

# Northglenn Urban Renewal Authority

## 2014 Final Total Budget (URA 1 URA 2)

	2014 Proposed Budget	Description
<b>REVENUES:</b>		
Property Taxes	\$ 1,261,328	Pre Assessed Value \$10,147,530 X 124.299/1,000 f (URA 1 Only)
Investment Earnings	3,000	Investment Earnings (URA 1 Only)
Grant Applications	625	Grant Application Fees (BIG & BUAG)
<b>TOTAL REVENUES</b>	<b><u>1,264,953</u></b>	

**EXPENDITURES:**

**OTHER PROFESSIONAL SERVICES**

Specialized Consulting Fees	125,000	Misc. Consulting Fees for Services
Dev. Strategic Land Analysis & SubArea Planning	75,000	Dev. Strategic Land Analysis & SubArea Planning
Dev. Of Landscape Impr. Plan for 104th & I-25	15,000	Landscaping Plan for 104th & I-25 (URA 1 Only)
Fees to Perform Garland Center Testing & Remediation	40,000	Continuation of Garland Center Testing & Remedition (URA 2 Only)
	<b><u>255,000</u></b>	

**ADMINISTRATION**

City Reimbursement (salaries & OH)	165,000	City Staff Salaries and Overhead to Support NURA Activities
Legal Services	65,000	Legal Fees
Treasurer Fees	20,000	Reassessments & Delinquent Fees
<b>TOTAL Administration</b>	<b><u>250,000</u></b>	

**CONFERENCES/SEMINARS/TRAINING/TRANSP.**

Board Retreat/Other Training	500	Board Retreats & Training
Local Transportation & Meetings	1,000	Mileage & Business Meetings
ICSC Conference	4,000	2 ISCS Conferences & Regional/State Conf.
<b>TOTAL Meetings/Conf./Training/Transp.</b>	<b><u>5,500</u></b>	

**OPERATING SUPPLIES & MEETINGS**

Operating Supplies	1,000	Supplies, BOD Insurance, etc.
Meeting Expenses	1,500	Meals & Refreshments for Board & Special NURA Related Mtgs.
<b>TOTAL OPERATING SUPPLIES &amp; MEETINGS</b>	<b><u>2,500</u></b>	

**ECONOMIC DEVELOPMENT ACTIVITIES**

**Memberships**

DCI Membership	350	Membership Fee
ICSC Membership	175	Membership Fee
Rocky Mountain ICSC	110	Membership Fee
Other Membership	125	Other Membership Fees
<b>Total Memberships</b>	<b><u>760</u></b>	

**Marketing & Promotion**

Small Business Assistance & Promotion	3,000	Small Business Assist. Programs (Materials, Educational Sponsorships, etc.)
NURA General Marketing	1,000	General Marketing Items
NURA Promotional Brochure/Annual Report Printing	500	Promotional Brochure/Annual Report
Event Sponsorships	3,000	Related NURA Promotional Sponsorship Events
<b>Total Marketing &amp; Promotion</b>	<b><u>7,500</u></b>	

**Databases**

CoStar	4,500	Real Estate Database
Retail Services Database	650	Retail Matching Database
Business Analyst Online	2,500	ESRI Demographics Database
<b>Total Databases</b>	<b><u>7,650</u></b>	

## Northglenn Urban Renewal Authority 2014 Final Total Budget (URA 1 URA 2)

**Business Incentives**

Vitamin Cottage Incentive	50,000	Est. Based on Real/Personal Property Tax (URA 1)
Melody (LaSalle) BBB Incentive	75,000	Existing Business Retention Agreement (URA 1)
BUAG/Small Incentive Programs	75,000	Several potential restaurant deals in 2012
Business Incentive Grant (BIG)	150,000	New Program - Matching grants
Hawkins Development (120th)	500,000	Remaining from \$1.7 Million (URA 2)
Undetermined Projects	500,000	New Redev. Incentive Packages
Webster Lake Plaza	500,000	Webster Lake Plaza Design & Construction (URA 2)
<b>Total Business Incentives</b>	<b>1,850,000</b>	

**TOTAL Economic Development** **1,865,910**

**OPERATING CONTINGENCY** **50,000** Contingency Fund

**TOTAL EXPENDITURES** **2,428,910**

**EXCESS OF REVENUE OVER EXP.** **(1,163,957)**

**NET CHANGE IN FUND BALANCE:** **(1,163,957)**

**FUND BALANCE BEGINNING OF YEAR** **4,151,917**

**FUND BALANCE ENDING** **\$ 2,987,960**

**NOTE: CAPITAL PROJECT AMOUNTS:** **1,000,000** Remaining WLP Incentive & Webster Lake Plaza- URA 2 (\$500,000 + \$500,000)

