

2011 Urban Renewal Authority Annual Report

Wheat Ridge Urban Renewal
 Authority dba Renewal Wheat
 Ridge
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 Wheat Ridge, CO 80033
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	Wheat Ridge Town Center	Project #2	All Projects
REVENUES			
Property tax increment	\$ -	\$ -	\$ -
Sales tax increment	\$ 400,000	\$ -	\$ 400,000
Other increment	\$ -	\$ -	\$ -
Subtotal Tax Increment Revenue	\$ 400,000	\$ -	\$ 400,000
Interest earnings	\$ 9,000	\$ -	\$ 9,000
Project fees	\$ -	\$ -	\$ -
User fees	\$ -	\$ -	\$ -
Grants and gifts	\$ -	\$ -	\$ -
Other	\$ 1,067,316	\$ -	\$ 1,067,316
Subtotal Other Revenue	\$ 1,076,316	\$ -	\$ 1,076,316
Total Revenue	\$ 1,476,316	\$ -	\$ 1,476,316

EXPENDITURES			
Program administration	\$ -	\$ -	\$ -
URA capital improvement projects	\$ 330,187	\$ -	\$ 330,187
Debt service	\$ 288,000	\$ -	\$ 288,000
Restricted funds	\$ -	\$ -	\$ -
<i>Agreements with other taxing bodies:</i>	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Total Expenditures	\$ 618,187	\$ -	\$ 618,187

DEBT COSTS			
Current tax increment obligations	\$ -	\$ -	\$ -
Total 2011 debt service payments	\$ 288,000	\$ -	\$ 288,000

**BASE PROPERTY TAX REVENUE
 TO OTHER TAXING ENTITIES**

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Current property tax base amount	\$	-	\$	-
Percent of increase in base amount		0.00%		0.00%

FINANCIAL AUDIT

View the most recent financial audit on-line at: www.ci.wheatridge.co.us

BLIGHT FACTOR REMEDIATION

check if project affected the factor

103(2)(a) Slum, etc	
103(2)(b) defective streets	X
103(2)(c) faulty lot layout	X
103(2)(d) unsafe conditions	X
103(2)(e) deterioration of site	X
103(2)(f) unusual topography	
103(2)(h) dangerous conditions	
103(2)(i) unsafe buildings	X
103(2)(j) contamination	X
103(2)(k.5)	
103(2)(l) impairs growth	X

PUBLIC/PRIVATE INVESTMENT

Project:	Town Center North					
Developer cost	\$	186,220	\$	-	\$	186,220
URA participation	\$	330,187	\$	-	\$	330,187
Total project cost	\$	1,295,199	\$	-	\$	1,295,199

Project description: Plating of land to accommodate the development on three lots zoned for mixed-use. Completed land sale for 88-unit CHFA funded project to open in October 2012

Anticipated completion date: TBD

For more information

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For more information on urban renewal projects from prior years please visit prior annual reports at