

**COMMERCE CITY
NORTHERN
INFRASTRUCTURE**

GENERAL IMPROVEMENT DISTRICT

2016-2017 BIENNIAL BUDGET

FISCAL YEAR 2016

October 19, 2015

President and Members of the Board

City of Commerce City Northern Infrastructure General Improvement District (NIGID)

SECTION 1: Introduction

The proposed budget beginning January 1, 2016 and ending on December 31, 2016 is hereby submitted.

As required by Colorado statutes, this proposed budget is in balance with anticipated and existing revenues equal to or greater than the 2016 proposed expenditures.

SECTION 2: Certification of Mill Levy and Assessed Valuation

The assessed valuation of the NIGID as estimated by the Adams County Assessor's Office on August 16, 2015 is \$208,709,120. A final valuation is to be received from the County Assessor no later than December 10, 2015.

For the 2016 fiscal year, it is proposed that the mill levy be certified at 27.00 mills, which will generate a district property tax of \$5,635,146. This is the eighteenth year that the NIGID has received an assessed valuation and the eighteenth year that a property tax mill levy is proposed.

SECTION 3: Authorization and Issuance of District Limited General Obligation Bond Series 1998

On November 4, 1997, the electors of the NIGID approved the issuance of bonds for two purposes, one of which was for \$5,000,000 for the financing of water improvements and one of which was for \$10,000,000 for the financing of sewer improvements for a total authorization of \$15,000,000.

On June 2, 1998, the NIGID issued a limited general obligation bond issue in the par amount of \$11,500,000 of the authorized \$15,000,000 for the water and sewer improvements project. These bonds were privately placed with Consumer Services, Inc., a division of United Power, Incorporated. In addition to the bond proceeds, the City of Commerce City and the South Adams County Water and Sanitation District provided for a reimbursable loan of \$1,000,000 and \$500,000 respectively. The bonds carried a coupon rate of 8.750% with the initial debt service payment being made on December 1, 1998, and a term ending December 1, 2017. This debt is solely the responsibility of the NIGID with no financial responsibilities of the City of Commerce City.

SECTION 4: Authorization and Issuance of General Obligation Variable Rate Refunding Bonds Series 2002

On January 8, 2002, the NIGID issued General Obligation Variable Rate Refunding Bonds Series 2002 in the amount of \$14,140,000 with A+ rated bonds. The refunding bonds were for the purpose of refinancing the 1998 Limited General Obligation Bond, Series 1998 held by Consumer Services, Inc., a division of United Power, Incorporated and to repay a December 2000 Loan to the District from various property owners in the District in the aggregate amount of \$22,752. The new bonds were all purchased by a single buyer at an interest rate of 1.75% for year 2002. We were able to obtain this interest rate with the issuance of a Letter of Credit (LOC) and with the annual remarketing of the bonds. The net interest cost was calculated to be approximately 4% over the 30-year term of the bond. The Series 1998 Bonds and the Developer Loan were redeemed and paid on January 15, 2002, the date of issuance of the Bonds (plus accrued interest on the Series 1998 Bonds). In 2004, \$1,850,000 of the bonds were called early and retired. And in 2006, \$2,100,000 of the bonds were called early and retired.

SECTION 5: Authorization to Increase Debt

On November 1, 2005, the electors of the NIGID approved the debt be increased \$79,900,000 for improvements to East 104th Avenue and other street improvements as deemed necessary for the benefit of the District. The first \$44,400,000 in bonds was issued in 2006 and the remainder to be issued as determined.

SECTION 6: Authorization and Issuance of General Obligation Variable Rate Bonds, Series 2006

On February 15, 2006, the NIGID issued General Obligation Variable Rate Bonds Series 2006 in the amount of \$44,400,000 with AA rated bonds to be used to construct street improvements and to pay the costs of issuing the Bonds. The Bonds were structured to bear interest in the weekly mode. The adjusted interest rate for any Bond in the weekly mode was the rate of interest per annum determined by the Remarketing Agent on and as of each Wednesday. The adjusted interest rate could not exceed the maximum rate. The net interest cost was calculated to be approximately 4% over the 30-year term of the bond.