**Budget Statement: Presented using the modified accrual basis of accounting.**

**NURA**  
**2014 Final Budgets**

	<b>2014</b>	<b>2014</b>	<b>2014</b>
	<b>TOTAL</b>	<b>URA 1</b>	<b>URA 2</b>
	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>REVENUES:</b>			
Property Taxes	\$ 1,261,328	\$ 1,261,328	\$ -
Investment Earnings	3,000	3,000	-
Grant Applications	625	156	469
<b>TOTAL REVENUES</b>	<b>1,264,953</b>	<b>1,264,484</b>	<b>469</b>
<b>EXPENDITURES:</b>			
<b>OTHER PROFESSIONAL SERVICES</b>			
Specialized Consulting Fees	125,000	31,250	93,750
Dev. Strategic Land Analysis & SubArea Planning	75,000	37,500	37,500
Dev. Of Landscape Impr. Plan for 104th & I-25	15,000	15,000	-
Fees to Perform Garland Center Testing & Remediation	40,000	-	40,000
	<b>255,000</b>	<b>83,750</b>	<b>171,250</b>
<b>ADMINISTRATION</b>			
City Reimbursement (salaries & OH)	165,000	41,250	123,750
Legal Services	65,000	32,500	32,500
Treasurer Fees	20,000	10,000	10,000
<b>TOTAL Administration</b>	<b>250,000</b>	<b>83,750</b>	<b>166,250</b>
<b>CONFERENCES/SEMINARS/TRAINING/TRANSP.</b>			
Board Retreat/Other Training	500	250	250
Local Transportation & Meetings	1,000	500	500
ICSC Conference	4,000	2,000	2,000
<b>TOTAL Meetings/Conf./Training/Transp.</b>	<b>5,500</b>	<b>2,750</b>	<b>2,750</b>
<b>OPERATING SUPPLIES &amp; MEETINGS</b>			
Operating Supplies	1,000	500	500
Meeting Expenses	1,500	750	750
<b>TOTAL OPERATING SUPPLIES &amp; MEETINGS</b>	<b>2,500</b>	<b>1,250</b>	<b>1,250</b>
<b>ECONOMIC DEVELOPMENT ACTIVITIES</b>			
<b>Memberships</b>			
DCI Membership	350	175	175
ICSC Membership	175	88	88
Rocky Mountain ICSC	110	55	55
Other Membership	125	63	63
<b>Total Memberships</b>	<b>760</b>	<b>380</b>	<b>380</b>

**NURA**  
**2014 Final Budgets**

	<b>2014</b>	<b>2014</b>	<b>2014</b>
	<b>TOTAL</b>	<b>URA 1</b>	<b>URA 2</b>
	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>Marketing &amp; Promotion</b>			
Small Business Assistance Programs	3,000	1,500	1,500
NURA General Marketing	1,000	500	500
NURA Promotional Brochure/Annual Report Printing	500	250	250
Event Sponsorships	3,000	1,500	1,500
<b>Total Marketing &amp; Promotion</b>	<b>7,500</b>	<b>3,750</b>	<b>3,750</b>
<b>Databases</b>			
CoStar	4,500	2,250	2,250
Retail Services Database	650	325	325
Business Analyst Online	2,500	1,250	1,250
<b>Total Databases</b>	<b>7,650</b>	<b>3,825</b>	<b>3,825</b>
<b>Business Incentives</b>			
Vitamin Cottage Incentive	50,000	50,000	-
Melody (LaSalle) BBB Incentive	75,000	75,000	-
Business Utility Assistance Grants (BUAG)	75,000	18,750	56,250
Business Incentive Grant (BIG)	150,000	37,500	112,500
Hawkins Development (120th)	500,000	-	500,000
Undetermined Projects	500,000	250,000	250,000
Webster Lake Plaza	500,000	-	500,000
<b>Total Business Incentives</b>	<b>1,850,000</b>	<b>431,250</b>	<b>1,418,750</b>
<b>TOTAL Economic Development</b>	<b>1,865,910</b>	<b>439,205</b>	<b>1,426,705</b>
<b>OPERATING CONTINGENCY</b>	<b>50,000</b>	<b>25,000</b>	<b>25,000</b>
<b>TOTAL EXPENDITURES</b>	<b>2,428,910</b>	<b>635,705</b>	<b>1,793,205</b>
<b>EXCESS OF REVENUE OVER EXP.</b>	<b>(1,163,957)</b>	<b>628,779</b>	<b>(1,792,736)</b>
<b>NET CHANGE IN FUND BALANCE:</b>	<b>(1,163,957)</b>	<b>628,779</b>	<b>(1,792,736)</b>
<b>FUND BALANCE BEGINNING OF YEAR</b>	<b>4,151,917</b>	<b>6,049,766</b>	<b>(1,897,850)</b>
<b>FUND BALANCE ENDING</b>	<b>\$ 2,987,960</b>	<b>\$ 6,678,545</b>	<b>\$ (3,690,586)</b>
<b>NOTE: CAPITAL PROJECT AMOUNTS:</b>	<b>1,000,000</b>	<b>-</b>	<b>1,000,000</b>

Budget Statement: Presented using the modified accrual basis of accounting.

