

## AGENDA

### **URA Finance Committee**

May 14, 2019

**11:00 am -12:00 pm**

1. Minutes March 19, 2019
2. North College Financial Overview

Other Business:

**URA Finance Committee Meeting Minutes**  
**3/19/19**  
**11am -12pm**  
**CIC Room – City Hall**

URA Committee Attendees: Darin Atteberry, Ross Cunniff, Ken Summers, Joe Wise, Christophe Febvre

Staff: Darin Atteberry, Jeff Mihelich, Jacqueline Kozak-Thiel, Josh Birks, Jennifer Baker, Mike Beckstead

Others: Carolynne White, BHFS

URA Finance Committee Meeting: 3/19/19  
Call Meeting to order: 11:05am

Item #1: Minutes 1/08/18, 2/27/18, 2/11/19. Febvre motioned, Ross seconded- motion passed unanimously. Next URA Finance Committee April 18, 2019, 10am-11am.

**A. COLLEGE AND DRAKE URBAN RENEWAL PLAN UPDATE – TAX ALLOCATION AGREEMENTS**

**EXECUTIVE SUMMARY**

The purpose of this item is to provide the Fort Collins Urban Renewal Authority (the "Authority") Finance Committee (the "Committee") an update on the incremental property tax allocation discussions taking place with the impacted tax entities. Authority staff has been engaging with the entities through the Plan Area Review Committee (the "PRC") and individually for the past several months. These discussions are beginning to come to a head and staff would like to report on the current status.

**GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED**

1. Does the Committee have any questions about the allocations of incremental tax revenue to support of the College and Drake Urban Renewal Plan?

**BACKGROUND/DISCUSSION**

The City of Fort Collins (the "City") is considering the adoption of a new Urban Renewal Plan, at the intersection of College Avenue and Drake Road, (the "Plan") to direct the activities of the Fort Collins Urban Renewal Authority (the "Authority"), pursuant to the Colorado Urban Renewal Law, C.R.S. §31-25-101 *et seq.*

The Plan enables the use of Tax Increment Financing ("TIF") as a tool to stimulate and leverage both public and private sector development, including redevelopment, to help *remedy adverse conditions and prevent the spread* of further deterioration. The Plan effort originated in response to two proposals for private development in the area. While these two projects are anticipated to occur in the near term, additional development and redevelopment may occur incrementally over the life of the Plan.

## BACKGROUND/DISCUSSION

The City of Fort Collins (the “City”) is considering the adoption of a new Urban Renewal Plan, at the intersection of College Avenue and Drake Road, (the “Plan”) to direct the activities of the Fort Collins Urban Renewal Authority (the “Authority”), pursuant to the Colorado Urban Renewal Law, C.R.S. §31-25-101 *et seq.*

The Plan enables the use of Tax Increment Financing (“TIF”) as a tool to stimulate and leverage both public and private sector development, including redevelopment, to help *remedy adverse conditions* and *prevent the spread* of further deterioration. The Plan effort originated in response to two proposals for private development in the area. While these two projects are anticipated to occur in the near term, additional development and redevelopment may occur incrementally over the life of the Plan.

### Intergovernmental Agreement - Allocations

The Larimer County Tax Increment Financing Study Group (the “TIF Study Group”) recommended that a Plan Area Review Committee (the “PRC”) be convened to prepare and review a Fiscal Impact Model (the “FIM”) and Project Evaluation Criteria (the “Evaluation Criteria”) for any proposed plan. Authority staff first convened the PRC on October 16, 2018. The PRC continued to meet over the next several months for a total of eight (8) meetings culminating in a final meeting on February 26, 2019. Authority staff anticipates reconvening the PRC after the formation of the Plan to debrief the process and sequence of negotiation. The PRC finalized the FIM and Evaluation Criteria which was presented to the negotiation teams of each tax entity in January of 2019. These materials along with a matrix of proposed public improvements has formed the basis for negotiations. In addition, a draft Intergovernmental Agreement (“IGA”) was circulated to each entity. The draft IGAs were consistent across all entities except for a few minor differences related to the circumstances of each entity. The objective of Authority staff is to continue to ensure continuity amongst the IGAs. The IGAs include several provisions that deal with the allocation of incremental property taxes anticipated within the proposed Plan. The provisions include:

**Increment Duration** – Urban renewal law limits the duration that incremental property tax revenue in a plan may be used to achieve plan objectives to 25 years.

