

# 2012 Urban Renewal Authority Annual Report

Brighton Urban Renewal Authority  
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## All Projects

<b>REVENUES</b>	
Property tax increment	\$4,561,154
Sales tax increment	\$201,667
Other increment	
<b>Subtotal Tax Increment Revenue</b>	<b>\$4,762,821</b>
Interest earnings	\$14,748
Project fees	\$0
User fees	\$112,498
Grants and gifts(Boettcher Grant)	\$0
Other (Sale of Property)	\$445,000
<b>Subtotal Other Revenue</b>	<b>\$572,246</b>
<b>Total Revenue</b>	<b>\$5,335,067</b>

<b>EXPENDITURES</b>	
Program administration & Operations	\$904,857
URA capital improvement projects	\$164,629
Debt service	\$1,128,100
Restricted funds	
<i>Agreements with other taxing bodies:</i>	
Weld County	\$344,065
Adams County	\$0
City of Brighton	\$965,941
Greater Brighton Fire	\$224,599
SD 27J	\$172,546
School District Weld RE8	\$107,221
<b>Total Expenditures</b>	<b>\$4,011,958</b>

<b>DEBT COSTS</b>		
Current tax increment obligations	Vestas(\$20,000,000)	\$1,136,492
Total 2012 debt service payments	(See Above)	

<b>BASE PROPERTY TAX REVENUE TO OTHER TAXING ENTITIES</b>		
	BASE Adams County 2002 \$27,432,900.00 2012 \$45,933,060	BASE Weld County 2009 \$131,010.00
Per Cent Increase in Base	167.44%	475.30%

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## FINANCIAL AUDIT

View the most recent financial audit on-line at:

[www.brightonco.gov](http://www.brightonco.gov)

## BLIGHT FACTOR REMEDIATION

Urban Renewal Area "A" Blight Factors

103(2)(b) defective streets

103(2)(a) Slum, deteriorated structures

103(2)(d) unsafe conditions

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

103(2)(f) unusual topography

103(2)(e) deterioration of site

103(2)(c) faulty lot layout

Urban Renewal Area "B" Blight Factors

103(2)(c) faulty lot layout

103(2)(d) unsafe conditions

103(2)(f) unusual topography

103(2)(b) defective streets

103(2)(h) dangerous conditions

Urban Renewal Area "C" Blight Factors

103(2)(a) Slum, deteriorated structures

103(2)(b) defective streets

103(2)(c) faulty lot layout

103(2)(d) unsafe conditions

103(2)(e) deterioration of site

103(2)(f) unusual topography

103(2)(h) dangerous conditions

103(2)(i) unsafe buildings

103(2)(j) contamination

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

Description of Remediation Activity:

Major redevelopment of 17 acre site now housing movie theater, restaurants, & services

Redevelopment of 5 yr vacant building now with Big Lots & Mi Pueblo

Several other in-fill developments.

40 Façade Improvement Projects

Description of Remediation Activity:

Vestas developed 300 acre site for nacelles and blades assembly & manufacturing respectively creating several hundred jobs.

Description of Remediation Activity:

90 acres developed with new Adams County Government Center.

Remaining 660 acres remains to be developed. Water and Sewer have been provided to site to prepare for development

## PUBLIC/PRIVATE INVESTMENT

Project:

Private investment over past 11 years has exceeded \$400,000,000

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reflecting greater than \$10 of private investment for every \$1.00 of public investment.

Developer cost  
URA participation

Total project cost

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](http://www.brightonura.org)