

2018 ADOPTED ANNUAL BUDGET

# Brighton Urban Renewal Authority



# Brighton Urban Renewal Authority



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Commissioner



**Wayne Scott**  
Commissioner



**Mark Humbert**  
City Council  
Representative



**Ryan Johnson**  
Executive Director of  
Urban Renewal

## BUDGET MESSAGE

To: BURA Authority Members  
From: Ryan Johnson, Executive Director  
Date: October 6, 2017  
Subject: 2018 Budget Resolution for the Brighton Urban Renewal Authority

The Brighton Urban Renewal Authority (BURA)'s mission is to encourage investment and reinvestment within targeted areas of the community while strengthening the tax base of the whole city and growing the area's job base. The Authority was organized April 16, 2002. The 2018 budget plans for four urban renewal areas:

- Downtown Urban Renewal Area (Core BURA)
- North Brighton Employment Urban Renewal Area (North BURA)
- South Brighton Urban Renewal Area (South BURA)
- North Brighton Urban Renewal Area 2 (North BURA 2 – Greenleaf)

BURA leverages resources and partnerships to deliver high quality community improvements. Incremental property tax revenues are the primary funding sources for BURA, with supplemental revenue from sales tax, charges for services and grants. Examining fund balances across BURA as of June 30, 2017 and estimated activity through remaining 2017, the expenditures and revenues budgeted for 2018, though requiring use of fund balance, will be within beginning fund balance amounts to retain significant reserves.

### Core BURA

Revenues in CORE BURA are primarily from Adams County property tax which is expected to remain at \$1.4 million in 2018. The 2017 preliminary certification of valuation for the tax increment financing area is flat. This value forms the basis of the taxes which will be collected by BURA in 2018.

In December 2015 BURA refunded its 2009 Tax Increment Revenue Bonds (TIRB) which had financed the construction of the Brighton Pavilions and improvements to the Armory Cultural Center. The 2015 TIRB Series was issued in two series: Series A in the amount of \$9,890,000 and Series B in the amount of \$555,000. The refunding resulted in interest rate reductions that produced a net present value savings of \$1,192,035 or 12% of the refunded bonds. Series B was paid in 2016, therefore, the 2018 budget appropriates debt service payments for Series A only, which has an interest rate of 3.5%. Debt service principal and interest is budgeted at \$770,000 and \$315,700 respectively.

BURA continues to work closely with the Downtown Partnership Committee (DPC), a membership organization that advocates for Downtown through business recruitment and support. BURA budgets \$86,100 of operating expenses to fund "Downtown Initiative" BURA projects.

The Armory cultural center is owned and operated by BURA. The facility hosts local and regional events and performances. The 2018 proposed budget for expenditures is \$354,451. 2018 budget revenues include receipt of 2018 City of Brighton Lodging Tax Grant.

### North BURA

Revenues in North BURA are primarily from Weld County property tax which is expected to remain at \$3.2 million in 2018. The 2018 preliminary certification of valuation for the tax increment financed area is flat. This value forms the basis of the taxes which will be collected in 2018.

Pursuant to revenue sharing agreements in place since inception of this area, BURA retains a 5%-7% administrative overhead amount. Fund balance related to the administrative overhead is budgeted in 2018 as a “transfer for administration” of \$416,100 to fund BURA administrative expenses. The remaining collected property tax or sales tax is budgeted for treasurer fees, reimbursements to developers for infrastructure improvements and rebates to other tax entities.

### South and SE BURA

Since the economic downturn of 2008, these urban renewal areas have been “on-hold”. While the Authority is continuing to work to plan and promote development in these areas, the 2018 budget does not contain appropriations for these areas.

### BURA Administration

In 2018, revenues for the BURA administration are funded from transfers from North BURA in the amount of \$416,100.

The 2018 budgeted amount for administrative expenses is \$368,119.

