



Downtown Westminister  
URA



Mandalay Gardens URA

# Westminster Economic Development Authority



Westminster Center East  
URA



North Huron URA



South Sheridan URA



Holly Park URA

# WEDA 3RD QUARTER 2022 FINANCIAL REPORT

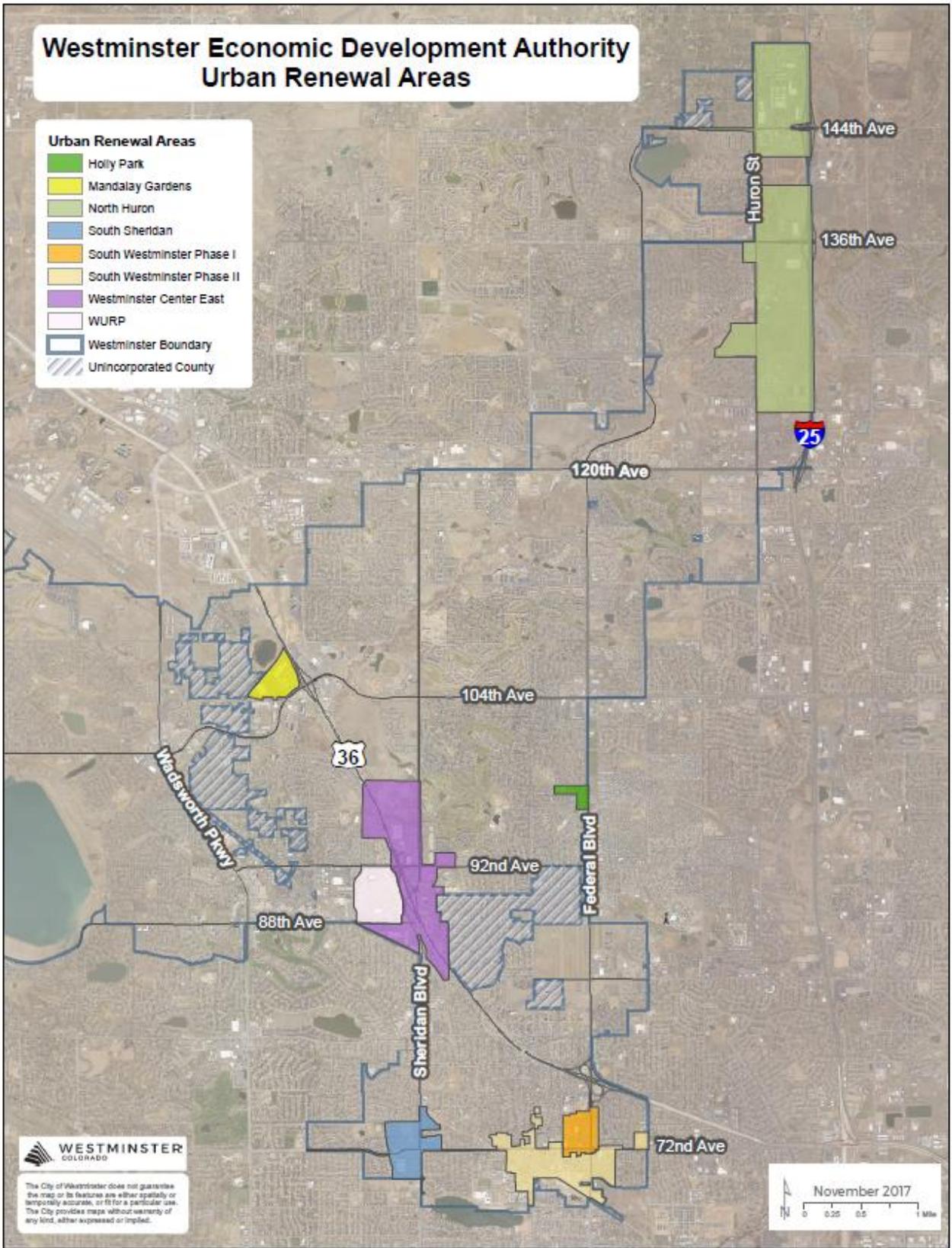


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# Westminster Economic Development Authority Urban Renewal Areas

