



2019 ADOPTED BUDGET

NORTHERN INFRASTRUCTURE GID

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October 15, 2018

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, 2019 and ending on December 31, 2019 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 2019 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 23, 2018 is \$283,637,740. A final valuation is to be received from the County Assessor no later than December 10, 2018.

For the 2019 fiscal year, it is proposed that the mill levy be certified at 27.00 mills, which will generate a district property tax of \$7,658,219. This is the twentieth year that the NIGID has received an assessed valuation and the twentieth 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.

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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 2019 Budget Process

The proposed 2019 budget expenditures total \$11,320,583 including bond interest payments plus additional operational costs. NIGID revenues for 2019 are estimated at \$11,320,583.

The proposed budget is scheduled for public hearing on Monday, October 15, 2018 with a continuation of the public hearing to November 5, 2018. Following the November 5th 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

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SUMMARY OF RESOURCES AND REQUIREMENT BY FUND -2019

GENERAL IMPROVEMENT DISTRICT

FINANCIAL SOURCES	2019 BUDGET	
Revenues	\$	8,242,954
Transfers From:		
ECAGID Fund	\$	3,007,629
Total	\$	11,320,583
FINANCIAL USES	2019 BUDGET	
Administrative Cost	\$	106,100
Transfers To:		
General Improvement District Debt 2002	\$	750,306
General Improvement District Debt 2013	\$	4,725,553
Fund Balance	\$	5,541,791
CIPP	\$	196,833
Total	\$	11,320,583

GENERAL IMPROVEMENT DISTRICT DEBT

FINANCIAL SOURCES	2019 BUDGET	
Transfers From:		
General Improvement District Debt 2002	\$	750,306
General Improvement District Debt 2013	\$	4,725,553
Total	\$	5,475,859
FINANCIAL USES	2019 BUDGET	
Administrative Cost - 2002	\$	7,750
Administrative Cost - 2013	\$	33,137
Interest - 2002	\$	267,556
Interest - 2013	\$	3,072,416
Principal - 2002	\$	475,000
Principal - 2013	\$	1,620,000
Total	\$	5,475,859



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2019 ADOPTED BUDGET

	<u>2016 Actual</u>	<u>2017 Actual</u>	<u>2018 Adopted</u>	<u>2019 Budget</u>
Beginning Fund Balance	\$ 2,304,828	\$ 1,846,885	\$ 3,125,074	\$ 3,125,074
Revenues				
Earnings On Investments	\$ 122,617	\$ 20,255	\$ 50,000	\$ 3,976
Property Tax	\$ 5,688,423	\$ 5,802,649	\$ 7,314,255	\$ 7,670,663
Specific Ownership Tax	\$ 464,635	\$ 558,919	\$ 400,000	\$ 519,979
Sale Of Assets Water Rights	\$ 125,000	\$ -	\$ -	\$ -
Agreements	\$ -	\$ 76,922	\$ -	\$ -
One Time Fee	\$ -	\$ 10,784	\$ 4,112	\$ -
Capacity Fee	\$ 25,274	\$ 61,946	\$ 50,762	\$ 43,336
Permit Fees	\$ -	\$ 37,371	\$ 32,989	\$ 5,000
Transfers In				
Transfer From Fund Balance	\$ -	\$ -	\$ -	\$ -
Transfers In	\$ 2,133,365	\$ -	\$ -	\$ 3,077,629
Total Revenues	\$ 8,559,312	\$ 6,568,846	\$ 7,852,118	\$ 11,320,583
Expenditures				
Outside Services Project Expense	\$ -	\$ -	\$ -	\$ -
Recording/Advertising Fees	\$ -	\$ 1,890	\$ 100	\$ 100
Auditing Fees	\$ 13,030	\$ -	\$ 15,000	\$ 15,000
Legal Fees	\$ -	\$ 29	\$ 1,000	\$ 1,000
Property Tax Collection Fees	\$ 85,358	\$ 87,045	\$ 90,000	\$ 90,000
Project Expense - Water Acq Fee	\$ -	\$ -	\$ -	\$ -
Project Expense - Water Rights Sold	\$ 97,329	\$ -	\$ -	\$ -
Series 2008	\$ 1,645,125	\$ 4,247	\$ -	\$ -
Transfer To Fund 195 - 2002	\$ 737,506	\$ 740,906	\$ 748,506	\$ 750,306
Transfer To Fund 195 - 2013	\$ 4,345,541	\$ 4,456,541	\$ 4,623,792	\$ 4,725,553
Transfer To Fund 191 - NIGID Construction	\$ -	\$ -	\$ -	\$ -
Transfer To CIPP Fund	\$ -	\$ -	\$ 182,000	\$ 196,833
Transfer Out	\$ 2,093,365	\$ -	\$ -	\$ -
Transfer To Fund Balance	\$ -	\$ -	\$ 2,191,720	\$ 5,541,791
Total Expenditures	\$ 9,017,255	\$ 5,290,658	\$ 7,852,118	\$ 11,320,583
Net Position	\$ 1,846,885	\$ 3,125,074	\$ 3,125,074	\$ 3,125,074