SECTION 7: Authorization and Issuance of General Obligation Variable Rate Bonds, Series 2008

On June 26, 2008, the NIGID issued General Obligation Variable Rate Bonds Series 2008 in the amount of \$35,500,000 with AA rated bonds to be used to construct street improvements and to pay the costs of issuing the Bonds. The Bonds were structured to bear interest in the weekly mode. The adjusted interest rate for any Bond in the weekly mode was the rate of interest per annum determined by the Remarketing Agent on and as of each Wednesday. The adjusted interest rate could not exceed the maximum rate. The net interest cost was calculated to be approximately 4% over the 30-year term of the bond.

SECTION 8: Remarketing of General Obligation Variable Rate Refunding Bonds Series 2002 and Refinancing of General Obligation Variable Rate Bonds, Series 2006, and General Obligation Variable Rate Bonds, Series 2008

On February 02, 2013, the NIGID remarketed the General Obligation Variable Rate Refunding Bonds Series 2002 and refinanced the General Obligation Variable Rate Bonds, Series 2006, and General Obligation Variable Rate Bonds, Series 2008 fix the interest rate on all of the bonds. The true interest cost of the bonds was calculated to be 3.645104% over the 30-year term of the bond.

Section 9: The 2016 Budget Process

The proposed 2016 budget expenditures total \$6,373,661 including bond interest payments plus additional operational costs. NIGID revenues for 2016 are estimated at \$6,373,661.

The proposed budget is scheduled for public hearing on Monday, October 19, 2015 with a continuation of the public hearing to November 2, 2015. Following the November 2nd public hearing, the NIGID budget is scheduled for adoption and certification of the mill levy. The NIGID does not have any authorized staff.

Respectfully Submitted

Sheryl L. Carstens, Treasurer to the Board

SUMMARY OF RESOURCES AND REQUIREMENTS BY FUND
FISCAL YEAR 2016

RESOURCES		REQUIREMENTS	
GENERAL IMPROVEMENT DISTRICT			
REVENUES	6,373,661	ADMINISTRATIVE COST	88,100
		TRANSFERS TO:	
		02 GENERAL IMPROVEMENT DISTRICT DEBT	742,507
		13 GENERAL IMPROVEMENT DISTRICT DEBT	4,397,542
		FUND BALANCE	1,145,512
TOTAL REVENUES	6,373,661	TOTAL REQUIREMENTS	6,373,661
GENERAL IMPROVEMENT DISTRICT DEBT			
TRANSFERS FROM:			
02 GENERAL IMPROVEMENT DISTRICT FUND	742,507	02 ADMINISTRATIVE COST	7,750
13 GENERAL IMPROVEMENT DISTRICT FUND	4,397,542	13 ADMINISTRATIVE COST	52,500
		02 INTEREST	319,757
		13 INTEREST	3,245,042
		02 PRINCIPAL	415,000
		13 PRINCIPAL	1,100,000
TOTAL REVENUES	5,140,049	TOTAL REQUIREMENTS	5,140,049

SUMMARY OF RESOURCES AND REQUIREMENTS BY FUND
FISCAL YEAR 2017

RESOURCES		REQUIREMENTS	
GENERAL IMPROVEMENT DISTRICT			
REVENUES	6,559,620	ADMINISTRATIVE COST	88,100
		TRANSFERS TO:	
		02 GENERAL IMPROVEMENT DISTRICT DEBT	745,907
		13 GENERAL IMPROVEMENT DISTRICT DEBT	4,508,542
		FUND BALANCE	1,217,071
TOTAL REVENUES	6,559,620	TOTAL REQUIREMENTS	6,559,620
GENERAL IMPROVEMENT DISTRICT DEBT			
TRANSFERS FROM:			
02 GENERAL IMPROVEMENT DISTRICT FUND	745,907	02 ADMINISTRATIVE COST	7,750
13 GENERAL IMPROVEMENT DISTRICT FUND	4,508,542	13 ADMINISTRATIVE COST	52,500
		02 INTEREST	303,157
		13 INTEREST	3,201,042
		02 PRINCIPAL	435,000
		13 PRINCIPAL	1,255,000
TOTAL REVENUES	5,254,449	TOTAL REQUIREMENTS	5,254,449