- 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

0 0.25 0.5 1 Mile

## General information for all URAs

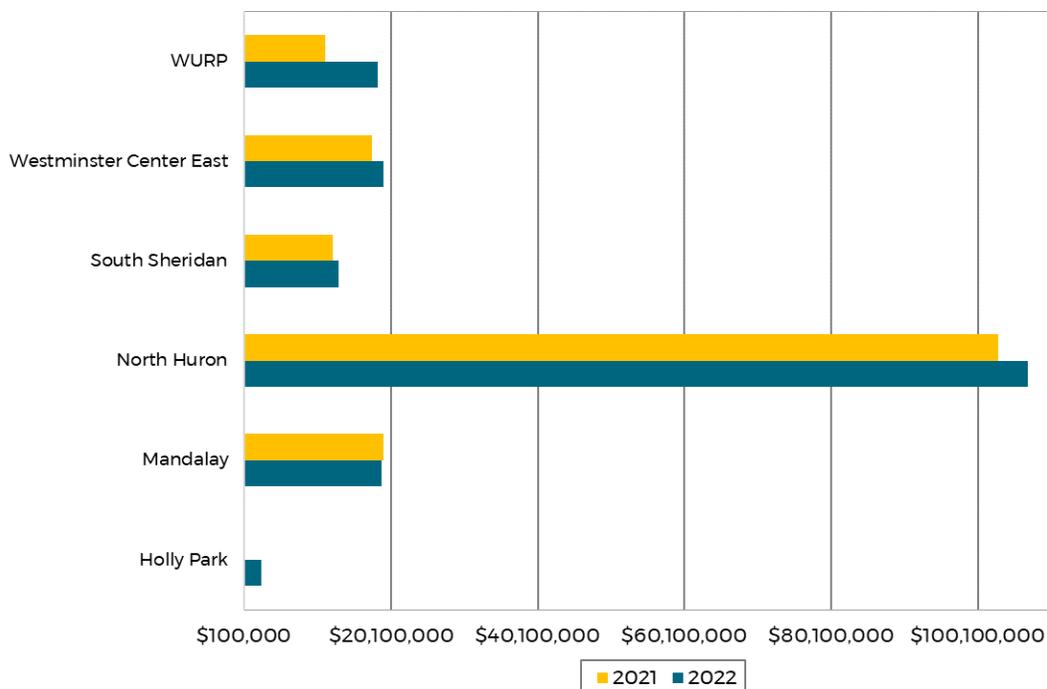
This report contains information related to the financial activities for each of Westminster Economic Development Authority (WEDA) URAs for the period covering January 2022 through September 2022. Although the adopted urban renewal plan (Plan) for each URA identifies the specific projects that WEDA intended to undertake, some of the activities in this report are consistent across all of 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 located 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 2022 and 2021. 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 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**



Final Incremental Assessed Valuations			
URA	2022	2021	Change
Holly Park	\$ 2,371,040	\$ 159,200	\$ 2,211,840
Mandalay	18,864,910	19,010,841	(145,931)
North Huron	106,917,340	102,894,460	4,022,880
South Sheridan	12,877,794	12,223,827	653,967
Westminster Center East	19,050,915	17,548,279	1,502,636
WURP	18,294,606	11,123,105	7,171,501

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

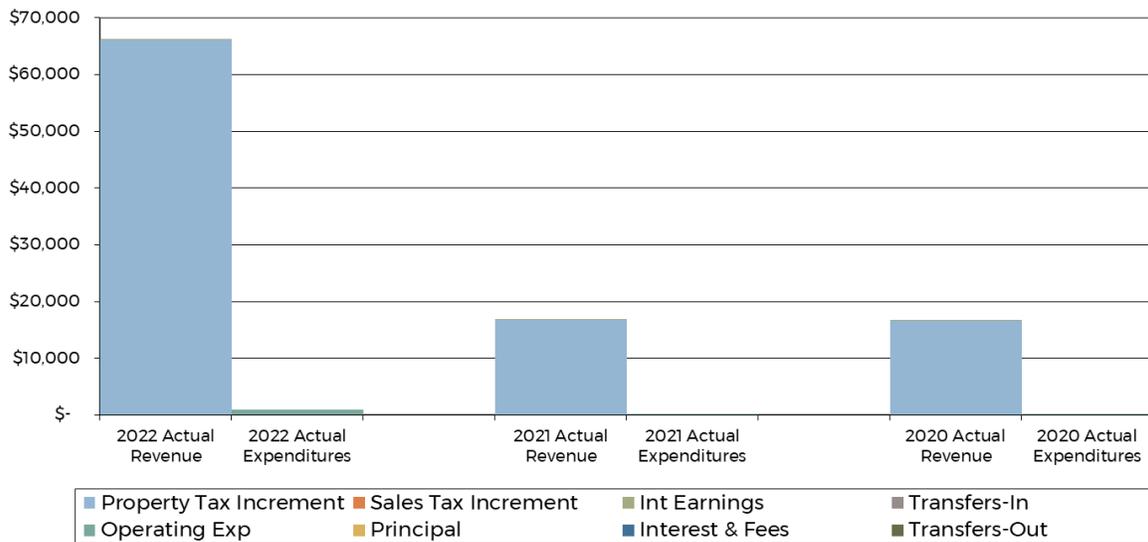
Section 29-20-105 of the Colorado Revised Statutes authorizes and encourages local governments to cooperate or contract with other units of government for the purposes of planning or regulating the development of land for their mutual benefit. As such, the Board has approved ICA's in several URAs with 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 September 30, 2022 is reported in an attachment separate from this report.