# URA 1

## 2014 Budget

	2014	2014	
	TOTAL	URA 1	
	Budget	Budget	Description
<b>REVENUES:</b>			
Property Taxes	\$ 1,261,328	\$ 1,261,328	Pre Assessed Value \$10,147,530 X 124.299/1,000
Investment Earnings	3,000	3,000	Investment Earnings
Grant Applications	625	156	Grant Application Fees (BIG & BUAG)
<b>TOTAL REVENUES</b>	<b>1,264,953</b>	<b>1,264,484</b>	
<b>EXPENDITURES:</b>			
<b>OTHER PROFESSIONAL SERVICES</b>			
Specialized Consulting Fees	125,000	31,250	Misc. Consulting Fees for Services
Dev. Strategic Land Analysis & SubArea Planning	75,000	37,500	Dev. Strategic Land Analysis & SubArea Planning
Dev. Of Landscape Impr. Plan for 104th & I-25	15,000	15,000	Landscaping Plan for 104th & I-25
Garland Center Testing & Remediation	40,000	-	N/A
	<b>255,000</b>	<b>83,750</b>	
<b>ADMINISTRATION</b>			
City Reimbursement (salaries & OH)	165,000	41,250	City Staff Salaries and Overhead to Support NURA
Legal Services	65,000	32,500	Legal Fees
Treasurer Fees	20,000	10,000	Reassessments & Delinquent Fees
<b>TOTAL Administration</b>	<b>250,000</b>	<b>83,750</b>	
<b>CONFERENCES/SEMINARS/TRAINING/TRANSP.</b>			
Board Retreat/Other Training	500	250	Board Retreats & Training
Local Transportation & Meetings	1,000	500	Mileage & Business Meetings
ICSC Conference	4,000	2,000	2 ISCS Conferences & Regional/State Conf.
<b>TOTAL Meetings/Conf./Training/Transp.</b>	<b>5,500</b>	<b>2,750</b>	
<b>OPERATING SUPPLIES &amp; MEETINGS</b>			
Operating Supplies	1,000	500	Supplies, BOD Insurance, etc.
Meeting Expenses	1,500	750	Meals & Refreshments for Board & Special NURA Mtgs.
<b>TOTAL OPERATING SUPPLIES &amp; MEETINGS</b>	<b>2,500</b>	<b>1,250</b>	
<b>ECONOMIC DEVELOPMENT ACTIVITIES</b>			
<b>Memberships</b>			
DCI Membership	350	175	Membership Fee
ICSC Membership	175	88	Membership Fee
Rocky Mountain ICSC	110	55	Membership Fee
Other Membership	125	63	Other Membership Fees
<b>Total Memberships</b>	<b>760</b>	<b>380</b>	

## URA 1 2014 Budget

	2014 TOTAL Budget	2014 URA 1 Budget	Description
<b>Marketing &amp; Promotion</b>			
Small Business Assistance Programs	3,000	1,500	Small Business Assist. Programs
NURA General Marketing	1,000	500	General Marketing Items
NURA Promotional Brochure/Annual Report Printing	500	250	Promotional Brochure/Annual Report
Event Sponsorships	3,000	1,500	Related NURA Promotional Sponsorship Events
<b>Total Marketing &amp; Promotion</b>	<b>7,500</b>	<b>3,750</b>	
<b>Databases</b>			
CoStar	4,500	2,250	Real Estate Database
Retail Services Database	650	325	Retail Matching Database
Business Analyst Online	2,500	1,250	ESRI Demographics Database
<b>Total Databases</b>	<b>7,650</b>	<b>3,825</b>	
<b>Business Incentives</b>			
Vitamin Cottage Incentive	50,000	50,000	Est. Based on Real/Personal Property Tax
Melody (LaSalle) BBB Incentive	75,000	75,000	Existing Business Retention Agreement
Business Utility Assistance Grants (BUAG)	75,000	18,750	Several potential restaurant deals in 2014
Business Incentive Grant (BIG)	150,000	37,500	New Program - Matching grants
Hawkins Development (120th)	500,000	-	N/A
Undetermined Projects	500,000	250,000	New Redev. Incentive Packages
Webster Lake Plaza	500,000	-	N/A
<b>Total Business Incentives</b>	<b>1,850,000</b>	<b>431,250</b>	
<b>TOTAL Economic Development</b>	<b>1,865,910</b>	<b>439,205</b>	
<b>OPERATING CONTINGENCY</b>	<b>50,000</b>	<b>25,000</b>	Contingency Fund
<b>TOTAL EXPENDITURES</b>	<b>2,428,910</b>	<b>635,705</b>	
<b>EXCESS OF REVENUE OVER EXP.</b>	<b>(1,163,957)</b>	<b>628,779</b>	
<b>NET CHANGE IN FUND BALANCE:</b>	<b>(1,163,957)</b>	<b>628,779</b>	
<b>FUND BALANCE BEGINNING OF YEAR</b>	<b>4,151,917</b>	<b>6,049,766</b>	
<b>FUND BALANCE ENDING</b>	<b>\$ 2,987,960</b>	<b>\$ 6,678,545</b>	