**COMMERCE CITY NORTHERN INFRASTRUCTURE
GENERAL IMPROVEMENT DISTRICT - DEBT SERVICE
2016-2017 BIENNIAL BUDGET**

REVENUES

		2013 ACTUAL	2014 ACTUAL	2015 AMENDED BUDGET	2015 ESTIMATED TOTAL	2016 BUDGET	2017 PLAN
ACCOUNT NUMBER	DESCRIPTION						
195-420-008	INTEREST/US BANK 2002	0	0	0	0	0	0
195-420-026	INTEREST/US BANK 2013	0	0	0	0	0	0
195-595-000	TRANSFER FR FUND 190/2002	622,560	728,306	738,306	738,306	742,507	745,907
195-595-000	TRANSFER FR FUND 190/2006	28,722	0	0	0	0	0
195-595-000	TRANSFER FR FUND 190/2008	9,166	0	0	0	0	0
195-595-000	TRANSFER FR FUND 190/2013	4,136,461	4,177,391	4,289,491	4,289,491	4,397,542	4,508,542
	TOTAL AVAILABLE REVENUES	4,796,909	4,905,698	5,027,797	5,027,797	5,140,049	5,254,449

EXPENDITURES

195-731-090	2002 OUTSIDE SERVICES	3,050	0	5,000	5,000	5,000	5,000
195-731-091	2006 OUTSIDE SERVICES	23,065	0	0	0	0	0
195-731-151	2008 OUTSIDE SERVICES	4,625	0	0	0	0	0
195-731-205	2013 OUTSIDE SERVICES	72,000	50,000	50,000	50,000	50,000	50,000
195-790-007	2002 UNCLASSIFIED EXPENSE	2,500	2,750	2,750	2,750	2,750	2,750
195-782-006	2002 BANK SERVICE CHG	150	0	0	0	0	0
195-782-007	2006 BANK SERVICE CHG	150	0	0	0	0	0
195-782-008	2008 BANK SERVICE CHG	150	0	0	0	0	0
195-790-020	2013 UNCLASSIFIED EXPENSE	1,000	500	2,500	2,500	2,500	2,500
195-782-017	2013 BANK SERVICE CHG	0	0	0	0	0	0
195-782-018	2013 LETTER OF CREDIT FEES	0	0	0	0	0	0
195-792-001	2002 BOND PRINCIPAL PAYMENTS	325,000	375,000	395,000	395,000	415,000	435,000
195-792-005	2013 BOND PRINCIPAL PAYMENTS	1,340,000	830,000	965,000	965,000	1,100,000	1,255,000
195-793-001	2002 BOND INTEREST PAYMENTS	291,860	350,556	335,556	335,556	319,757	303,157
195-793-003	2006 BOND INTEREST PAYMENTS	5,508	0	0	0	0	0
195-793-004	2008 BOND INTEREST PAYMENTS	4,391	0	0	0	0	0
195-793-005	2013 BOND INTEREST PAYMENTS	2,723,461	3,296,891	3,271,991	3,271,991	3,245,042	3,201,042
	TOTAL EXPENDITURES	4,796,909	4,905,698	5,027,797	5,027,797	5,140,049	5,254,449

BOND DEBT SERVICE

**NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT
G.O. REFUNDING BONDS, SERIES 2002
Remarketed as Fixed Rate Bonds on 1/2/2013 (Reissuance with Reamortized Principal)
2031 final maturity, callable 12/1/22 @ par
Fitch 'A' Rating and AGM Bond Insurance
[Preliminary -- for discussion only -- #17]**