### Summary

The Brighton Urban Renewal Authority has helped redevelop the community’s blighted areas. Strategic investments built infrastructure to support new business, affordable housing and cultural amenities that bring more people here to Brighton to live, learn, work and play. We recognize the dedicated efforts of all officials and staff in managing and accounting for the Authority’s operations.

Respectfully submitted,

Ryan Johnson  
Executive Director

**BRIGHTON URBAN RENEWAL AUTHORITY**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**2018 ADOPTED BUDGET**

	BURA Admin	CORE BURA					North BURA	South BURA	SE BURA and North BURA 2	BURA Grand Total
		Core BURA Debt & Rebates	Core BURA Capital Projects	Core BURA Downtown Initiative & Leases	Core BURA Armory/Cultural Center	Core BURA Total				
Sales Tax Transfer COB	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 300,000	
Property Tax	-	1,400,000	-	-	-	3,240,000	900	250	4,641,150	
Grant Revenue	-	-	-	75,000	-	-	-	-	75,000	
Charges for Services	-	-	-	50,000	-	-	-	-	50,000	
Developer Contributions	-	-	18,000	-	-	-	30	-	18,030	
Investment Earnings	1,500	-	-	(10,000)	-	-	-	-	(8,500)	
Transfer for Administration	416,100	-	-	-	-	-	-	-	416,100	
<b>Total Revenues</b>	<b>417,600</b>	<b>1,600,000</b>	<b>18,000</b>	<b>115,000</b>	<b>1,733,000</b>	<b>3,340,000</b>	<b>930</b>	<b>250</b>	<b>5,491,780</b>	
<b>EXPENDITURES</b>										
Current Operating:										
Personnel Services	159,326	-	5,100	124,801	129,901	-	-	-	289,227	
Purchased Services	154,800	-	2,000	70,250	72,250	-	-	-	227,050	
Operating Leases	53,993	-	86,100	159,400	245,500	-	-	-	299,493	
Treasurer's Fees	-	23,000	-	-	23,000	50,000	20	20	73,040	
Reimbursement and Rebates	-	120,000	-	-	120,000	3,125,000	-	-	3,245,000	
Debt Service:										
Principal	-	770,000	-	-	770,000	-	-	-	770,000	
Interest and Fiscal Charges	-	315,700	-	-	315,700	-	-	-	315,700	
Capital Projects	-	160,000	-	-	160,000	-	-	-	160,000	
Transfer For Administration	-	-	-	-	-	416,100	-	-	416,100	
<b>Total Expenditures</b>	<b>368,119</b>	<b>1,228,700</b>	<b>93,200</b>	<b>354,451</b>	<b>1,836,351</b>	<b>3,591,100</b>	<b>20</b>	<b>20</b>	<b>5,795,610</b>	
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>49,481</b>	<b>371,300</b>	<b>(75,200)</b>	<b>(239,451)</b>	<b>(103,351)</b>	<b>(251,100)</b>	<b>910</b>	<b>230</b>	<b>(303,830)</b>	
Intra Fund Transfer--Core BURA	-	(474,651)	75,200	239,451	-	-	-	-	-	
<b>Projected Beginning Fund Balance, January 1, 2018</b>	<b>2,757,522</b>				<b>2,257,570</b>	<b>455,196</b>	<b>3,764</b>	<b>2,651</b>	<b>5,476,703</b>	
<b>Projected Ending Fund Balance, December 31, 2018</b>	<b>\$2,807,003</b>				<b>\$2,154,219</b>	<b>\$204,096</b>	<b>\$4,674</b>	<b>\$2,881</b>	<b>\$5,172,873</b>	

