

2012 Urban Renewal Authority Annual Report

Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge	Contact:	Steve Art
7500 W. 29th Avenue	(name)	
Wheat Ridge, CO 80033	(telephone)	303-235-2806
www.ci.wheatridge.co.us	(email)	sart@ci.wheatridge.co.us

	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	\$ 5,000	\$ -	\$ 5,000
Project fees	\$ -	\$ -	\$ -
User fees	\$ -	\$ -	\$ -
Property Sale	\$ 730,000	\$ -	\$ 730,000
Other	\$ 195,000	\$ -	\$ 195,000
Subtotal Other Revenue	\$ 930,000	\$ -	\$ 930,000
Total Revenue	\$ 1,330,000	\$ -	\$ 1,330,000

EXPENDITURES			
Program administration	\$ 77,000	\$ -	\$ 77,000
URA capital improvement projects	\$ 642,674	\$ -	\$ 642,674
Debt service	\$ 350,000	\$ -	\$ 350,000
Restricted funds	\$ -	\$ -	\$ -
<i>Agreements with other taxing bodies:</i>	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,069,674	\$ -	\$ 1,069,674

DEBT COSTS			
Current tax increment obligations	\$ -	\$ -	\$ -
Total 2012 debt service payments	\$ 350,000	\$ -	\$ 350,000

BASE PROPERTY TAX REVENUE TO OTHER TAXING ENTITIES			
Current property tax base amount	\$ -	\$ -	\$ -
Percent of increase in base amount	0.00%	0.00%	0.00%

FINANCIAL AUDIT			
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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	TBD	\$	-	\$ -
URA participation		\$	-	\$ -
Total project cost		\$	-	\$ -

Project description:	92 units of senior affordable housing using CHFA funds. Project still requiring approval of CHFA in turn costs are only estimates at this time
Anticipated completion date:	TBD

For more information

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