- **Increment Allocation** – The IGAs specify the amount of incremental property tax revenue that the Authority will transfer to the impacted entity each year to offset financial impacts of serving the proposed development in the Plan. These numbers generally come from the FIM.

- **Increment Cap** – Authority staff has agreed to include a dollar cap on incremental property tax revenue to be collected from each impacted taxing entity. This cap will account for historic property appreciation. The cap will be limited to 2.0 percent growth over the 25-year period. If revenue grows faster than this rate then both parties will retain that growth based on the allocation amount annually; however, at no time will the URA retain more than the cap amount. Thus higher growth equals faster collection for the URA.

- **Improvement Exhibit** – Authority staff has agreed to limit the use of incremental property tax revenue to fund a specific exhibit listing proposed public and private improvements. The actual cost of these improvements may inflate over time consistent with the Boulder-Denver Engineering News Record rate of increase. This is a typical third-party source of construction cost used in the industry for this purpose.

- **No Precedent** – Authority staff has agreed to include a clause that indicating the IGAs related to the proposed Plan do not set precedent for future IGAs between the entity and

the Authority.

- **Annual Report** – Authority staff has agreed to provide an annual report on the total incremental revenue collected, the amount retained against the proposed revenue cap, and the status of constructing the various public improvements listed in the IGA exhibit.

Specific terms of the agreements, as currently reflected in the IGAs are summarized in **Table 1** below.

**Table 1  
Current IGA Assumptions and Inputs**

Taxing Entity / Revenue Source	Mills / Rate	Assumptions	Annual Increment to Entity	Annual Increment to URA	URA Increment Revenue CAP
City of Fort Collins / Property Tax	9.797	100% of Increment Committed	\$ -	\$ 88,501	\$ 2,835,000
City of Fort Collins / General Fund Sales Tax <sup>1</sup>	2.25%	50% of Net New Increment Committed	\$ 316,713	\$ 316,713	\$ 10,144,000
City of Fort Collins / Dedicated Sales Tax	1.60%	No Increment Committed	\$ 338,393	\$ -	\$ -
<b>Subtotal / City of Fort Collins</b>			<b>\$ 655,105</b>	<b>\$ 405,214</b>	<b>\$ 12,979,000</b>
Larimer County / Property Tax <sup>2</sup>	21.653	60% of Increment Committed	\$ 78,241	\$ 117,361	\$ 3,759,000
Foothills Gateway / Property Tax	0.750	No Increment Committed	\$ 6,775	\$ -	\$ -
Health District / Property Tax	2.167	66% of Increment Committed	\$ 6,656	\$ 12,920	\$ 414,000
Library District / Property Tax	3.000	66% of Increment Committed	\$ 9,214	\$ 17,886	\$ 573,000
Poudre School District / Property Tax	52.630	20.25 Mills of Increment Committed	\$ 292,504	\$ 182,928	\$ 5,859,000
Northern Water / Property Tax	1.000	No Increment Committed	\$ 9,033	\$ -	\$ -
Larimer County Pest Control District / Property Tax	0.142	No Increment Committed	\$ 1,283	\$ -	\$ -
<b>Subtotal / All Other Entities</b>			<b>\$ 403,706</b>	<b>\$ 331,095</b>	<b>\$ 10,605,000</b>
<b>Total</b>			<b>\$1,058,811</b>	<b>\$ 736,309</b>	<b>\$ 23,584,000</b>

<sup>1</sup> Excludes Sales at the Existing King Soopers being relocated

<sup>2</sup> Excludes 0.7500 Mills dedicated to Foothills Gateway

**Status of Negotiations:**

Authority Staff has engaged with the impacted tax entities through the Plan Area Review Committee (the “PRC”) and individually, below is a short summary of the status with each:

- **Larimer County** – Authority and County staff have met several times to discuss the allocation and the Commissioners have reviewed the proposal. Staff is finalizing terms with the County and anticipates the IGA will be considered by the Commissioners prior to the March 28<sup>th</sup> Authority Board meeting. (NOTE: *these conversations have also included the Foothills Gateway and Larimer County Pest Control Districts*);
- **Poudre School District (PSD)** – Authority and PSD staff have met five times – starting in October and most recently on February 26, 2019 – to discuss the terms of an IGA. PSD staff continue to indicate a single point is at issue before the PSD Board of Education can review the rest of the terms. The PSD BOE discussed the item at the March 12, 2019 meeting – at this time their positions has not changed.

