$ (506,142)	\$ 5,610,463	\$ 27,145,069	\$ 1,219,260	\$ 1,620,134	\$ 22,053,249	\$ 57,142,033

Westminster Economic Development Authority
Obligations as of June 30, 2023

	URA	Outstanding	2023 Activity		Outstanding
		Balance as of 1/1/2023	Add	(Delete)	Balance as of 06/30/2023
<i><u>Debt-Principal only</u></i>					
2012 WEDA Loan	North Huron	\$ 26,005,000	-	-	\$ 26,005,000
2012 WEDA Bonds	Mandalay	12,170,000	-	-	12,170,000
2012 WEDA Loan	South Sheridan	954,716	-	-	954,716
Total Debt		<u>\$ 39,129,716</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 39,129,716</u>
<i><u>Interfund loans</u></i>					
Gen Capital Improv Fund	Holly Park	\$ 520,500	\$ -	\$ -	\$ 520,500
Total Interfund loans		<u>\$ 520,500</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 520,500</u>

CITY OF WESTMINSTER, COLORADO
Westminster Economic Development Authority
Balance Sheet
Combining all URA's
For the period ended June 30, 2023

	2023
Assets	
Current assets:	
Cash and cash equivalents	\$ 13,972,189
Receivables:	
Tax increment	19,532,681
Accounts	36,060
Notes	7,064,346
Lease	548,810
Interest	13,806
Lease Interest	1,189
Other current assets-inventory	12,144,388
Total current assets	53,313,469
Non-current assets:	
Restricted Assets:	
Cash and cash equivalents	188,583
Cash and cash equivalents with fiscal agent	32,210,026
Total non-current assets	32,398,609
Total assets	\$ 85,712,078
 Liabilities and Fund Balances	
Liabilities:	
Current liabilities:	
Accounts payable and other	\$ 885,025
Deferred revenues	26,597,027
Deferred revenues Lease	567,493
Total current liabilities	28,049,545
Non-current liabilities:	
Loans from other funds	520,500
Total non-current liabilities	520,500
Total liabilities	28,570,045
Fund balances:	
<i>Restricted</i>	
Debt service	32,378,609
<i>Committed</i>	
Urban renewal	5,236,744
<i>Assigned</i>	
Urban renewal	19,526,680
Total Fund Balances	57,142,033
Total Liabilities and Fund Balances	\$ 85,712,078

CITY OF WESTMINSTER, COLORADO
Westminster Economic Development Authority
Budgetary Comparison
Combining all URA's
For the period ended June 30, 2023

	2023 Original Budget	2023 Budget Amendments	2023 Final Budget	Actual Year-To-Date 2023
Revenues:				
Property tax increment	\$ 19,464,758	\$ -	\$ 19,464,758	\$ 14,502,017
Interest	-	-	-	569,448
Rents	-	-	-	183,914
General revenues	7,500	-	7,500	594,787
Total revenues	<u>19,472,258</u>	<u>-</u>	<u>19,472,258</u>	<u>15,850,166</u>
Expenditures				
Operating	2,292,171	-	2,292,171	1,090,532
Capital projects - project expense	8,350,274	(24,840)	8,325,434	3,664,228
Principal	6,119,787	-	6,119,787	-
Interest and fees	1,437,390	-	1,437,390	702,875
Total expenditures	<u>18,199,622</u>	<u>(24,840)</u>	<u>18,174,782</u>	<u>5,457,635</u>
Excess of revenues over (under) expenditures	<u>1,272,636</u>	<u>24,840</u>	<u>1,297,476</u>	<u>10,392,531</u>
Other financing sources (uses):				
Transfers (out)	(2,867,450)	(24,840)	(2,892,290)	(24,840)
Transfers in	69,000	-	69,000	-
Total other financing sources (uses)	<u>(2,798,450)</u>	<u>(24,840)</u>	<u>(2,823,290)</u>	<u>(24,840)</u>
Excess of revenue and other sources over (under) expenditures and other sources (uses)	<u>(1,525,814)</u>	<u>-</u>	<u>(1,525,814)</u>	<u>10,367,691</u>
Beginning fund balance	<u>1,525,814</u>	<u>-</u>	<u>1,525,814</u>	<u>46,774,342</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 57,142,033</u>

*The capital projects - project expense budget includes both current year and continuing appropriations from prior years.