**BRIGHTON URBAN RENEWAL AUTHORITY**  
**BURA ADMINISTRATION**

	<u>2016</u> <u>Actual</u>	<u>2017</u> <u>Projected</u>	<u>2018</u> <u>Adopted</u>
<b>REVENUES</b>			
Sales Tax Transfer from City of Brighton	\$ 43,451	\$ -	\$ -
Transfer North BURA Overhead	208,307	-	-
Loan Proceeds	2,510,000	-	-
City of Brighton Grant	125,000	-	-
Charges for Services	6,242	-	-
Investment Earnings	32,332	1,190	1,500
Miscellaneous	2,879	-	-
Transfer for Administration	-	416,100	416,100
<b>TOTAL REVENUES</b>	<u>2,928,211</u>	<u>417,290</u>	<u>417,600</u>
<b>EXPENDITURES</b>			
<b>Personnel Services</b>			
Salaries and wages	109,878	114,591	120,877
Benefits	38,099	31,080	38,449
Administrative Allocation	37,413	48,358	-
<b>Total Personal Services</b>	<u>185,390</u>	<u>194,029</u>	<u>159,326</u>
<b>Purchased Services</b>	<u>88,231</u>	<u>64,479</u>	<u>154,800</u>
<b>Operating Expenses</b>			
Supplies and Materials	2,203	3,610	6,000
Repair and Maintenance	8,812	-	-
Travel Expenses	2,474	2,446	9,000
Communication	3,836	1,932	3,000
Utilities	1,988	274	-
Treasurer's Fees	-	-	-
Land Purchased for Resale	-	-	-
Miscellaneous	14,508	13,538	32,993
Printing	15	214	3,000
<b>Total Operating Expenditures</b>	<u>33,836</u>	<u>22,014</u>	<u>53,993</u>
<b>Core BURA Urban Upgrade Projects</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>TOTAL EXPENDITURES</b>	<u>307,457</u>	<u>280,522</u>	<u>368,119</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	2,620,754	136,768	49,481
<b>BEGINNING FUND BALANCE</b>	<u>-</u>	<u>2,620,754</u>	<u>2,757,522</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 2,620,754</u>	<u>\$ 2,757,522</u>	<u>\$ 2,807,003</u>

**Brighton Urban Renewal Authority**  
**Core BURA Debt & Rebates**

	<u>2016 Actual</u>	<u>2017 Projected</u>	<u>2018 Adopted</u>
<b>REVENUES</b>			
Sales Tax Transfer from City of Brighton	\$ 237,392	\$ 208,560	\$ 200,000
Property Tax	1,450,470	1,532,187	1,400,000
Earnings on Investments	20,035	806	-
<b>TOTAL REVENUES</b>	<u>1,707,897</u>	<u>1,741,553</u>	<u>1,600,000</u>
<b>EXPENDITURES</b>			
Professional Fees	9,007	-	-
Treasurer's Fees	21,757	22,970	23,000
Miscellaneous	738	2,000	-
Core BURA Urban Upgrade Projects	-	-	-
Debt Service:			
Principal	680,000	745,000	770,000
Interest	361,493	341,775	315,700
Total Debt Service	<u>1,041,493</u>	<u>1,111,745</u>	<u>1,085,700</u>
Tax Rebates	127,360	115,958	120,000
Transfer for Administration	140,000	-	-
Note to Brighton Housing Authority	15,969	23,101	-
<b>TOTAL EXPENDITURES</b>	<u>1,356,324</u>	<u>1,227,703</u>	<u>1,228,700</u>
<b>INTRAFUND TRANSFER--CORE BURA</b>			
Core BURA Projects	(372,121)	(145,000)	(160,000)
Downtown Initiative & Leases	(69,545)	(42,275)	(75,200)
Armory	(175,307)	(140,846)	(239,451)
<b>Total Intrafund Transfer In (Out)</b>	<u>(616,973)</u>	<u>(328,121)</u>	<u>(474,651)</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(265,400)	185,729	(103,351)
<b>BEGINNING FUND BALANCE</b>	<u>2,337,241</u>	<u>2,071,841</u>	<u>2,257,570</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 2,071,841</u>	<u>\$ 2,257,570</u>	<u>\$ 2,154,219</u>