- **Poudre River Library District** – Authority and Library staff have met to discuss the terms of an allocation agreement. Authority staff presented the current terms to the Board on March 11, 2019 to generally favorable response. Drafts of the IGA are being exchanged and will hopefully be ready for consideration in early April by the Library Board.
- **Northern Larimer County Health District** – Authority and Health District staff have met to discuss the terms of an IGA several times. The Health District staff have kept their Board up-to-date on the discussions. A revised version of the IGA will be presented in hopes that the Health District Board can consider it at their April 9<sup>th</sup>, 2019 meeting.
- **Northern Water Conservation District** – Authority staff remains in contact with Northern staff; however, no direct meetings have occurred – Northern has made their position relative to allocation clear

## **SCHEDULE UPDATE**

At the time of printing this report, Authority staff continues to plan to present the proposed College and Drake Urban Renewal Plan to the City Council on April 16, 2019. This is subject to change based on recent information shared by PSD staff. A detailed update on the schedule will be provided at the Committee meeting.

## **ATTACHMENTS**

1. Staff Presentation

## **DISCUSSION**

### **College & Drake Urban Renewal Plan Update – Tax Allocation Agreements**

Josh; Allocation Agreement Updated, today will be a quick update.

1. Questions about the process?
2. How the allocation conversation and associated IGAs are going?

Conversations thus far have been set around the Duration, Allocation, Revenue Cap & Specific Improvements. ENR Inflation rate of 2% has been built into the expenses. Not all of the improvements will be built on day one. IGAs proposed do not set a precedent in any way shape or form and there will be an annual reporting requirement that will include revenue collected, how much went to entities, revenue cap and how far along we are in the list of improvements.

In terms of agreements, we had a great conversation yesterday with the City on its commitment and the cooperation agreement. This includes, 100% of city's property tax increment, with the 2% cap, this represents about 2.8 million in total revenue. 50% of the net new increment with the general fund rate of 2.25% is about 300K annually and about 10million total across the 25 years. Total City commitment of about 13 million into the plan area.

Timeline:

Larimer County- 60% of increment, excluding Foothills Gateway and Pest Control portions. 120K flows into the plan area every year, total just under 4million in total cap.  
Health District & Library District follow a similar pattern

Poudre School District- We made an offer to leave out mill levy override, bond mills, gets us to 27 total mills left – split that 75% going to URA, 25% going to school district.

NCWCD- They have been very clear they are not willing to split their 1 mill with the URA and would require a different approach, other than what we have been doing, to do such. We do not have an IGA proposed with NCWCD.

When we combine this altogether, we get to 24 million in total revenue, assuming the 2% Cap and that the school district is in at 20mills – this is still subject to change. We have had conversations with Larimer County, we are very close and should have an IGA this week. We similarly have calls out to Library and Health District to see if they want to continue to move forward despite the delay. We anticipate that they are still willing to move forward.

Originally, we were planning on presenting the Urban Renewal Plan to Council on April 16<sup>th</sup> but that wasn't going to allow for the other entities to first approve their IGAs and then have the URA approve. We are not trying to have the other taxing approve their IGAs at their next meeting so that we can bring them to the URA Board on April 24<sup>th</sup>. This will give the URA Board a chance to consider all of the IGAs that are ready at that point. We will then hold off on formally adopting the Plan Area until all of the IGAs are approved. As staff we talked at length about what the best approach would be, we thought the approach of delaying the plan and moving forward with the IGAs that we have reached agreement with best. Once all of the IGAs are approved then the Plan Area will be formally adopted. This is all in the memo sent to the Board.

Troxell; Thank you.

Summers; When does the 25 years begins?

Josh & Carolynne; This begins when City Council authorizes the plan.

Summers; in terms of revenue, how does that work?

Josh; Revenue doesn't start flowing right away. From a property tax perspective, you won't see a significant amount of increment for a few years. Construction must be completed, then it takes a couple of cycles of property assessment for us to see the revenue.

Carolynne; Typically, this delay is 3-5 years. In a 25-year plan area, you typically only have increment for 20-21 years.

Summers; I appreciate the reference to timelines. What about construction completion? 2021?