**NOTE: CAPITAL PROJECT AMOUNTS:** - - N/A

**Budget Statement:** Presented using the modified accrual basis of accounting.

**URA 2**  
**2014 Budget**

	2014 TOTAL Budget	2014 URA 2 Budget	Description
<b>REVENUES:</b>			
Property Taxes	\$ 1,261,328	\$ -	No Expected Revenue Until 2015
Investment Earnings	3,000	-	No Expected Investment Earnings Until 2015
Grant Applications	625	469	Grant Application Fees (BIG & BUAG)
<b>TOTAL REVENUES</b>	<b>1,264,953</b>	<b>469</b>	
<b>EXPENDITURES:</b>			
<b>OTHER PROFESSIONAL SERVICES</b>			
Specialized Consulting Fees	125,000	93,750	Misc. Consulting Fees for Services
Planning	75,000	37,500	Dev. Strategic Land Analysis & SubArea
Dev. Of Landscape Impr. Plan for 104th & I-2	15,000	-	Landscaping Plan for 104th & I-25
Garland Center Testing & Remediation	40,000	40,000	Continued Env. Testing & Remediation
	<b>255,000</b>	<b>171,250</b>	
<b>ADMINISTRATION</b>			
City Reimbursement (salaries & OH)	165,000	123,750	City Staff Salaries and Overhead to support NURA
Legal Services	65,000	32,500	Legal Fees
Treasurer Fees	20,000	10,000	Reassessments & Delinquent Fees
<b>TOTAL Administration</b>	<b>250,000</b>	<b>166,250</b>	
<b>CONFERENCES/SEMINARS/TRAINING/TRANSP.</b>			
Board Retreat/Other Training	500	250	Board Retreats & Training
Local Transportation & Meetings	1,000	500	Mileage & Business Meetings
ICSC Conference	4,000	2,000	2 ICSC Conferences & Regional/State Conf.
<b>TOTAL Meetings/Conf./Training/Transp.</b>	<b>5,500</b>	<b>2,750</b>	
<b>OPERATING SUPPLIES &amp; MEETINGS</b>			
Operating Supplies	1,000	500	Supplies, BOD Insurance, etc.
Meeting Expenses	1,500	750	Meals & Refreshments for Board & Special Mtgs.
<b>TOTAL OPERATING SUPPLIES &amp; MEETINGS</b>	<b>2,500</b>	<b>1,250</b>	
<b>ECONOMIC DEVELOPMENT ACTIVITIES</b>			
<b>Memberships</b>			
DCI Membership	350	175	Membership Fee
ICSC Membership	175	88	Membership Fee
Rocky Mountain ICSC	110	55	Membership Fee
Other Membership	125	63	Other Membership Fees
<b>Total Memberships</b>	<b>760</b>	<b>380</b>	