**Brighton Urban Renewal Authority**  
**CORE BURA Capital Projects**

	<u>2016</u> <u>Actual</u>	<u>2017</u> <u>Projected</u>	<u>2018</u> <u>Budget</u>
<b>REVENUES</b>			
Grant Revenue	-	-	-
<b>TOTAL REVENUES</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXPENDITURES--PROJECTS</b>			
Project 97000 South Main Demolition	-	-	-
Project 97001 Land Acquisition	-	36,920	
Project 97002 BURA Urban Upgrade Projects	-	-	-
Project 97003 Parklets Downtown BURA	-	13,150	
Project 97004 Downtown Parking	-	27,450	
Project 97006 Pedestrian Improvements RR Crossing & Bridge	-	-	25,000
Project 97007 BURA New Website 2018	-	-	10,000
Project 97008 Streetscape Master Plan Implementation	-	-	50,000
Project 97009 Parking Management Plan Implementation	-	-	25,000
Project 97011 4th Ave & Bridge Intersection Improvements	-	-	50,000
<b>TOTAL EXPENDITURES</b>	<u>-</u>	<u>77,520</u>	<u>160,000</u>
<b>INTRA FUND TRANSFER--CORE BURA</b>	<u>-</u>	<u>77,520</u>	<u>160,000</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	-	-	-
<b>BEGINNING FUND BALANCE</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>ENDING FUND BALANCE</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Brighton Urban Renewal Authority**  
**Downtown Initiative & Leases**

	<u>2016</u> <u>Actual</u>	<u>2017</u> <u>Projected</u>	<u>2018</u> <u>Adopted</u>
<b>REVENUES</b>			
Developer Reimbursements	\$ -	\$ -	\$ 18,000
<b>TOTAL REVENUES</b>	<u>-</u>	<u>-</u>	<u>18,000</u>
<b>EXPENDITURES</b>			
<b>Personnel Services</b>	<u>-</u>	<u>7,588</u>	<u>5,100</u>
<b>Purchased Services</b>	<u>-</u>	<u>300</u>	<u>2,000</u>
<b>Operating Expenses</b>			
Lease	-	-	-
Supplies and Materials	1,493	-	500
Travel Expenses	-	-	-
Printing	-	129	2,000
Operating Expenses	33,311	27,192	46,000
Miscellaneous	66	-	37,600
<b>Total Operating Expenses</b>	<u>34,870</u>	<u>27,321</u>	<u>86,100</u>
<b>TOTAL EXPENDITURES</b>	34,870	35,209	93,200
<b>INTRA FUND TRANSFER--CORE BURA</b>	<u>69,545</u>	<u>42,275</u>	<u>75,200</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	-	-	-
<b>BEGINNING FUND BALANCES</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>ENDING FUND BALANCES</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Brighton Urban Renewal Authority  
Armory/Cultural Center**