Josh; Brinkman is anticipating construction as soon as possible after the plan is adopted. It's likely that they won't start until early next year, then roughly 15-18months of construction. Kings is roughly on the same timeline. The private projects are likely to be complete in 2021. Then increment is delayed a little bit from there. It depends on how we go about funding our list of improvements as to when improvements will be constructed. Some may be constructed as part of the private project others will be later on.

Summers; Property assessments are done on what years?

Carolynne; Property assessments are done every other year, typically odd number years. However, new construction triggers change in evaluation, but it depends on when and how it

happened to trigger a new evaluation. Typically, if improvements are done Aug-Dec then this isn't accounted for in until the following year. There is a great deal of variability, but the model takes into account that the revenues are not flowing in years 1, 2, and 3.

Josh; Let me confirm that. I want to make sure we have that level of nuance accounted for.

Carolynne; Certainly, from a bond analysis this is true.

Josh; Yes.

Carolynne; In terms of net proceeds we can get from that revenue stream you would factor into account that you won't actually have revenue the first couple of years.

Febvre; Authority is authorized to collect up to \$23million. So far as a group we've discussed 13million? But at some later date can the same group authorize more expenditures?

Josh; with the IGAs, we are writing them with a list of items authorized by the IGAs with an ENR standard rate of inflation. The only way we can add things to it, is for each taxing entity and the URA to agree to it. We stop collecting once the list is complete.

Febvre; What happens to the difference of the two dollars?

Josh; It goes back to the taxing entity.

Carolynne; IGAs are written so that we are only authorized to spend tax increment on an agreed upon list of improvements. Once this is complete, the plan is terminated, and increment goes back to entities. Once the list of improvements is complete, we could go back to the taxing entities and ask for authorization to keep the revenue and spend it on other improvements, but this is only possible if everyone agrees.

Febvre; Can you collect more revenue than you spend?

Carolynne; The stature allows you to do that but with the way our agreement is written, we really can't do that.

Carolynne; At the end, if we have money left that we are not authorized to keep, we have to pay it back to the taxing bodies.

Febvre; Is there anything we can creatively do for the City to meet the school backfill?

Josh; I put that to CFC yesterday and the direction I got was that there was no desire to undertake that at this time.

Febvre; I haven't approached this on our side either, but I wonder if there is anything we can do, at this point it sounds like there is not.

Josh; We know that the amount each taxing entity allocates cannot go beyond the Cap amount, this narrows the risk. However, I think every entity is at clear place of understanding their maximum risk.



Troxell; When will we have a definitive response from PSD?

Febre; We have one.

Carolynne; We have put forward our last best and final offer to the PSD as well and are looking to discuss legal options with the URA Board next week.

Josh; We are looking at an executive session next week to discuss where we are in the negotiation process and sequencing of events to forward based on Board direction.

Febre; The overall plan schedule will be delayed from what it sounds like?

Josh; Yes

Carolynne; There will be some delay, depending on what path the Board chooses, will dictate on what the delay will be.

Febvre; To be clear, I will not be there next week. I will read carefully through the minutes, look to my colleagues on the Board and stay informed with the outcomes of this meeting the best that I can.

Josh; Originally, we had City Council scheduled to consider adoption the plan area on April 16<sup>th</sup>. Staff did not feel like it made sense at this time to adopt the plan on April 16<sup>th</sup>, because it forced us to leave out unresolved issues. There was no way we would have issues resolved by April 16<sup>th</sup>, this is why we delayed adoption of the Plan Area.

Carolynne; We could not see any option to where we could be ready for April 16<sup>th</sup>.

Wise; Narrowing the list of improvements has really helped out special districts move forward. The special districts have a much higher comfort level making an agreement based on the work from staff, PRC and Finance Committee, all of their work is very appreciated.

Adjourned: 3/19. 11:29am



# **URA 6-MONTH PLANNING CALENDAR**

May 2019 – November 2019

Created: 5/9/2019 11:35 AM

## **CALENDAR SUBJECT TO FREQUENT CHANGES**

Email URA Staff for up-to-date information: [URABoardInfo@fcgov.com](mailto:URABoardInfo@fcgov.com)

*“The mission of the Urban Renewal Authority is to remedy blight, using Tax Increment Financing, to leverage private capital investment, and stimulate sustainable development and public improvement projects.”*

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### **BOARD OF COMMISSIONERS:**