**URA 2**  
**2014 Budget**

	<b>2014 TOTAL Budget</b>	<b>2014 URA 2 Budget</b>	<b>Description</b>
<b>Marketing &amp; Promotion</b>			
Small Business Assistance Programs	3,000	1,500	Small Business Assist. Programs
NURA General Marketing	1,000	500	General Marketing Items
NURA Promotional Brochure/Annual Report Printing	500	250	Promotional Brochure/Annual Report
Event Sponsorships	3,000	1,500	NURA Promotional Sponsorship Events
<b>Total Marketing &amp; Promotion</b>	<b>7,500</b>	<b>3,750</b>	
<b>Databases</b>			
CoStar	4,500	2,250	Real Estate Database
Retail Services Database	650	325	Retail Matching Database
Business Analyst Online	2,500	1,250	ESRI Demographics Database
<b>Total Databases</b>	<b>7,650</b>	<b>3,825</b>	
<b>Business Incentives</b>			
Vitamin Cottage Incentive	50,000	-	URA 1
Melody (LaSalle) BBB Incentive	75,000	-	URA 1
Business Utility Assistance Grants (BUAG)	75,000	56,250	Business Utility Upgrade Matching Grants
Business Incentive Grant (BIG)	150,000	112,500	Business Improvement Matching Grants
Hawkins Development (120th)	500,000	500,000	Remaining from \$1.7 Million
Undetermined Projects	500,000	250,000	New Redev. Incentive Packages
Webster Lake Plaza	500,000	500,000	Webster Lake Plaza Design & Construction
<b>Total Business Incentives</b>	<b>1,850,000</b>	<b>1,418,750</b>	
<b>TOTAL Economic Development</b>	<b>1,865,910</b>	<b>1,426,705</b>	
<b>OPERATING CONTINGENCY</b>	<b>50,000</b>	<b>25,000</b>	Contingency Fund
<b>TOTAL EXPENDITURES</b>	<b>2,428,910</b>	<b>1,793,205</b>	
<b>OTHER FINANCING SOURCES/(USES)</b>			
Sale of Assets	-	-	N/A
<b>NET CHANGE IN FUND BALANCE:</b>	<b>(1,163,957)</b>	<b>(1,792,736)</b>	
<b>FUND BALANCE BEGINNING OF YEAR</b>	<b>4,151,917</b>	<b>(1,897,850)</b>	
<b>FUND BALANCE ENDING</b>	<b>\$ 2,987,960</b>	<b>\$ (3,690,586)</b>	

**NOTE: CAPITAL PROJECT AMOUNTS:** 1,000,000 Rem.WLP Incentive & Webster Lake Plaza- URA 2 (\$500,000 + \$500,000)

**Budget Statement: Presented using the modified accrual basis of accounting.**



**2014  
NURA Detailed Budget**

	2012 Audited Actuals	2013 Approved Budget	2013 Actuals Jan - Oct.	2013 Year-End Forecast	Variance 2013 Budget vs. Actual Dif.	2014 Proposed Budget	Variance 2013-2014 Difference	Description
<b>REVENUES:</b>								
Property Taxes	\$ 1,276,246	\$ 1,211,949	\$ 1,194,425	\$ 1,278,425	\$ 66,476	\$ 1,261,328	\$ 49,379	Pre Assessed Value \$10,147,530 X 124.299/1,000 (break out by URA 1 & 2)
Investment Earnings	1,812	250	2,896	3,646	\$ 3,396	3,000	2,750	Decrease in fund balances being invested at year-end
Rental Income	9,500	-	52,022	52,022	\$ 52,022	-	-	No rental properties
Grant Applications	275	250	325	325	\$ 75	625	375	20 BIG (500) + 5 BUAG (\$125)
Real Property Sales of Assets		1,450,000	1,547,494	1,547,494	\$ 97,494	-	(1,450,000)	2013 Garland Center Sale (Not Showing Jan-July as Asset)
Miscellaneous		100	11,120	12,620	\$ 12,520	-	(100)	Liquidation Revenue (project TBD) & Xcel Easement Fee \$1500
<b>TOTAL REVENUES</b>	<b>1,287,833</b>	<b>2,662,549</b>	<b>2,808,282</b>	<b>2,894,532</b>	<b>\$ 231,983</b>	<b>1,264,953</b>	<b>(1,397,596)</b>	
<b>EXPENDITURES:</b>								
<b>OTHER PROFESSIONAL SERVICES</b>								
Webster Lake Redev. Project (120th mixed use project)	\$ 34,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Specialized Consulting Fees	135,455	75,000	18,070	33,070	\$ (41,930)	125,000	50,000	Misc. Consulting Fees for Services
Strategic Land Analysis & SubArea Planing	-	-	-	-	\$ -	75,000	75,000	NURA Prop.)
Dev. Of Landscape Impr. Plan for 104th & I-25	-	15,000	-	-	\$ (15,000)	15,000	-	Consulting Fees to Dev. Landscape Plan for 104th & I-25 (moved from NURA Prop)
Garland Clean-up & Remediation	-	60,000	-	-	\$ (60,000)	40,000	(20,000)	Potential Garland Center Testing & Remedion
Huron Redevelopment Plan Consulting & Prof. Fees	-	50,000	-	-	\$ (50,000)	-	(50,000)	Move into UR Area Plan (above)
<b>TOTAL Other Professional Services</b>	<b>169,521</b>	<b>200,000</b>	<b>18,070</b>	<b>33,070</b>	<b>\$ (166,930)</b>	<b>255,000</b>	<b>55,000</b>	
<b>ADMINISTRATION</b>								
City Reimbursement (salaries & OH)	123,752	150,000	112,500	150,000	\$ -	165,000	15,000	Addl City Staff Time for Redev. Projects & Acctg. Services for 2 URA's
Legal Services	36,579	75,000	49,284	75,000	\$ -	65,000	(10,000)	Legal Fees
Treasurer Fees	19,144	18,179	17,916	20,000	\$ 1,821	20,000	1,821	Reassessments & Delinquent Fees
<b>TOTAL Administration</b>	<b>179,475</b>	<b>243,179</b>	<b>179,701</b>	<b>245,000</b>	<b>\$ 1,821</b>	<b>250,000</b>	<b>6,821</b>	
<b>NURA PROPERTY MANAGEMENT SERVICES</b>								
Property Expenses (utilities & maintenance)	60,471	5,000	18,046	20,000	\$ 15,000	-	(5,000)	No NURA Property Maintenance
Dev. Of Landscape Impr. Plan for 104th & I-25	-	15,000	-	-	\$ (15,000)	-	(15,000)	Landscaping Plan for 104th & I-25
Demo and/or Improvements & Abatement for 112th Wash.	-	60,000	72,627	72,627	\$ 12,627	-	(60,000)	Potential Garland Center Testing & Remedion
<b>TOTAL Property Management Services</b>	<b>60,471</b>	<b>80,000</b>	<b>90,673</b>	<b>92,627</b>	<b>\$ 12,627</b>	<b>-</b>	<b>(80,000)</b>	
<b>CONFERENCES/SEMINARS/TRAINING/TRANSP.</b>								
Board Retreat/Other Training	-	500	-	-	\$ (500)	500	500	Board Retreats & Training
Local Transportation & Meetings	120	500	799	800	\$ 300	1,000	500	Mileage & Business Meetings
ICSC Conference	3,505	4,500	-	-	\$ (4,500)	4,000	(500)	2 Conferences & regional/state programs
<b>TOTAL Meetings/Conf./Training/Transp.</b>	<b>3,625</b>	<b>5,500</b>	<b>799</b>	<b>800</b>	<b>\$ (4,700)</b>	<b>5,500</b>	<b>500</b>	

