

# 2011 Urban Renewal Authority Annual Report

Sheridan Redevelopment Agency Contact:  
4101 S. Federal Blvd. Devin Granbery  
Sheridan, CO 80110-4316 (303) 762-2200  
[www.ci.sheridan.co.us](http://www.ci.sheridan.co.us) [dgranbery@ci.sheridan.co.us](mailto:dgranbery@ci.sheridan.co.us)

## All Projects

### REVENUES

Property tax increment	\$1,480,713
Sales tax increment	\$3,376,535
Other increment	
<b>Subtotal Tax Increment Revenue</b>	<b>\$4,857,248</b>
Interest earnings	\$2,897
Project fees (Public Improvement Fee)	\$1,658,370
User fees	
Grants and gifts	
Other	\$13,636
<b>Subtotal Other Revenue</b>	<b>\$1,674,903</b>
<b>Total Revenue</b>	<b>\$6,532,151</b>

### EXPENDITURES

Program administration	\$991,394
URA capital improvement projects	
Debt service	\$28,717,045
Restricted funds	

*Agreements with other taxing bodies:*

<b>Total Expenditures</b>	<b>\$29,708,439</b>
---------------------------	---------------------

### DEBT COSTS

Current tax increment obligations	\$147,510,000
Total 2011 debt service payments	\$28,717,045

### BASE PROPERTY TAX REVENUE TO OTHER TAXING ENTITIES

Current property tax base amount	\$5,912,240
Percent of increase in base amount	1.32% over 2010

# 2011 Urban Renewal Authority Annual Report

## FINANCIAL AUDIT

View the most recent financial audit on-line at: [emma.msrb.org](http://emma.msrb.org)

## BLIGHT FACTOR REMEDIATION

Urban Renewal Area "A" Blight Factors Description of Remediation Activity:  
None

Urban Renewal Area "B" Blight Factors Description of Remediation Activity:

Urban Renewal Area "C" Blight Factors Description of Remediation Activity:

## PUBLIC/PRIVATE INVESTMENT

Project: River Point at Sheridan

Developer cost \$75,600,000

URA participation \$147,510,000

Total project cost \$223,110,000

Project description:

Redevelopment of 136 acres situated in part over a capped landfill. Construction included the removal of waste, placement of vapor mitigation systems for methane gas and construction of public improvement infrastructure needed to support 780,000 of newly constructed retail space.

Anticipated completion date:

Construction of public infrastructure was completed in 2008. Buildout and full leasing of retail space is projected to be at year end 2016.

# 2011 Urban Renewal Authority Annual Report

## For more information

For more information on urban renewal projects from prior years please visit prior annual reports at [emma.msrb.org](http://emma.msrb.org)