**Wade Troxell, Chair**  
**Ross Cunniff, Vice Chair**  
**Julie Pignataro**  
**Christophe Febvre**  
**Steve Johnson**  
**Emily Gorgol**

**Susan Gutowsky**  
**Andy Smith**  
**Kristin Stephens**  
**Ken Summers**  
**Joe Wise**

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**(Items are listed in no particular order)**

URA Board Meeting	Selection Committee	Planning & Zoning Board
Plan Area Review Committee	URA Finance Committee	City Council Meeting
Public Open House	City Council Finance Committee	Legal Contract Review Committee

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<b>Meeting Info</b>	<b>Agenda Item</b>	<b>The purpose of this item is to...</b>
<b>May 14</b> <b>Time:</b> <b>11:00am</b> <b>Location: CIC</b>	<b>URA Finance Committee</b>	Agenda: North College Financial Overview
<b>May 22</b> <b>Time: 4:00pm</b> <b>Location: CIC</b>	<b>URA Legal Contract Review Committee</b>	Agenda: Review Attorney Contract with URA
<b>June 12</b> <b>Time: 1:00pm</b> <b>Location: CIC</b>	<b>URA Finance Committee</b>	Agenda: TBD
<b>June 27</b> <b>Time: 8am-12pm</b> <b>Location: Innosphere</b>	<b>URA Board Meeting</b>	URA Board Half Day Retreat: Strategic Planning Session
	Strategic Planning Session	Set URA Board Goals & Visions for 2019-2020
<b>July 16</b> <b>Time:</b> <b>11:00am</b> <b>Location:</b> <b>TBD</b>	<b>URA Finance Committee</b>	Agenda: TBD
<b>July 25</b> <b>Time: 3:00pm</b> <b>Location: CIC</b>	<b>URA Board Meeting</b>	Agenda: TBD

URA Board Meeting	Selection Committee	Planning and Zoning Board
Plan Area Review Committee	URA Finance Committee	City Council Meeting
Public Open House	City Council Finance Committee	

Meeting Info	Agenda Item	The purpose of this item is to...
	501 Spaulding- Watermark	Discuss possible TIF participation in a private development project
<b>August 14</b> <b>Time: 1:00pm</b> <b>Location: CIC</b>	<b>URA Finance Committee</b>	Agenda: TBD
<b>August 22</b> <b>Time: 3:00pm</b> <b>Location: CIC</b>	<b>URA Board Meeting</b>	Agenda: TBD
<b>September 11</b> <b>Time: 2:00pm</b> <b>Location: CIC</b>	<b>URA Finance Committee</b>	Agenda: TBD
<b>September 26</b> <b>Time: 3:00pm</b> <b>Location: CIC</b>	<b>URA Board Meeting</b>	Agenda: TBD
<b>October 14</b> <b>Time: 2:00pm</b> <b>Location: CIC</b>	<b>URA Finance Committee</b>	Agenda: TBD
<b>October 24</b> <b>Time: 3:00pm</b> <b>Location: CIC</b>	<b>URA Board Meeting</b>	Agenda: TBD

URA Board Meeting	Selection Committee	Planning and Zoning Board
Plan Area Review Committee	URA Finance Committee	City Council Meeting
Public Open House	City Council Finance Committee	

Meeting Info	Agenda Item	The purpose of this item is to...
<b>November 7</b> <b>Time: 3:00pm</b> <b>Location: CIC</b>	<b>URA Board Meeting</b>	Agenda: TBD
<b>November 13</b> <b>Time: 3:00pm</b> <b>Location: CIC</b>	<b>URA Finance Committee</b>	Agenda: TBD

**UNSCHEDULED OR UPCOMING ITEMS**

<b>Item</b>	<b>Purpose of Item</b>
URA Budget Review/Approval Prospect & College Project (S. Prospect) King Soopers Project 501 Spaulding	Revise the budget process and provide new management reporting Discuss possible TIF participation in a private development project Discuss possible TIF participation in a private development project Discuss possible TIF participation in private development project

URA Board Meeting	Selection Committee	Planning and Zoning Board
Plan Area Review Committee	URA Finance Committee	City Council Meeting
Public Open House	City Council Finance Committee	

**URA Finance Committee**  
 Agenda Planning Calendar 2019-2020  
 RVSD 5/9/2019 mnb  
 Location: CIC Room  
 (Agenda Items listed in no particular order)

