



RENEWAL WHEAT RIDGE

Progress Through Partnership



2014 Annual Report

The Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge was formed by City Council in 1977.

Renewal Wheat Ridge (RWR) was created by the City Council and granted authority under the Urban Renewal Law to perform the following:

- ◆ Undertake urban renewal projects and execute contracts connected therewith.
- ◆ Buy and sell property; dedicate property it owns for public projects
- ◆ Sue and be sued.
- ◆ Enter property and building, with the consent of the owner, to undertake surveys or appraisals.
- ◆ Condemn property or leases.
- ◆ Borrow money.
- ◆ Make appropriations and expenditures of its funds; invest its funds subject to certain restrictions.
- ◆ Make reasonable relocation payments.
- ◆ Contract with consultants or advisors to accomplish URA duties.

Current Urban Renewal Plans are approved for the following areas:

- ◆ Wheat Ridge Town Center
- ◆ Wadsworth Boulevard Corridor
- ◆ 38th Avenue Corridor
- ◆ West 44th Avenue/Ward Road
- ◆ I70/Kipling Corridors

The plans can be amended by RWR with Council providing sole authority to approve all amendments. The amendments are reviewed by the Planning Commission for consistency with the Wheat Ridge Comprehensive Plan (“Envision Wheat Ridge”).

2014 Goals

- ◆ Completion of land transactions within Town Center North - Completed
- ◆ Remove blight on key corridors including 38th and Wadsworth - In negotiations
- ◆ 38th and Kipling - In construction phase

2014 Renewal Wheat Ridge Board

Chair - Kristi Davis/Council Representative

Vice Chair - Tim Rogers, District III

Members

Jesse Hill, District I; James Bahrenberg, District II; Janet Leo, District IV, Shane Nicolson, At Large Member; Walt Pettit - Member at Large

Executive Director: Patrick Goff. Manager: Steve Art

Residential:

Town Center North - Town Center North is a 7.6 acre parcel owned by RWR. In 2011 the site was platted and a new subdivision was formed which created 3 new lots. That same year, lot 1 was sold to Wazee Partners. In the Spring Wazee broke ground on the Town Center Apartments that opened in October 2011.

On May 11, 2012, RWR entered into a sales and purchase agreement with Wazee for the purchase lot 3 which was to contain 92 residential rental units and up to 6,000 sq. ft. of retail space. The sale was contingent upon Wazee's ability to obtain tax credits by the Colorado Housing & Finance Authority. The project was denied funding in September 2013. Shortly thereafter, Wazee coordinated with RWR staff to downsize the project and move the project from lot 3 to lot 1. Wazee purchased lot 1 in November 2014 and lot 3 in December 2014.



The sales of lots 1 & 3 enabled RWR to repay its bank debt on the subdivision as well as an internal loan to the City of Wheat Ridge.

Commercial Projects:

Kipling Ridge - RWR approved a Tax Increment Financing (TIF) agreement with Millennium Venture Group for the development of the Kipling Ridge Shopping Center at the southwest corner of Kipling Street and 38th Avenue. RWR bonded, through a loan with Colorado State Bank and Trust, for just over \$2,000,000. The City of Wheat Ridge provided a \$1,000,000 economic incentive. These funds are used for public improvements to the site. The debt servicing will be repaid through the property and sales tax generated by the project.

38th and Wadsworth Site Remediation - In October 2013, RWR purchased the lot at the southeast corner of 38th Avenue and Yukon Court for \$340,000. The site contained identified underground contamination from a previous use. In 2014, RWR approved a contract with Terracon, Inc. to demolish the building and remediate the underground contamination. Upon site remediation, RWR anticipates receiving a 'No Further Action' (NFA) letter from the Colorado Department of Public Health and Environment (CDPHE) that will allow RWR to sell the parcel for commercial development. RWR will still be responsible for site monitoring until such time as the site is determined to require no additional monitoring by CDPHE for any identified contaminants.