Dated Date* 02/01/2013
Delivery Date 02/01/2013

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2013			121,185.42	121,185.42	
12/01/2013	325,000	4.000%	181,778.13	506,778.13	627,963.55
06/01/2014			175,278.13	175,278.13	
12/01/2014	375,000	4.000%	175,278.13	550,278.13	725,556.26
06/01/2015			167,778.13	167,778.13	
12/01/2015	395,000	4.000%	167,778.13	562,778.13	730,556.26
06/01/2016			159,878.13	159,878.13	
12/01/2016	415,000	4.000%	159,878.13	574,878.13	734,756.26
06/01/2017			151,578.13	151,578.13	
12/01/2017	435,000	4.000%	151,578.13	586,578.13	738,156.26
06/01/2018			142,878.13	142,878.13	
12/01/2018	455,000	4.000%	142,878.13	597,878.13	740,756.26
06/01/2019			133,778.13	133,778.13	
12/01/2019	475,000	4.000%	133,778.13	608,778.13	742,556.26
06/01/2020			124,278.13	124,278.13	
12/01/2020	495,000	4.000%	124,278.13	619,278.13	743,556.26
06/01/2021			114,378.13	114,378.13	
12/01/2021	510,000	4.000%	114,378.13	624,378.13	738,756.26
06/01/2022			104,178.13	104,178.13	
12/01/2022	530,000	5.000%	104,178.13	634,178.13	738,356.26
06/01/2023			90,928.13	90,928.13	
12/01/2023	560,000	3.125%	90,928.13	650,928.13	741,856.26
06/01/2024			82,178.13	82,178.13	
12/01/2024	575,000	3.125%	82,178.13	657,178.13	739,356.26
06/01/2025			73,193.75	73,193.75	
12/01/2025	595,000	3.125%	73,193.75	668,193.75	741,387.50
06/01/2026			63,896.88	63,896.88	
12/01/2026	615,000	3.125%	63,896.88	678,896.88	742,793.76
06/01/2027			54,287.50	54,287.50	
12/01/2027	630,000	3.125%	54,287.50	684,287.50	738,575.00
06/01/2028			44,443.75	44,443.75	
12/01/2028	650,000	3.250%	44,443.75	694,443.75	738,887.50
06/01/2029			33,881.25	33,881.25	
12/01/2029	675,000	3.250%	33,881.25	708,881.25	742,762.50
06/01/2030			22,912.50	22,912.50	
12/01/2030	695,000	3.250%	22,912.50	717,912.50	740,825.00
06/01/2031			11,618.75	11,618.75	
12/01/2031	715,000	3.250%	11,618.75	726,618.75	738,237.50
	10,120,000		3,805,651.17	13,925,651.17	13,925,651.17

Note: * The dated date of the 2002 Bonds is 1/15/2002. Interest during fixed rate mode will accrue beginning 2/1/13.

BOND DEBT SERVICE

NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT CITY of COMMERCE CITY, COLORADO

G.O. REFUNDING & IMPROVEMENT BONDS, SERIES 2013

Pay & Cancel Refunding of Ser. 2006 & 2008 Variable Rate LOC Issues and New Money Project
Level Debt Service Solution (wrapping 2002s), 2038 Final Maturity, callable 12/1/22 @ par
Fitch 'A' Rating and AGM Bond Insurance
[Preliminary -- for discussion only -- #17]