<b>May 14th</b>	Meeting Time: 11:00am		
	North College Financial Overview	60 min	R. Rogers

<b>June 12<sup>th</sup></b>	Meeting Time: 1:00pm		
	TBD	60 min	J. Birks

<b>July 16th</b>	Meeting Time: 11:00am		
	TBD	60 min	J. Birks

- Future Council Finance Committee Topics:
- Projected sales tax revenue Spradley-Barr-Mazda
  - 2020 URA Budget format
  - N. College CAG meeting with URA Finance Board
  - URA IGA Allocation

**URA FINANCE COMMITTEE  
AGENDA ITEM SUMMARY**

**Staff:** Josh Birks  
Rachel Rogers

**Date:** May 14, 2019

**SUBJECT FOR DISCUSSION**

North College Financial Overview

**EXECUTIVE SUMMARY**

The purpose of this item is to provide the Fort Collins Urban Renewal Authority (the "Authority") Finance Committee (the "Committee") an update on the financial status, commitments and revenue of the North College URA.

**GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED**

1. Does the Committee have any questions about the information presented?
2. Does the Committee feel the Board will need additional information about the information presented?

**BACKGROUND/DISCUSSION**

Staff plan to update the Board regularly on the financial status of the current three URA's, starting with the North College URA. We believe this is important for transparency, and to confirm to the Board that staff is closely tracking the finances of the URAs.

**ATTACHMENTS**

2018-2022 Excel file  
2018-2022 Word explanation file

## North College URA Financial Overview

### Revenue

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- Total TIF revenue collected through 2019 is \$13.1M.
- Additional revenue forecasted through 2030 (2029 tax increment) is \$24.0M.
  - ⇒ Assumes a 2% property tax increase every other year.
- Other revenue (interest, etc.) totals \$0.5M for 2014-2029.

### Expenses

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#### *Operating*

- Operating expenses consist of personnel costs, good and services, bank fees and the fee from the County for tax collection (2% of TIF revenue).
- The North College URA has been paying for personnel costs, good and services, and bank fees for the Midtown and Mall URAs due to limited cash flow for those URAs. The North College URA will be reimbursed by the other URAs and those dollars are included in the analysis.

#### *Reimbursement Agreements*

- Hickory Commons – The Authority shall pay to the Developer fifty percent (50%) of the Tax Increment that was generated from the Property and paid for the previous calendar year up to maximum eligible costs of \$136,072. There has been no increment generated to-date, so no payments have been made. In addition, the Authority will pay \$1,361 to the developer if/when the developer delivers the Energy Star Certification to the Authority, which must be within two years of the date that a Certificate of Occupancy for the Buildings has been issued by the City to the Developer.
- Lyric – The Authority shall pay to the Developer fifty percent (50%) of the Tax Increment that was generated from the Property and paid for the previous calendar year up to maximum eligible costs of \$252,650. The first \$43,650 in revenue goes back to the City for ROW repay obligation.
- Feeders Supply – The Authority shall pay to the Developer fifty percent (46%) of the Tax Increment that was generated from the Property and paid for the previous calendar year up to maximum eligible costs of \$72,472. In addition, the Authority will pay \$1,584 to the developer if/when the developer delivers the Energy Star Certification to the Authority, which must be within two years of the date that a Certificate of Occupancy for the Buildings has been issued by the City to the Developer.
- Aspen Heights – The Authority shall pay to the Developer fifty percent (50%) of the Tax Increment that was generated from the Property and paid for the previous calendar year up to maximum eligible costs of \$894,287. This property was sold on 12/13/2016, and as per section 2.9 of the Redevelopment Agreement, developer



was required to get approval from the URA for the sale. This condition was not met, therefore no payments will be made on this agreement.

### **Capital**

- Whitewater Park - In 2018, the URA contributed \$300k to this project (ordinance 2018-058).
- North College Drainage Improvement District, Phase 1- In 2019, the URA budgeted a contribution of \$300k to this Stormwater project to complete the preliminary stormwater project. This project is located at North Mason Street (Alpine Street to Hickory Street), along with Alpine Street, Pinon Street and Hemlock Street (Mason Street to North College Avenue). This was part of the 2019-2020 BFO process.