38th and Wadsworth - A TIF request was submitted for this project in 2014 by Quadrant Development Partners (QDP). A project proforma was submitted and an independent third party evaluated the proforma. As of the writing of this report, staff is in negotiations with QDP on the amount of TIF that will be offered. If approved, the project site should begin construction in the spring of 2015.

Fund Balances:

Town Center - The approved 2015 budget estimated that RWR would end the 2014 fiscal year with a fund balance of \$1,392,941. This estimate included a land sale of Lots 1 & 3 in Town Center North (TCN) for \$1,425,000.

Total revenues for 2014 were estimated at \$2,258,000. This included \$475,000 in sales tax increment from the Town Center project and the land sales at TCN. Balance carryover totaled \$1,219,260 leaving an estimated fund balance of \$3,477,260. Expense estimates for 2014 were \$2,084,319.

38th Avenue Corridor - The 2015 approved budget estimates the project will have revenues of \$51,000 with matching expenses.

Kipling Ridge - Kipling Ridge began with a beginning fund revenue of \$3,455,000. Which includes a \$1,000,000 economic development grant to the project and a CSBT loan of \$2,455,000. Expenditures in 2014 were \$1,687,560.

2014 Expenses:

38th and Wadsworth Site Remediation - In 2014, RWR incurred expenses for the site remediation of approximately \$265,380.

Long Term Fiscal Commitments:

- ◆ Colorado State Bank and Trust - \$2,455,000 - Kipling Ridge Project
- ◆ Installation of a traffic signal at 44th Avenue and Vance Street - \$285,000
- ◆ Loan repayment with City - Yukon Court - \$340,000
- ◆ Perrin's Row TIF - 20 years - \$467,000
- ◆ ~~First Bank of Wheat Ridge Loan --\$2,271,000~~ - Fully paid in May 2014
- ◆ ~~Annual maintenance of detention pond --\$33,000~~ - Property sold December 2014
- ◆ ~~Loan with City - Sanitary Sewer Line --\$350,000~~ - Fully Repaid in December 2014