**2014  
NURA Detailed Budget**

	2012 Audited Actuals	2013 Approved Budget	2013 Actuals Jan - Oct.	2013 Year-End Forecast	Variance 2013 Budget vs. Actual Dif.	2014 Proposed Budget	Variance 2013-2014 Difference	Description
<b>OPERATING SUPPLIES &amp; MEETINGS</b>								
Operating Supplies	2,302	1,000	250	250	\$ (750)	1,000	-	Supplies, Board Mtgs., BOD Insurance, etc.
Meeting Expenses	1,159	1,000	1,414	1,814	\$ 814	1,500	500	Board & Special Mtgs. Refreshments
<b>TOTAL OPERATING SUPPLIES &amp; MEETINGS</b>	<b>3,461</b>	<b>2,000</b>	<b>1,664</b>	<b>2,064</b>	<b>\$ 64</b>	<b>2,500</b>	<b>500</b>	
<b>Loss on Sales of Assets</b>	-	-	<b>1,539,313</b>	<b>1,539,313</b>				
	-	-						
<b>ECONOMIC DEVELOPMENT ACTIVITIES</b>								
<b>Memberships</b>								
DCI Membership	350	350	-	350	\$ -	350	-	Membership Fee
ICSC Membership	200	175	-	175	\$ -	175	-	Membership Fee
Rocky Mountain ISCS	-	-	-	110	\$ 110	110	(110)	Membership Fee
Other Membership	-	125	110	-	\$ (125)	125	-	Other Membership Fees
<b>Total Memberships</b>	<b>550</b>	<b>650</b>	<b>110</b>	<b>635</b>	<b>\$ (15)</b>	<b>760</b>	<b>(110)</b>	
<b>Marketing &amp; Promotion</b>								
Small Business Assistance & Promotion	-	-	-	-	\$ -	3,000	3,000	Small Business Assistance for Materials, Programs & Educational Sponsorships
NURA General Marketing	-	1,500	649	1,000	\$ (500)	1,000	(500)	General Marketing Items
NURA Annual Report Printing	-	500	-	500	\$ -	500	-	New Promotion Brochure Focusing on NURA areas
Promotion of the BIG Program	-	-	-	-	\$ -	-	-	Signs, Mailings, and Promotional Expenses
Event Sponsorships	-	3,000	1,000	4,000	\$ 1,000	3,000	-	Related NURA Promotional Sponsorship Events
<b>Total Marketing &amp; Promotion</b>	<b>-</b>	<b>5,000</b>	<b>1,649</b>	<b>5,500</b>	<b>\$ 500</b>	<b>7,500</b>	<b>2,500</b>	
<b>Databases</b>								
CoStar	4,333	4,500	4,367	4,500	\$ -	4,500	-	Real Estate Database
Retail Services Database	-	650	600	600	\$ (50)	650	-	Retail Matching Database
Business Analyst Online	2,495	2,500	2,246	2,500	\$ -	2,500	-	ESRI Demographics Database
<b>Total Databases</b>	<b>6,828</b>	<b>7,650</b>	<b>7,213</b>	<b>7,600</b>	<b>\$ (50)</b>	<b>7,650</b>	<b>-</b>	
<b>Business Incentives</b>								
Vitamin Cottage Incentive	48,963	50,000	-	47,298	\$ (2,702)	50,000	-	Based on Real/Personal Property Tax
Melody (LaSalle) BBB Incentive	150,000	75,000	75,000	75,000	\$ -	75,000	-	Existing business retention agreement
BUAG/Small Incentive Programs	20,000	75,000	553	10,553	\$ (64,447)	75,000	-	Several potential restaurant deals in 2014
Business Incentive Grant (BIG)	40,750	150,000	55,599	68,099	\$ (81,901)	150,000	-	New Program - Matching grants
Hawkins Development (120th)	-	1,700,000	949,389	1,200,000	\$ (500,000)	500,000	(1,200,000)	\$500,000 Remaining from \$1.7 Million
Garland Property Purchase & Legal & Remediation	2,469,998	300,000	194,047	184,438	\$ (115,562)	-	(300,000)	Moved up to Prof. Services
Undetermined Projects	20,371	500,000	230,872	230,872	\$ (269,128)	500,000	-	New Redev. Incentive Packages
Webster Lake Plaza	-	-	-	-	\$ -	500,000	500,000	Webster Lake Plaza Design & Construction
<b>Total Business Incentives</b>	<b>2,750,082</b>	<b>2,850,000</b>	<b>1,505,459</b>	<b>1,816,260</b>	<b>\$ (1,033,740)</b>	<b>1,850,000</b>	<b>(1,000,000)</b>	
					<b>\$ -</b>			