## Holly Park URA

**Holly Park URA Comparative Revenues vs Expenditures as of 09/30/2022**

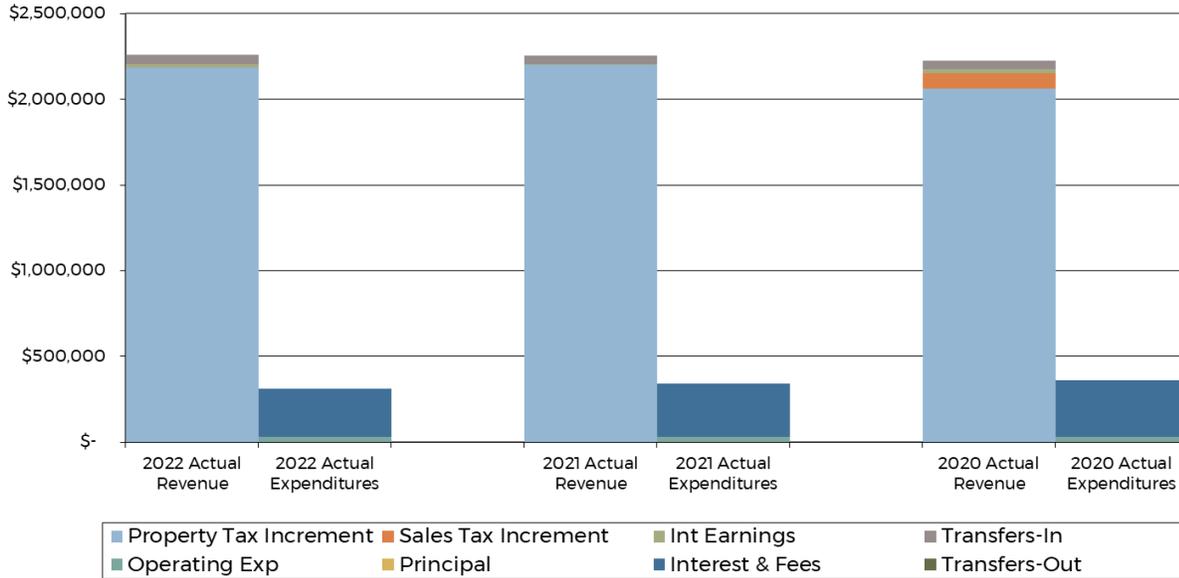


Description	2022	2021	Change
Property tax increment	\$ 66,144	\$ 16,817	\$ 49,327
Interest Earnings	192	55	137
Operating Expenses	992	252	740

- The Holly Park URA was established on February 23, 2004. The URA encompasses approximately 23 acres along the west side of Federal Boulevard between 96<sup>th</sup> Avenue and 97<sup>th</sup> Avenue.
- The project provided for in this URA's Plan is complete. The current activity of the URA is the payment of obligations.
- In order 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 \$585,500. Future anticipated incremental revenues will be used to repay the interfund loan.
- Revenues received to date for 2022 are \$66,144 in property tax increment and \$192 in interest earnings. Property tax increment has increased due to the new St. Marks Village Apartments development. Operating expenses in the amount of \$992 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 09/30/2022**