Dated Date 02/01/2013
Delivery Date 02/01/2013

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2013			1,112,363.75	1,112,363.75	
12/01/2013	1,340,000	3.000%	1,668,545.63	3,008,545.63	4,120,909.38
06/01/2014			1,648,445.63	1,648,445.63	
12/01/2014	830,000	3.000%	1,648,445.63	2,478,445.63	4,126,891.26
06/01/2015			1,635,995.63	1,635,995.63	
12/01/2015	965,000	** %	1,635,995.63	2,600,995.63	4,236,991.26
06/01/2016			1,622,520.63	1,622,520.63	
12/01/2016	1,100,000	4.000%	1,622,520.63	2,722,520.63	4,345,041.26
06/01/2017			1,600,520.63	1,600,520.63	
12/01/2017	1,255,000	5.000%	1,600,520.63	2,855,520.63	4,456,041.26
06/01/2018			1,569,145.63	1,569,145.63	
12/01/2018	1,435,000	** %	1,569,145.63	3,004,145.63	4,573,291.26
06/01/2019			1,536,208.13	1,536,208.13	
12/01/2019	1,620,000	5.000%	1,536,208.13	3,156,208.13	4,692,416.26
06/01/2020			1,495,708.13	1,495,708.13	
12/01/2020	1,825,000	5.000%	1,495,708.13	3,320,708.13	4,816,416.26
06/01/2021			1,450,083.13	1,450,083.13	
12/01/2021	2,050,000	5.000%	1,450,083.13	3,500,083.13	4,950,166.26
06/01/2022			1,398,833.13	1,398,833.13	
12/01/2022	2,285,000	5.000%	1,398,833.13	3,683,833.13	5,082,666.26
06/01/2023			1,341,708.13	1,341,708.13	
12/01/2023	2,395,000	5.000%	1,341,708.13	3,736,708.13	5,078,416.26
06/01/2024			1,281,833.13	1,281,833.13	
12/01/2024	2,515,000	5.000%	1,281,833.13	3,796,833.13	5,078,666.26
06/01/2025			1,218,958.13	1,218,958.13	
12/01/2025	2,640,000	5.000%	1,218,958.13	3,858,958.13	5,077,916.26
06/01/2026			1,152,958.13	1,152,958.13	
12/01/2026	2,770,000	5.000%	1,152,958.13	3,922,958.13	5,075,916.26
06/01/2027			1,083,708.13	1,083,708.13	
12/01/2027	2,915,000	5.000%	1,083,708.13	3,998,708.13	5,082,416.26
06/01/2028			1,010,833.13	1,010,833.13	
12/01/2028	3,060,000	5.000%	1,010,833.13	4,070,833.13	5,081,666.26
06/01/2029			934,333.13	934,333.13	
12/01/2029	3,210,000	5.000%	934,333.13	4,144,333.13	5,078,666.26
06/01/2030			854,083.13	854,083.13	
12/01/2030	3,370,000	5.000%	854,083.13	4,224,083.13	5,078,166.26
06/01/2031			769,833.13	769,833.13	
12/01/2031	3,540,000	5.000%	769,833.13	4,309,833.13	5,079,666.26
06/01/2032			681,333.13	681,333.13	
12/01/2032	4,455,000	** %	681,333.13	5,136,333.13	5,817,666.26
06/01/2033			570,526.88	570,526.88	
12/01/2033	4,680,000	3.500%	570,526.88	5,250,526.88	5,821,053.76
06/01/2034			488,626.88	488,626.88	
12/01/2034	4,845,000	3.500%	488,626.88	5,333,626.88	5,822,253.76
06/01/2035			403,839.38	403,839.38	
12/01/2035	5,010,000	3.600%	403,839.38	5,413,839.38	5,817,678.76
06/01/2036			313,659.38	313,659.38	
12/01/2036	5,195,000	3.625%	313,659.38	5,508,659.38	5,822,318.76
06/01/2037			219,500.00	219,500.00	
12/01/2037	5,380,000	4.000%	219,500.00	5,599,500.00	5,819,000.00
06/01/2038			111,900.00	111,900.00	
12/01/2038	5,595,000	4.000%	111,900.00	5,706,900.00	5,818,800.00
	76,280,000		55,571,098.36	131,851,098.36	131,851,098.36