	<u>2016</u>	<u>2017</u>	<u>2018</u>
	<u>Actual</u>	<u>Projected</u>	<u>Adopted</u>
<b>REVENUES</b>			
<b>Operations</b>			
Charges for Services--Rentals	\$ 53,492	\$ 55,340	\$ 50,000
Donations	2,500	-	-
Expense Reimbursements	2,283	-	-
Investment Earnings	(4,690)	(5,211)	(10,000)
<b>Armory Art Receptions</b>			
Donations	40	-	-
<b>Live at the Armory</b>			
Charges for Services--Ticket Sales	39,471	22,892	
BCAC/Lodging Tax Grant	53,000	59,408	75,000
<b>TOTAL REVENUES</b>	<u>146,096</u>	<u>132,429</u>	<u>115,000</u>
<b>EXPENDITURES</b>			
<b>Operations</b>			
<b>Personal Services</b>			
Salaries and wages	84,044	87,977	94,446
Temporary Personal	283	-	-
Benefits	26,571	27,912	30,355
<b>Total Personal Services</b>	<u>110,898</u>	<u>115,889</u>	<u>124,801</u>
<b>Purchased Services</b>	12,049	10,118	70,250
<b>Operating Expenses</b>			
Supplies and Materials	15,257	6,615	13,800
Repairs and Maintenance	20,015	14,700	69,500
Travel Expenses	75	19	1,000
Insurance	3,794	-	-
Utilities	32,472	29,691	36,300
Bank Fees/Interest	1,244	1,747	1,800
Miscellaneous	39,307	17,219	28,000
Advertising and Printing	4,656	3,612	9,000
<b>Total Operating Expenses</b>	<u>116,820</u>	<u>73,603</u>	<u>159,400</u>
<b>Art Receptions</b>			
<b>Operating Expenses</b>	1,005	-	-
<b>Live at the Armory</b>			
<b>Purchased Services</b>	53,000	39,500	50,000
<b>Operating Expenses</b>			
Supplies and Materials	1,529	674	-
Miscellaneous	13,532	12,331	-
Printing	12,570	6,903	-
<b>Total Operating Expenses</b>	<u>27,631</u>	<u>19,908</u>	<u>-</u>
<b>TOTAL EXPENDITURES</b>	<u>321,403</u>	<u>259,018</u>	<u>354,451</u>
<b>INTRA FUND TRANSFER--CORE BURA</b>	<u>175,307</u>	<u>126,589</u>	<u>239,451</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	-	-	-
<b>BEGINNING FUND BALANCE</b>	-	-	-
<b>ENDING FUND BALANCE</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Brighton Urban Renewal Authority**  
**North BURA**

	<u>2016</u> <u>Actual</u>	<u>2017</u> <u>Projected</u>	<u>2018</u> <u>Adopted</u>
<b>REVENUES</b>			
Sales Tax Transfer from City of Brighton	\$ 611,069	\$ -	\$ 100,000
Property Tax	3,280,268	3,020,222	3,240,000
Transfer North BURA Overhead	(208,307)	-	-
Investment Earnings	2,017	2,032	-
<b>TOTAL REVENUES</b>	<u>3,685,047</u>	<u>3,022,254</u>	<u>3,340,000</u>
<b>EXPENDITURES</b>			
Treasurer's Fees	49,204	47,688	50,000
Property Tax Rebates	3,022,757	2,974,919	3,025,000
Sales Tax Rebates	611,067	-	100,000
Transfer for Administration	-	-	416,100
<b>TOTAL EXPENDITURES</b>	<u>3,683,028</u>	<u>3,022,607</u>	<u>3,591,100</u>
<b>EXCESS OF REVENUES OVER (UNDER)</b>			
<b>EXPENDITURES</b>	2,019	(353)	(251,100)
<b>BEGINNING FUND BALANCE</b>	<u>453,530</u>	<u>455,549</u>	<u>455,196</u>
<b>ENDING FUND BALANCE</b>	<u><u>\$ 455,549</u></u>	<u><u>\$ 455,196</u></u>	<u><u>\$ 204,096</u></u>

**Brighton Urban Renewal Authority**  
**South BURA**

	<u>2016</u> <u>Actual</u>	<u>2017</u> <u>Projected</u>	<u>2018</u> <u>Adopted</u>
<b>REVENUES</b>			
Property Tax	\$ 913	\$ 904	\$ 900
Investment Earnings	9	17	30
<b>TOTAL REVENUES</b>	<u>922</u>	<u>921</u>	<u>930</u>
<b>EXPENDITURES</b>			
Treasurer's Fees	<u>14</u>	<u>11</u>	<u>20</u>
<b>TOTAL EXPENDITURES</b>	<u>14</u>	<u>11</u>	<u>20</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	908	910	910
<b>BEGINNING FUND BALANCE</b>	<u>1,946</u>	<u>2,854</u>	<u>3,764</u>
<b>ENDING FUND BALANCE</b>	<u><u>\$ 2,854</u></u>	<u><u>\$ 3,764</u></u>	<u><u>\$ 4,674</u></u>