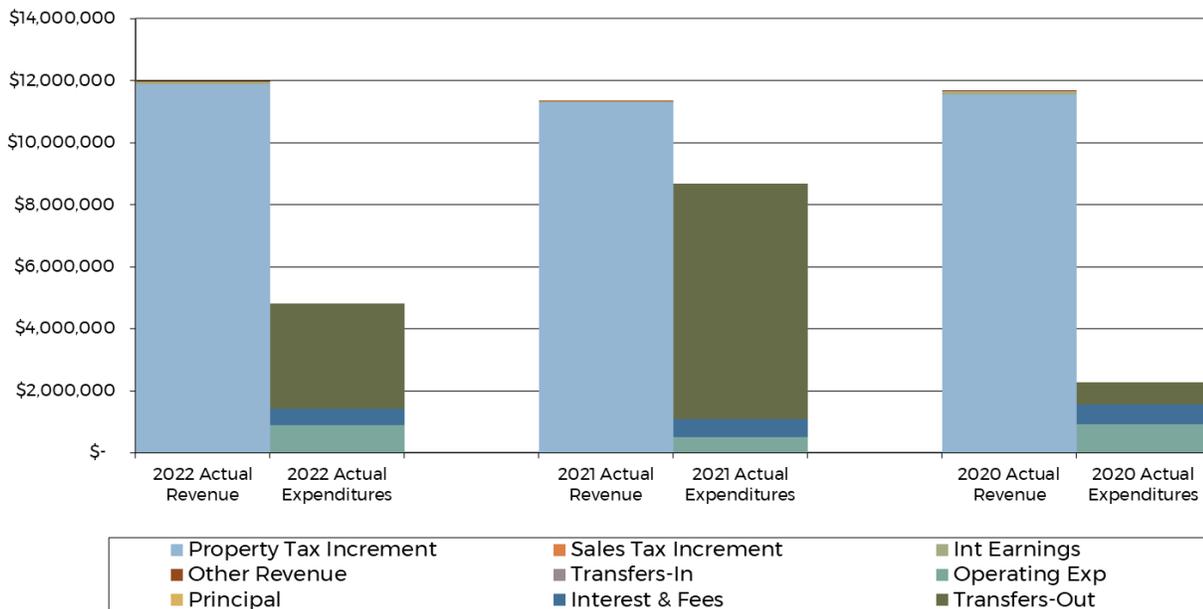


Description	2022	2021	Change
Property tax increment	\$ 2,187,183	\$ 2,198,558	\$ (11,375)
Interest Earnings	19,024	6,030	12,994
Transfers-in	53,000	52,229	771
Operating Expenses	32,808	32,978	(170)
Interest and Fees	281,713	307,438	(25,725)

- 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 2022 in the amount of \$2,187,183 is property tax increment and is comparable to 2021 and 2020 revenue.
- Interest earnings are higher than previous years due to the change in the market.
- Transfers-in are comparable in 2022 and 2021. These are the available funds to transfer to WEDA from the Mandalay Town Center General Improvement District (GID) in accordance with an ICA previously approved by the Board. This revenue is used for the repayment of the bonds issued for the redevelopment of the Shops at Walnut Creek.
- Operating expenses for 2022, 2021 and 2020 are also comparable. The expenses consist of the property tax increment collection fees paid to Jefferson County.
- Interest and fees expense 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 09/30/2022

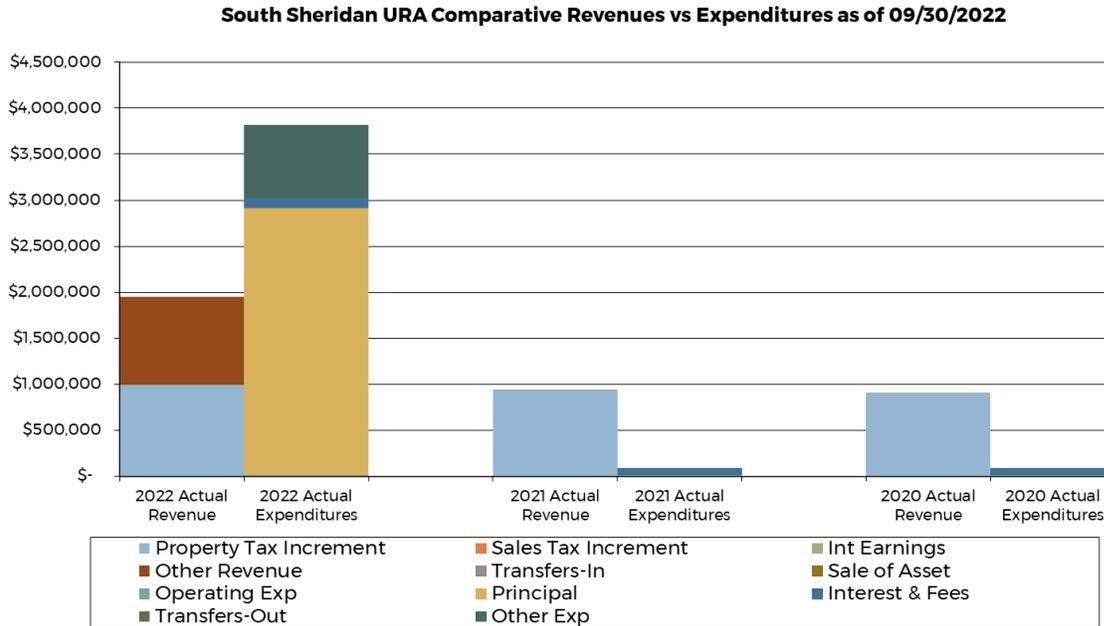


Description	2022	2021	Change
Property tax increment	\$ 11,878,742	\$ 11,306,577	\$ 572,165
Interest Earnings	78,639	22,435	56,204
Other Revenue	1,500	1,000	500
Operating Expenses	899,666	511,723	387,943
Interest and Fees	525,268	588,757	(63,489)
Transfers-out to GCIF	3,398,406	7,586,029	(4,187,623)