**2014  
NURA Detailed Budget**

	2012 Audited Actuals	2013 Approved Budget	2013 Actuals Jan - Oct.	2013 Year-End Forecast	Variance 2013 Budget vs. Actual Dif.	2014 Proposed Budget	Variance 2013-2014 Difference	Description
TOTAL Economic Development	2,757,460	2,863,300	1,514,431	1,829,995	\$ (1,033,305)	1,865,910	(997,610)	
OPERATING CONTINGENCY	-	50,000	-	-	\$ (50,000)	50,000	-	Contingency Fund
					\$ -			
TOTAL EXPENDITURES	3,174,013	3,443,979	3,344,650	3,742,869	\$ 298,890	2,428,910	(1,014,789)	
EXCESS OF REVENUE OVER EXP.	(1,886,180)	(781,430)	(536,368)	(848,337)	\$ (66,907)	(1,163,957)	(382,807)	
NET CHANGE IN FUND BALANCE:	(1,886,180)	(781,430)	(536,368)	(848,337)	(66,907)	(1,163,957)	(382,807)	
FUND BALANCE BEGINNING OF YEAR	6,886,434	4,865,025	5,000,254	5,000,254	135,229	4,151,917	(713,108)	
FUND BALANCE ENDING	\$ 5,000,254	\$ 4,083,595	\$ 4,463,886	\$ 4,151,917	\$ 135,229	\$ 2,987,960	\$ (1,095,915)	

NOTE: CAPITAL PROJECT AMOUNTS:                    2,469,998            1,700,000            949,389            1,200,000            500,000            1,000,000            (700,000) Remaining WLP Incentive & Webster Lake Plaza (\$500,000 + \$500,000)

Budget Statement: Presented using the modified accrual basis of accounting.



## Northglenn Urban Renewal Authority 2014 Budget Narrative

### REVENUE

- **Property Tax Revenue** - The Assessor's preliminary estimate of property tax revenues for 2014. The Assessor's estimate for the NURA property taxes is \$1,261.328. This number is based on the certification of valuation by the Adams County Assessor's office. This amount may be different after the lawsuit is resolved.
- **Investment Earnings** - 2014 revenues for investments.
- **Grant Applications** – A \$25 processing fee for each NURA grant application – Business Improvement Grants and Business Utility Assistance Grants.

### EXPENDITURES

#### Other Professional Services

This account consists of professional consultant fees, specialized studies, and outsourced services for special projects related to the NURA areas:

- Specialized Consulting Fees – Misc. Consulting fees for services.
- Strategic Land Analysis & Sub-Area Planning – Consulting fees to develop a strategic land analysis and sub-area planning.
- Landscape Improvement Plan for 104<sup>th</sup> & I-25 – Consulting fees to develop a landscape improvement plan for 104<sup>th</sup> & I-25.
- Garland Center Testing & Remediation – Consulting fees for required environmental testing and remediation at the former Garland Center.