**Brighton Urban Renewal Authority**  
**North BURA 2 Greenleaf**

	<u>2016</u> <u>Actual</u>	<u>2017</u> <u>Projected</u>	<u>2018</u> <u>Adopted</u>
<b>REVENUES</b>			
Property Tax	\$ -	\$ 203	\$ 250
Investment Earnings	11	10	-
<b>TOTAL REVENUES</b>	<u>11</u>	<u>213</u>	<u>250</u>
<b>EXPENDITURES</b>			
Bank Fees/Interest	-	3	20
<b>TOTAL EXPENDITURES</b>	<u>-</u>	<u>3</u>	<u>20</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	11	210	230
<b>BEGINNING FUND BALANCE</b>	<u>2,430</u>	<u>2,441</u>	<u>2,651</u>
<b>ENDING FUND BALANCE</b>	<u><u>\$ 2,441</u></u>	<u><u>\$ 2,651</u></u>	<u><u>\$ 2,881</u></u>

**BRIGHTON URBAN RENEWAL AUTHORITY  
DEBT SERVICES**

2009 Revenue Bonds – During December 2015, BURA issued Tax Increment Revenue Refunding Bonds to refund the outstanding 2009 bonds. As a result, the 2009 bonds are defeased and the liability for those bonds has been removed from the statement of net position. BURA issued the 2009 Tax Increment Revenue Refunding Bonds to refund the outstanding 2008 and 2005A Revenue Bonds which were originally issued to finance construction of the Brighton Pavilions, to finance improvements to the Armory, and to modify or eliminate certain restrictive contractual limitations related to the refunded bonds.

2015 Revenue Bonds – On December 15, 2015, BURA issued \$9,890,000 Tax Increment Revenue Refunding Bonds, Series 2015A and \$555,000 Taxable Tax Increment Revenue Bonds, Series 2015B, which were issued to refund the BURA outstanding Tax Increment Revenue Refunding and Improvement Bonds, Series 2009 and provide funding for an improvement project in the BURA are respectively. Proceeds of the refunding were reduced by an \$80,000 call premium and \$88,000 bond issuance costs, which have been expensed in the current year.

The 2015A and 2015B Series have interest rates of 3.50% and 5.4% respectively. The reduction of interest rate on the outstanding 2009 Series from 5.75% to 3.50% produced a net present value savings of \$1,192,035 or 12% of the refunded bonds.

Principal payments are due annually on December 1, through 2027. Interest payments are due semi-annually on June 1 and December 1. The bonds are payable solely from sales tax increment revenues collected from the Brighton Pavilions and incremental property taxes generated by the urban renewal area.

## 2015A Tax Increment Revenue Refunding Bonds

Year Ended December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2016	\$ 125,000	\$ 332,689	\$ 457,689
2017	745,000	341,775	1,086,775
2018	770,000	315,700	1,085,700
2019	795,000	288,750	1,083,750
2020	825,000	260,925	1,085,925
2021	850,000	232,050	1,082,050
2022	880,000	202,300	1,082,300
2023	915,000	171,500	1,086,500
2024	945,000	139,475	1,084,475
2025	980,000	106,400	1,086,400
2026	1,010,000	72,100	1,082,100
2027	<u>1,050,000</u>	<u>36,750</u>	<u>1,086,750</u>
Total	<u>\$ 9,890,000</u>	<u>\$ 2,500,414</u>	<u>\$ 12,390,414</u>

## 2015B Taxable Revenue Bonds

Year Ended December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2016	<u>\$ 555,000</u>	<u>\$ 2,805</u>	<u>\$ 583,805</u>