- The North Huron URA was established on January 26, 2004. The boundaries of the URA are approximately 124<sup>th</sup> Avenue to 150<sup>th</sup> Avenue and Interstate 25 to Huron Street. Development in the URA included the interchange at 144<sup>th</sup> Avenue and I-25, Huron Street improvements from approximately 124<sup>th</sup> Avenue to 150<sup>th</sup> Avenue, and the public improvements in the URA.
- The initial project provided for in this URA’s Plan is complete. However, additional projects have been 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. With current activity in the North Huron URA area, property tax increment has increased.
- Interest earnings are considerably higher than previous years due to the change in the market.
- Operating expenses consist of the property tax increment collection fee paid to Adams County and Intergovernmental Cooperation Agreement (ICA) obligations. The ICA expense decreased in accordance with changes in the assessed valuation for the corresponding overlapping districts (136<sup>th</sup> Avenue General Improvement District, Orchard Park Place North General Improvement District and Orchard Park Place North Metropolitan District).

- Transfers out related to the North Huron Interceptor Sewer project decreased for 3rd quarter 2022 compared to 3rd quarter 2021. 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. This project is nearing its completion.

### South Sheridan URA



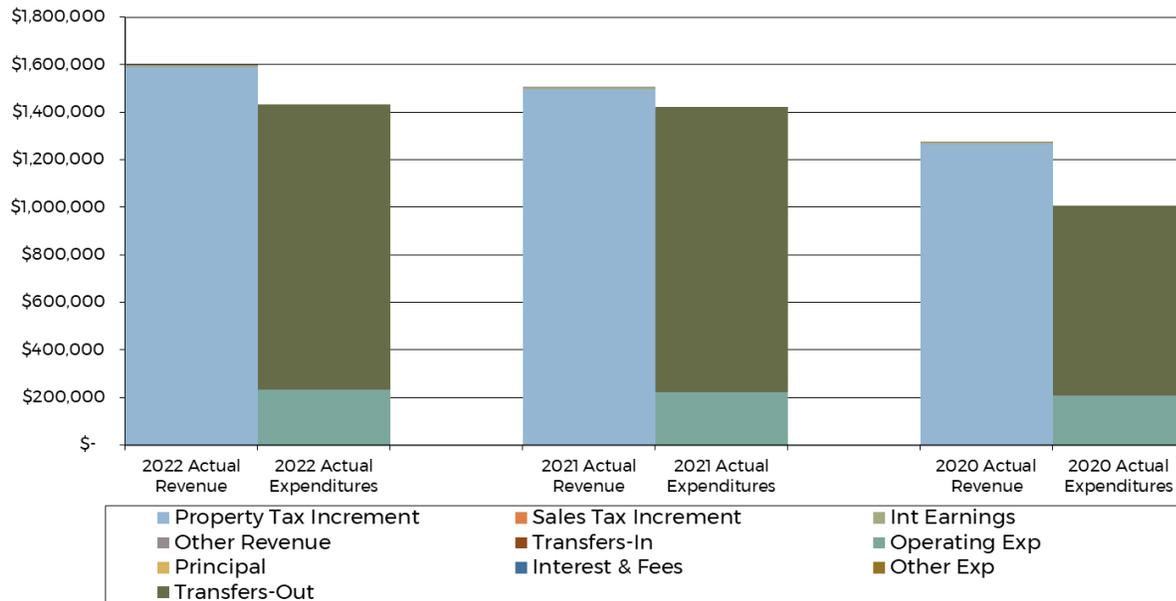
Description	2022	2021	Change
Property tax increment	\$ 989,696	\$ 937,064	\$ 52,632
Interest Earnings	2,581	3,072	(491)
Other Revenue	954,716	-	954,716
Operating Expenses	14,845	14,056	789
Principal	2,902,571	-	2,902,571
Interest and Fees	109,879	73,495	36,384
Other Expenses	787,429	-	787,429

- 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 with an increase in assessed valuations.
- Operating expenses consist of the property tax increment collection fee paid to Jefferson County. Property tax increment increased from 2022 to 2021, and thereby fees increased.
- The South Sheridan URA Debt was refinanced in September 2022. With a volatile interest rate market, staff analyzed the potential to prepay the loan with Vectra Bank and issue a refunding bond which was purchased by the City as an investment. This

resulted in an estimated \$582,000 in interest savings for WEDA. Prepayment of the loan allowed reserve funds to be applied to the outstanding principal and truncated the maturity date from December 1, 2028 to September 15, 2025. Increases in principal, interest and fees, other expenses and other revenue are all related to this refinancing.