#### Administration

- **City Reimbursement** – This is for city staff reimbursements for salaries and overhead for NURA related projects and business. This includes, but is not limited to, NURA Executive Director/Economic Development Manager and Support Staff, Finance, Administrative, Planning, Human Resources, Public Works, etc. The increase is to cover additional city staff time and overhead related to several major redevelopment projects, a portion of the economic development coordinator position to assist on NURA related projects, and for additional accounting staff time and auditing expenses related to accounting for both URA 1 and 2 expenses and revenues.
- **Legal Services** – This expenditure is a projection of the cost of projected legal services for 2014. The decrease is from decline in NURA development projects and lower litigation costs related to the Adams County law suit.
- **Treasurer's Fee** – This is the amount that the County Treasurer charges to distribute collected property tax to NURA. Generally the amount is about 1.5% of the issued property tax.

#### Conferences/Seminars/Training/Transportation

For NURA related local business meetings, state and national conferences, training, and local transportation costs for mileage and parking.

- NURA Board Retreat & Training
- NURA related Local Transportation (mileage/parking)
- ICSC Conference (2 national conferences and regional/state programs and events)

### **Operating Supplies & Meetings**

- **Operating Supplies** – This expenditure covers expenses related to insurance and office supplies, etc.
- **Meeting Meals/Refreshments** – Expenditures for monthly board meeting meals and refreshments & special meetings.

### **Economic Development Activities**

#### **Membership Dues**

The following membership dues to supporting organizations relative to NURA's activities:

- DCI Membership
- ICSC Membership
- Rocky Mountain ICSC
- Others Memberships (upon approval)

#### **Marketing & Promotion**

These budget items are for NURA related marketing materials and promotional items:

- Small Business Assistance Materials & Programs
- NURA General Marketing Items
- NURA Promotional Brochure/Annual Report
- NURA Event Sponsorships (Business Appreciation Breakfast and Count the Lights Program)

#### **Databases**

These items are for databases to support NURA related business development/redevelopment, property marketing and prospect assistance

- CoStar (real estate database)
- Retail Services (retail database)
- Business Analyst Online/ESRI (demographics and market analysis)

#### **Business Incentives**

- Vitamin Cottage Incentive – Existing Business Incentive (URA 1 Only)
- Melody (LaSalle) BB&B – Existing Business Retention Incentive (URA 1)
- Business Utility Assistance Grant (BUAG) Incentive Program – Electrical and Utility Upgrade Matching Grant
- Business Incentive Grant (BIG) Incentive Program – Exterior Improvements and Upgrades Matching Grant
- Hawkins Development – 120<sup>th</sup> & Grant Incentive for Infrastructure Improvements
- Undetermined Projects – Potential New Incentives for Redevelopment Projects
- Webster Lake Plaza – Design and Construction of the Webster Lake Plaza

#### **Operating Contingencies**

This account serves as a contingency account to be utilized for unbudgeted items as approved by the NURA board.

**Capital Expenditures** – In 2014 capital expenditures budgeted under Business Incentives is the following two projects:

- Webster Lake Promenade Completion of Infrastructure Improvements
- Webster Lake Plaza Design and Construction

#### **Lease-Purchase Agreements – N/A**

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NORTHGLENN URBAN RENEWAL AUTHORITY  
PUBLIC HEARING REGARDING  
2014 BUDGET

TO WHOM IT MAY CONCERN:

During a meeting to be held on Wednesday, December 11, 2013 the Northglenn Urban Renewal Authority (NURA) will conduct a public hearing to adopt the 2014 budget. The 2014 budget is summarized as follows:

	<b>TOTAL</b>	<b>URA 1</b>	<b>URA 2</b>
Beginning fund balance	\$ 4,151,917	\$4,151,917	\$ 0
Revenue	\$ 1,264,953	\$1,264,484	\$ 469
Expenditures	\$ 2,428,910	\$ 635,705	\$ 1,793,205*
Ending Fund Balance	\$ 2,987,960	\$4,780,696	\$ (1,792,736)

Note: \*Capital Projects estimated at \$1,000,000 (reflected in Expenditures).

The meeting will begin at 5:45 p.m., and will be held in Council Chambers at Northglenn City Hall, 11701 Community Center Drive. All interested persons are invited to attend and to speak during the hearing. The 2014 budget is available for review on the City Website at [northglenn.org/nura](http://northglenn.org/nura) and from the Northglenn Urban Renewal Authority, 11701 Community Center Drive. For more information you may call (303) 450-8743.

Northglenn Urban Renewal Authority  
11701 Community Center Drive  
Northglenn, Colorado 80233