For more information contact Steve Art
Urban Renewal Manager at 303-235-2806

2013 BUDGET

Town Center

	12/31/2013 Actual	1/1/2014 Budget	8/31/2014 Adjusted	8/31/2014 Actual	12/31/2014 Estimate	1/1/2015 Proposed
BEGINNING FUND BALANCE	\$1,136,754	\$1,219,260	\$1,219,260	\$1,219,260	\$1,219,260	\$1,392,941
Revenues						
37-500-00-501 Property Tax Increment	\$0	\$0	\$0	\$0	\$0	\$0
37-500-00-504 Sales Tax Increment	\$498,613	\$425,000	\$425,000	\$253,902	\$475,000	\$300,000
37-520-01-549 CDBG	\$0	\$0	\$0	\$0	\$0	\$0
37-580-00-581 Interest	\$17,345	\$17,000	\$17,000	\$3,491	\$18,000	\$20,000
37-580-00-582 Rental Income	\$0	\$0	\$0	\$0	\$0	\$0
37-580-01-583 Property Sales	\$0	\$425,000	\$425,000	\$0	\$1,425,000	\$400,000
37-580-00-585 Cont. from General Fund	\$0	\$0	\$1,478,515	\$1,478,515	\$0	\$0
37-580-00-588 Miscellaneous Income	\$1,250	\$0	\$40,000	\$40,000	\$40,000	\$0
CHFA Brownfields Loan					\$300,000	\$54,052
TOTAL REVENUE	\$517,208	\$867,000	\$2,385,515	\$1,775,908	\$2,258,000	\$774,052
TOTAL AVAILABLE FUNDS	\$1,653,962	\$2,086,260	\$3,604,775	\$2,995,168	\$3,477,260	\$2,166,993
Personnel						
37-120-600-602 Salaries	\$0	\$0	\$0	\$0	\$0	\$0
37-120-600-625 FICA	\$0	\$0	\$0	\$0	\$0	\$0
Total Personnel	\$0	\$0	\$0	\$0	\$0	\$0
Supplies						
37-120-650-651 Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0
37-120-650-654 Printing & Photocopying	\$0	\$0	\$0	\$0	\$0	\$0
37-120-650-655 Postage	\$0	\$0	\$0	\$0	\$0	\$0
Total Supplies	\$0	\$0	\$0	\$0	\$0	\$0
Services						
37-120-700-702 Conference & Meetings	\$30	\$0	\$1,000	\$75	\$75	\$0
37-120-700-706 Dues, Books, Sub	\$0	\$0	\$0	\$0	\$0	\$0
37-120-700-740 Mileage	\$0	\$0	\$0	\$0	\$0	\$0
37-120-700-750 Professional Services	\$21,320	\$50,000	\$85,000	\$22,727	\$30,000	\$35,000
37-120-700-758 City Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0
37-120-700-760 Utilities & Maint.	\$6,182	\$40,000	\$73,000	\$9,401	\$9,700	\$5,000
37-120-700-799 Misc.	\$1,246	\$0	\$0	\$0	\$0	\$0
Total Services	\$28,778	\$90,000	\$159,000	\$32,203	\$39,775	\$40,000
Capital						
37-120-800-801 Debt Servicing for TCN and 38/Yukon	\$292,674	\$218,674	\$149,674	\$117,203	\$157,203	\$967,238
37-120-800-872 Site Improvements	\$113,250	\$5,000	\$2,649	\$2,649	\$303,000	\$330,000
37-120-800-873 Payment to Fire District	\$0	\$0	\$0	\$0	\$0	\$0
37-120-890-897 Trans to Walgreens Fund	\$0	\$0	\$0	\$0	\$0	\$0
37-120-900-901 Interest	\$0	\$0	\$105,826	\$105,826	\$105,826	\$0
37-120-900-902 FirstBank Loan	\$0	\$0	\$1,478,515	\$1,478,515	\$1,478,515	\$0
City Internal Loan Repayment	\$0	\$0	\$0	\$0	\$0	\$690,413
Total Capital	\$405,924	\$223,674	\$1,704,193	\$1,704,193	\$2,044,544	\$1,987,651
TOTAL EXPENDITURES	\$434,702	\$313,674	\$1,736,396	\$1,736,396	\$2,084,319	\$2,027,651
ENDING FUND BALANCE	\$1,219,260	\$1,772,586	\$1,868,379	\$1,258,772	\$1,392,941	\$139,342