## Westminster Center East URA

Westminster Center East URA Comparative Revenues vs Expenditures as of 09/30/2022



Description	2022	2021	Change
Property tax increment	\$ 1,589,108	\$ 1,497,599	\$ 91,509
Interest Earnings	7,112	7,233	(121)
Other Revenue	3,836	3,492	344
Operating Expenses	233,700	220,870	12,830
Transfers-out	1,200,000	1,200,000	-

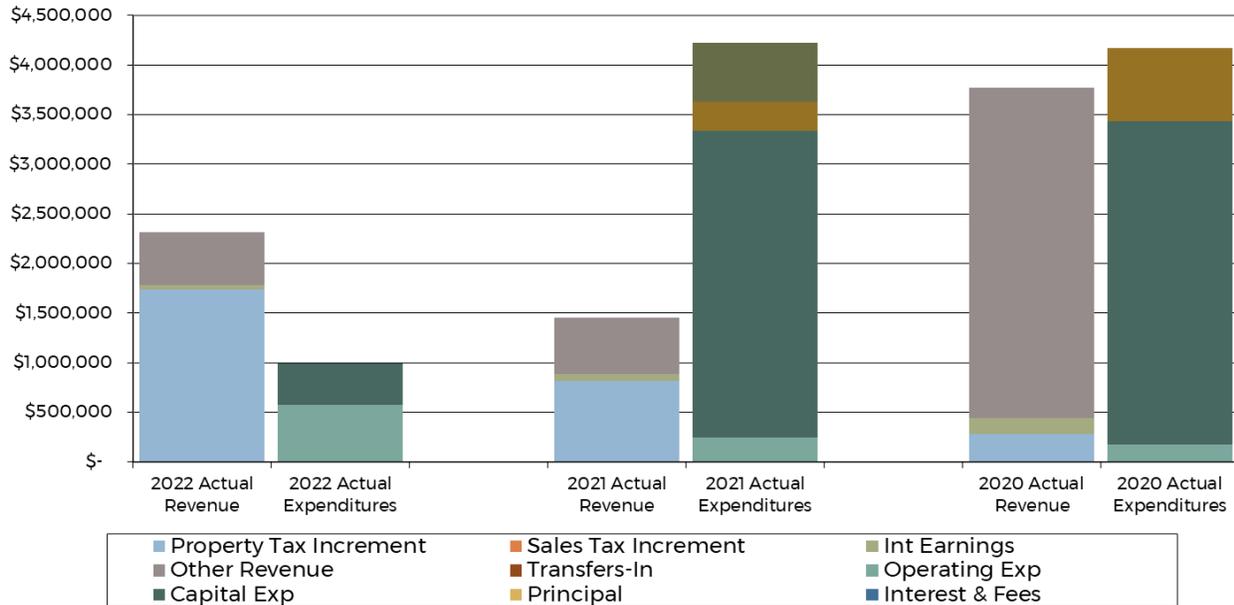
- The Westminster Center East Sub-Area URA was established on December 8, 2003. The approximate boundaries of the URA are commercial properties north of the Burlington Northern Railroad just south of 88<sup>th</sup> Avenue running north to 98<sup>th</sup> Avenue, west of Sheridan Boulevard and east of 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. The assessed valuation has increased from 2022 compared to 2021, therefore the property tax increment increased respectively.
- Other revenue, consisting of an administrative fee paid by the Hyland Village Metropolitan District for administering an ICA with WEDA, increased in 2022 consistent with an increase in ICA obligations in 2022 compared to the same period in 2021.
- 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 in accordance with the change in the assessed valuation for the corresponding overlapping district.

- Transfers-out to the General Capital Improvement Fund relates to an ICA previously approved by the Board to reimburse the City for obligations related to the development of Downtown Westminster.

