

2011 Urban Renewal Authority Annual Report

Brighton Urban Renewal Authority
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All Projects

REVENUES

Property tax increment	\$4,038,218
Sales tax increment	\$92,983
Other increment	
Subtotal Tax Increment Revenue	\$4,131,201

Interest earnings	\$18,231
Project fees	\$0
User fees	\$0
Grants and gifts(Boettcher Grant)	\$57,917
Other	\$0
Subtotal Other Revenue	\$76,148

Total Revenue	\$4,207,349
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EXPENDITURES

Program administration & Operations	\$833,402
URA capital improvement projects	
Debt service	\$1,058,512
Restricted funds	

Agreements with other taxing bodies:

Weld County	\$264,556
Adams County	\$0
City of Brighton	\$656,886
Greater Brighton Fire	\$172,876
SD 27J	\$115,706

School District Weld RE8	\$112,670
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Total Expenditures	\$3,214,608
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DEBT COSTS

Current tax increment obligations	Vestas(\$20,000,000)	\$992,741
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Total 2011 debt service payments	(See Above)	
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BASE PROPERTY TAX REVENUE TO OTHER TAXING ENTITIES

BASE Adams County	BASE Weld County
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	2002 \$27,432,900.00	2009 \$131,010.00	
	2011 \$45,777,280.00	2011 \$622,700	
Per Cent Increase in Base	166.87%	475.30%	

FINANCIAL AUDIT

View the most recent financial audit on-line at:

N/A

BLIGHT FACTOR REMEDIATION

<p>Urban Renewal Area "A" Blight Factors</p> <p>103(2)(b) defective streets</p> <p>103(2)(a) Slum, deteriorated structures</p> <p>103(2)(d) unsafe conditions</p> <p>103(2)(k.5) health, safety, or welfare factors</p> <p>103(2)(f) unusual topography</p> <p>103(2)(e) deterioration of site</p> <p>103(2)(c) faulty lot layout</p>	<p>Description of Remediation Activity:</p> <p>Major redevelopment of 17 acre site now housing movie theater, restaurants, & services</p> <p>Redevelopment of 5 yr vacant building now with Big Lots & Mi Pueblo</p> <p>Several other in-fill developments.</p> <p>40 Façade Improvement Projects</p>
<p>Urban Renewal Area "B" Blight Factors</p> <p>103(2)(c) faulty lot layout</p> <p>103(2)(d) unsafe conditions</p> <p>103(2)(f) unusual topography</p> <p>103(2)(b) defective streets</p> <p>103(2)(h) dangerous conditions</p>	<p>Description of Remediation Activity:</p> <p>Vestas developed 300 acre site for nacelles and blades assembly & manufacturing respectively creating several hundred jobs.</p>
<p>Urban Renewal Area "C" Blight Factors</p> <p>103(2)(a) Slum, deteriorated structures</p> <p>103(2)(b) defective streets</p> <p>103(2)(c) faulty lot layout</p> <p>103(2)(d) unsafe conditions</p> <p>103(2)(e) deterioration of site</p> <p>103(2)(f) unusual topography</p> <p>103(2)(h) dangerous conditions</p> <p>103(2)(i) unsafe buildings</p>	<p>Description of Remediation Activity:</p> <p>90 acres developed with new Adams County Government Center.</p> <p>Remaining 660 acres remains to be developed. Water and Sewer have been provided to site to prepare for development</p>

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103(2)(j) contamination
103(2)(k.5) health, safety, or welfare
factors

PUBLIC/PRIVATE INVESTMENT

Project:	Private investment over past 10 years has exceeded \$400,000,000	
	reflecting greater than \$10 of private investment for every \$1.00 of public investment.	
Developer cost URA participation		
Total project cost		\$0
Project description:		
Anticipated completion date:		

For more information

For more information on urban renewal projects from prior years please visit prior annual reports at www.brightonura.org