### **Debt Service**

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- Loan from General Fund to URA for RMI2 – RMI2 repaid part of the loan to the URA, while the URA “forgave” the remainder of the loan. The URA is paying the remaining debt service to the General Fund for that loan with a principal amount of \$2,035,211. Debt service is due through 2024.
- In 2013, the URA consolidated and refinanced its outstanding debt with the General Fund and the Stormwater Fund. Total debt is \$11.085M, with final debt service payment made in 2029. The URA is required to keep a year’s debt service in the restricted fund balance.

## North College URA

	Actual (Unaudited) 2018	Forecast 2019	Forecast 2020	Forecast 2021	Forecast 2022
<b>Revenue</b>					
Property Tax Increment	1,841,552	1,978,124	2,037,468	2,037,468	2,098,592
Interest on Balances	37,116	21,717	22,662	20,000	19,000
<b>Total Revenue (Cash Inflow)</b>	<b>\$1,878,668</b>	<b>\$1,999,841</b>	<b>\$2,060,130</b>	<b>\$2,057,468</b>	<b>\$2,117,592</b>
<b>Expense</b>					
Operating	229,311	395,143	405,749	412,999	421,617
Reimbursement Agreements	4,817	21,398	21,832	21,832	22,492
<b>Sub-total Operating</b>	<b>234,128</b>	<b>416,541</b>	<b>427,581</b>	<b>434,831</b>	<b>444,109</b>
<b>Capital Project Contributions</b>					
Whitewater Park	300,000				
Stormwater (west side of College)		300,000			
<b>Sub-total Capital</b>	<b>300,000</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Debt Service</b>					
<b>URA payment to City (RMI)</b>	<b>359,503</b>	<b>367,195</b>	<b>367,029</b>	<b>375,021</b>	<b>374,841</b>
Principal	252,333	266,692	273,360	288,567	295,781
Interest	107,170	100,503	93,669	86,454	79,060
<b>URA payment on outside debt</b>	<b>946,813</b>	<b>948,963</b>	<b>944,363</b>	<b>948,963</b>	<b>947,363</b>
Principal	595,000	615,000	635,000	665,000	690,000
Interest	351,813	333,963	309,363	283,963	257,363
<b>Sub-total Debt Service</b>	<b>1,306,316</b>	<b>1,316,158</b>	<b>1,311,392</b>	<b>1,323,984</b>	<b>1,322,204</b>
<b>Total Cash Outflow</b>	<b>\$1,840,444</b>	<b>\$2,032,699</b>	<b>\$1,738,972</b>	<b>\$1,758,814</b>	<b>\$1,766,312</b>
<b>Net Change in Cash</b>	<b>38,225</b>	<b>(32,858)</b>	<b>321,157</b>	<b>298,653</b>	<b>351,280</b>
<b>Prior year ending cash position</b>	<b>1,372,680</b>	<b>1,410,905</b>	<b>1,378,047</b>	<b>1,699,204</b>	<b>1,997,858</b>
<b>Ending Cash</b>	<b>\$1,410,905</b>	<b>\$1,378,047</b>	<b>\$1,699,204</b>	<b>\$1,997,858</b>	<b>\$2,349,137</b>
<i>Owed from other URA Funds</i>	<i>600,000</i>	<i>692,520</i>	<i>892,198</i>	<i>1,097,425</i>	<i>1,306,756</i>
<i>Restricted Fund Balance</i>	<i>(948,963)</i>	<i>(944,363)</i>	<i>(948,963)</i>	<i>(947,363)</i>	<i>(944,763)</i>
<b>Available Fund Balance</b>	<b>\$1,061,942</b>	<b>\$1,126,204</b>	<b>\$1,642,440</b>	<b>\$2,147,920</b>	<b>\$2,711,131</b>
<b>Projected Ending Balance 2030</b>	<b>\$12,356,398</b>				
<i>this includes operating payback from other URAs</i>					
<b>Outstanding Debt Balances</b>					
URA to City (RMI2)	1,782,878	1,516,186	1,242,826	954,259	658,478
URA to bondholders	8,265,000	7,650,000	7,015,000	6,350,000	5,660,000
<b>Total</b>	<b>10,047,878</b>	<b>9,166,186</b>	<b>8,257,826</b>	<b>7,304,259</b>	<b>6,318,478</b>

*In 2023 the cash balance is larger than the total remaining debt owed.*

### Assumptions:

- 2% growth in property tax TIF every other year.
- URA ceases operation 12/20/2029.
- 2029 property tax TIF will be received in 2030.
- No repayment to Aspen Heights.