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

**Westminster Center Urban Reinvestment Plan Area Comparative Revenues vs Expenditures as of 09/30/2022**



Description	2022	2021	Change
Property tax increment	\$ 1,733,430	\$ 812,750	\$ 920,680
Interest Earnings	49,864	74,141	(24,277)
Other Revenue	530,218	566,842	(36,624)
Operating Expenses	569,851	248,560	321,291
Capital Project Expenses	424,270	3,082,202	(2,657,932)
Other Expenses	-	293,844	(293,844)
Transfers-out	-	600,000	(600,000)

- 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 92<sup>nd</sup> Avenue on the north, 88<sup>th</sup> 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 2022 compared to 2021 due to the increased assessed valuation of the URA.
- In 2021 and 2022, other revenue consists of rents received from JC Penney and the Olive Garden, parking lease payments from Eaton Street Development; and land

sales. This revenue may fluctuate from year to year based on the agreements and land sales.

- 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 2022 to 2021, and thereby fees increased.
- Capital Project expenses are expenses for the redevelopment of the former Westminster Mall site and closing costs related to land sales. Expenses related to the redevelopment efforts decreased in comparison to this time in 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.
- Other expenses in 2021, is a result from removing inventory held for resale from the balance sheet and recording the land sale transaction as an expense.
- Transfers-out in 2021 is the amount available to repay the City for amounts advanced in accordance with an ICA between WEDA and the City for the redevelopment efforts that were previously approved by the Board. WEDA did not budget for this transfer in 2022.

**Westminster Economic Development Authority**  
**Obligations as of September 30, 2022**

	URA	Outstanding	2022 Activity		Outstanding
		Balance as of 1/1/2022	Add	(Delete)	Balance as of 09/30/2022
<i><u>Debt-Principal only</u></i>					
2012 WEDA Loan	North Huron	\$ 29,840,000	-	-	\$ 29,840,000
2012 WEDA Bonds	Mandalay	13,935,000	-	-	13,935,000
2012 WEDA Loan	South Sheridan	3,690,000	954,717	(3,690,000)	954,717
Total Debt		<u>\$ 47,465,000</u>	<u>\$ 954,717</u>	<u>\$ (3,690,000)</u>	<u>\$ 44,729,717</u>
<i><u>Interfund loans</u></i>					
Gen Capital Improv Fund	Holly Park	\$ 585,500	\$ -	\$ -	\$ 585,500
Total Interfund loans		<u>\$ 585,500</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 585,500</u>

**Westminster Economic Development Authority**  
**Unaudited Financial Position**  
**For the period ending September 30, 2022**

	<b>Holly Park</b>	<b>Mandalay Gardens</b>	<b>North Huron</b>	<b>South Sheridan</b>	<b>Westminster Center East</b>	<b>Westminster Center Urban Reinvestment Area</b>	<b>Total</b>
<b>Revenues</b>							
<i>Property Tax Increment</i>	\$ 66,144	\$ 2,187,183	\$ 11,878,742	\$ 989,696	\$ 1,589,108	\$ 1,733,430	\$ 18,444,303
<i>Sales Tax Increment</i>	-	-	-	-	-	-	-
<i>Interest Earnings</i>	192	19,024	78,639	2,581	7,112	49,864	157,412
<i>Other Revenue</i>	-	-	1,500	954,716	3,836	530,218	1,490,270
<i>Transfers In</i>	-	53,000	-	-	-	-	53,000
<i>Sale of Asset</i>	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>66,336</b>	<b>2,259,207</b>	<b>11,958,881</b>	<b>1,946,993</b>	<b>1,600,056</b>	<b>2,313,512</b>	<b>20,144,985</b>
<b>Expenses</b>							
<i>Operating Expenditures</i>	992	32,808	899,666	14,845	233,700	569,851	1,751,862
<i>Capital Project -proj exp</i>	-	-	-	-	-	424,270	424,270
<i>Principal</i>	-	-	-	2,902,571	-	-	2,902,571
<i>Interest &amp; Fees</i>	-	281,713	525,268	109,879	-	-	916,860
<i>Other Expenses</i>	-	-	-	787,429	-	-	787,429
<i>Transfers Out</i>	-	-	3,398,406	-	1,200,000	-	4,598,406
<b>Total Expenditures</b>	<b>992</b>	<b>314,521</b>	<b>4,823,340</b>	<b>3,814,724</b>	<b>1,433,700</b>	<b>994,121</b>	<b>11,381,398</b>
<i>Revenues Over(under) Exp</i>	65,344	1,944,686	7,135,541	(1,867,731)	166,356	1,319,391	8,763,587
Beginning Fund Balance	(585,050)	4,423,101	18,257,891	2,276,005	425,151	18,145,518	42,942,616
Ending Fund Balance**	\$ (519,706)	\$ 6,367,787	\$ 25,393,432	\$ 408,274	\$ 591,507	\$ 19,464,909	\$ 51,706,203