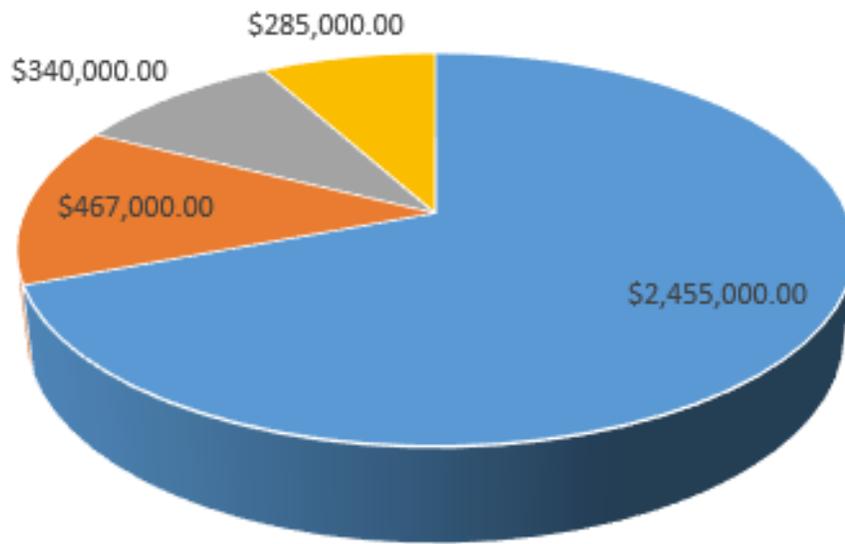
38th Avenue Corridor

	12/31/2013 Actual	1/1/2014 Budget	8/31/2014 Actual	12/31/2014 Estimate	1/1/2015 Proposed
BEGINNING FUND BALANCE		\$ -			\$ -
Revenues					
37-500-02-501 Property Tax Increment	\$ 13,496	\$ 13,500	\$ 10,967	\$ 10,967	\$ 11,000
37-580-00-584 Sales Tax Increment	\$ 59,476	\$ 60,000	\$ 3,467	\$ 40,000	\$ 40,000
37-580-00-581 Interest	\$ -	\$ -			
37-580-02-588 Sale of Property	\$ -	\$ -			
TOTAL REVENUE	\$ 72,972	\$ 73,500	\$ 14,434	\$ 50,967	\$ 51,000
TOTAL AVAILABLE FUNDS	\$ 72,972	\$ 73,500	\$ 14,434	\$ 50,967	\$ 51,000
Services					
37-122-700-702 Conference & Meetings	\$ -	\$ -			\$ -
37-122-700-706 Dues, Books, Sub	\$ -	\$ -			\$ -
37-122-700-740 Mileage	\$ -	\$ -			\$ -
37-122-700-750 Professional Services	\$ -	\$ -			\$ -
37-122-700-758 City Reimbursement	\$ -	\$ -			\$ -
37-122-700-799 Misc.	\$ -	\$ -			\$ -
Total Services	\$ -	\$ -	\$ -	\$ -	\$ -
Capital					
37-122-800-801 Acquisition & Relocate	\$ -	\$ -			
37-122-800-872 Site Improvements	\$ 25,853	\$ -		\$ -	0
37-122-900-901 Loan Payment	\$ -	\$ -			0
Total Capital	\$ 25,853	\$ -	\$ -	\$ -	0
TOTAL EXPENDITURES	\$ 25,853	\$ -	\$ -	\$ -	\$ -
ENDING FUND BALANCE	\$ 47,119	\$ 73,500	\$ 14,434	\$ 50,967	\$ 51,000

Kipling Ridge

				1/1/2014	8/31/2014	12/31/2014	1/1/2015
				Budget	Actual	Estimate	Proposed
BEGINNING FUND BALANCE				\$0	\$0	\$0	\$1,312,547
Revenues							
37-580-00-588	Miscellaneous Income			\$3,455,000	\$3,455,000	\$3,455,000	\$268,000
TOTAL REVENUE				\$3,455,000	\$3,455,000	\$3,455,000	\$268,000
TOTAL AVAILABLE FUNDS				\$3,455,000	\$3,455,000	\$3,455,000	\$1,580,547
Services							
37-120-700-750	Professional Services			\$128,259	\$128,259	\$128,259	\$0
Total Services				\$128,259	\$128,259	\$128,259	\$0
Capital							
37-120-800-801	Debt Servicing for Kipling Ridge			\$81,241	0	\$42,453	\$187,578
37-120-800-872	Site Improvements			\$3,000,000	\$673,395	\$2,100,000	\$900,000
Total Capital				\$3,081,241	\$929,913	\$2,142,453	\$1,087,578
TOTAL EXPENDITURES				\$3,209,500	\$929,913	\$2,142,453	\$1,087,578
ENDING FUND BALANCE				\$245,500	\$2,525,087	\$1,312,547	\$492,969

RWR Long Term Projects



■ Kipling Ridge
 ■ Perrin's Row
 ■ Yukon Court Loan
 ■ Signal -44th and Vance



RENEWAL WHEAT RIDGE