

2011 Urban Renewal Authority Annual Report

Edgewater Redevelopment Authority
2401 Sheridan Boulevard
Edgewater, Colorado 80124
www.edgewaterco.com

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All Projects

REVENUES

Property tax increment	\$27,800
Sales tax increment	NA
Other increment	NA
Subtotal Tax Increment Revenue	\$27,800

Interest earnings	\$4,870
Project fees	\$0
User fees	\$0
Grants and gifts	\$0
Other	\$0
Subtotal Other Revenue	\$4,870

Total Revenue	\$32,670
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EXPENDITURES

Program administration	\$54,480
URA capital improvement projects (maintenance)	\$44,679
Debt service	N/A
Restricted funds	N/A

Agreements with other taxing bodies: N/A

Total Expenditures	\$99,159
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DEBT COSTS

Current tax increment obligations	N/A
Total 2011 debt service payments	N/A

BASE PROPERTY TAX REVENUE TO OTHER TAXING ENTITIES

Current property tax base amount	\$9,812,953
Percent of increase in base amount	83%

FINANCIAL AUDIT

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View the most recent financial audit on-line at:

www.edgewaterco.com

BLIGHT FACTOR REMEDIATION

Urban Renewal Area Blight Factors

Description of Remediation Activity:

The original Edgewater Urban Renewal Plan of 1985 eliminated blighted structures and deteriorated site improvements to accommodate the Edgewater Marketplace shopping center. When the original Plan's 25-year TIF period expired, the Plan was amended in 2010 to continue the removal of blighted conditions in the Plan Area, namely, deterioration to buildings and site improvements, as well as high vacancies occurring after the closing of the Center's anchor tenant, King Soopers.

PUBLIC/PRIVATE INVESTMENT

Project:	Edgewater Marketplace
Developer cost	TBD
URA participation	TBD
Total project cost	\$0
Project description:	purchased strip center in front of former King Soopers site to facilitate redevelopment and improve visibility for existing retailers
Anticipated completion date:	2013-2014

For more information

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