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

Restricted: Debt Service	\$ -	\$ 5,927,955	\$ 25,270,327	\$ 167,311	\$ -	\$ -	\$ 31,365,593
Committed: Urban Renewal	-	-	-	-	-	4,538,859	4,538,859
Assigned: Urban Renewal	(519,706)	439,832	123,105	240,963	591,507	14,926,050	15,801,751
<b>Total Fund Balance</b>	<b>\$ (519,706)</b>	<b>\$ 6,367,787</b>	<b>\$ 25,393,432</b>	<b>\$ 408,274</b>	<b>\$ 591,507</b>	<b>\$ 19,464,909</b>	<b>\$ 51,706,203</b>

CITY OF WESTMINSTER, COLORADO  
Westminster Economic Development Authority  
Balance Sheet  
Combining all URA's  
For the period ended September 30, 2022

	<b>2022</b>
<b>Assets</b>	
Current assets:	
Cash and cash equivalents	\$ 9,297,532
Receivables:	
Tax increment	18,944,611
Accounts	1,500
Notes	6,930,851
Interest	5,956
Other current assets-inventory	11,848,492
Total current assets	47,028,942
Non-current assets:	
Restricted Assets:	
Cash and cash equivalents	20,000
Cash and cash equivalents with fiscal agent	31,396,494
Total non-current assets	31,416,494
Total assets	\$ 78,445,436
 <b>Liabilities and Fund Balances</b>	
Liabilities:	
Current liabilities:	
Accounts payable and other	\$ 278,271
Deferred revenues	25,875,462
Total current liabilities	26,153,733
Non-current liabilities:	
Loans from other funds	585,500
Total non-current liabilities	585,500
Total liabilities	26,739,233
Fund balances:	
<i>Restricted</i>	
Debt service	31,365,593
<i>Committed</i>	
Urban renewal	4,538,859
<i>Assigned</i>	
Urban renewal	15,801,751
Total Fund Balances	51,706,203
Total Liabilities and Fund Balances	\$ 78,445,436

CITY OF WESTMINSTER, COLORADO  
Westminster Economic Development Authority  
Budgetary Comparison  
Combining all URA's  
For the period ended September 30, 2022

	2022 Original Budget	2022 Budget Amendments	2022 Final Budget	Actual Year-To-Date 2022
<b>Revenues:</b>				
Property tax increment	\$ 17,074,442	\$ 82,707	\$ 17,157,149	\$ 18,444,303
Interest	-	157.00	157	157,412
Rents	-	-	-	292,318
General revenues	4,850	-	4,850	243,236
Total revenues	<u>17,079,292</u>	<u>82,864</u>	<u>17,162,156</u>	<u>19,137,269</u>
<b>Expenditures</b>				
Operating	1,251,877	-	1,251,877	1,751,862
Capital projects - project expense	10,866,447	(3,398,406)	7,468,041	424,270
Principal	6,035,000	2,425,692	8,460,692	2,902,571
Interest and fees	1,768,254	12,020	1,780,274	916,860
Total expenditures	<u>19,921,578</u>	<u>(960,694)</u>	<u>18,960,884</u>	<u>5,995,563</u>
Excess of revenues over (under) expenditures	<u>(2,842,286)</u>	<u>1,043,558</u>	<u>(1,798,728)</u>	<u>13,141,706</u>
<b>Other financing sources (uses):</b>				
Payment to refunding escrow agent	-	(954,717)	(954,717)	(787,429)
Proceeds from refunding debt	-	954,717	954,717	954,716
Transfers (out)	(1,204,850)	(3,398,406)	(4,603,256)	(4,598,406)
Transfers in	67,800	-	67,800	53,000
Total other financing sources (uses)	<u>(1,137,050)</u>	<u>(3,398,406)</u>	<u>(4,535,456)</u>	<u>(4,378,119)</u>
Excess of revenue and other sources over (under) expenditures and other sources (uses)	<u>(3,979,336)</u>	<u>(2,354,848)</u>	<u>(6,334,184)</u>	<u>8,763,586</u>
Beginning fund balance	<u>3,979,336</u>	<u>-</u>	<u>3,979,336</u>	<u>42,942,616</u>
Ending fund balance	<u>\$ -</u>	<u>\$ (2,354,848)</u>	<u>\$ (2,354,848)</u>	<u>\$ 51,706,203</u>

This budget includes both current year and continuing appropriations from prior year unspent project budgets.