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2019 ADOPTED BUDGET DEBT

	2016 Actual	2017 Actual	2018 Adopted	2019 Budget
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -
Revenues				
Interest/Us Bank 2002	\$ -	\$ -	\$ -	\$ -
Interest/Us Bank 2013	\$ -	\$ -	\$ -	\$ -
Transfers In				
Transfer From Fund 190/2002	\$ 737,506	\$ 740,906	\$ 748,506	\$ 750,306
Transfer From Fund 190/2013	\$ 4,345,541	\$ 4,456,541	\$ 4,623,792	\$ 4,725,553
Total Revenues	\$ 5,083,048	\$ 5,197,448	\$ 5,372,298	\$ 5,475,859
Expenditures				
2002 Outside Services	\$ -	\$ -	\$ 5,000	\$ 5,000
2013 Outside Services	\$ -	\$ -	\$ 50,000	\$ 32,637
2002 Unclassified Expense	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750
2013 Unclassified Expense	\$ 500	\$ 500	\$ 500	\$ 500
2002 Bond Principal Payments	\$ 415,000	\$ 435,000	\$ 455,000	\$ 475,000
2013 Bond Principal Payments	\$ 1,100,000	\$ 1,255,000	\$ 1,435,000	\$ 1,620,000
2002 Bond Interest Payments	\$ 319,756	\$ 303,156	\$ 285,756	\$ 267,556
2013 Bond Interest Payments	\$ 3,245,041	\$ 3,201,041	\$ 3,138,292	\$ 3,072,416
Total Expenditures	\$ 5,083,048	\$ 5,197,448	\$ 5,372,298	\$ 5,475,859
Net Position	\$ -	\$ -	\$ -	\$ -

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BOND DEBT SERVICE SERIES 2002

<u>Period Ending</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Annual Debt Service</u>
6/30/2013			121,185.42	121,185.42	
12/1/2013	325,000	4.000%	181,778.13	506,778.13	627,963.55
6/1/2014			175,278.13	175,278.13	
12/1/2014	375,000	4.000%	175,278.13	550,278.13	725,556.26
6/1/2015			167,778.13	167,778.13	
12/1/2015	395,000	4.000%	167,778.13	562,778.13	730,556.26
6/1/2016			159,878.13	159,878.13	
12/1/2016	415,000	4.000%	159,878.13	574,878.13	734,756.26
6/1/2017			151,578.13	151,578.13	
12/1/2017	435,000	4.000%	151,578.13	586,578.13	738,156.26
6/1/2018			142,878.13	142,878.13	
12/1/2018	455,000	4.000%	142,878.13	597,878.13	740,756.26
6/1/2019			133,778.13	133,778.13	
12/1/2019	475,000	4.000%	133,778.13	608,778.13	742,556.26
6/1/2020			124,278.13	124,278.13	
12/1/2020	495,000	4.000%	124,278.13	619,278.13	743,556.26
6/1/2021			114,378.13	114,378.13	
12/1/2021	510,000	4.000%	114,378.13	624,378.13	738,756.26
6/1/2022			104,178.13	104,178.13	
12/1/2022	530,000	5.000%	104,178.13	634,178.13	738,356.26
6/1/2023			90,928.13	90,928.13	
12/1/2023	560,000	3.125%	90,928.13	650,928.13	741,856.26
6/1/2024			82,178.13	82,178.13	
12/1/2024	575,000	3.125%	82,178.13	657,178.13	739,356.26
6/1/2025			73,193.75	73,193.75	
12/1/2025	595,000	3.125%	73,193.75	668,193.75	741,387.50
6/1/2026			63,896.88	63,896.88	
12/1/2026	615,000	3.125%	63,896.88	678,896.88	742,793.76
6/1/2027			54,287.50	54,287.50	
12/1/2027	630,000	3.125%	54,287.50	684,287.50	738,575.00
6/1/2028			44,443.75	44,443.75	
12/1/2028	650,000	3.250%	44,443.75	694,443.75	738,887.50
6/1/2029			33,881.25	33,881.25	
12/1/2029	675,000	3.250%	33,881.25	708,881.25	742,762.50
6/1/2030			22,912.50	22,912.50	
12/1/2030	695,000	3.250%	22,912.50	717,912.50	740,825.00
6/1/2031			11,618.75	11,618.75	
12/1/2031	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

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BOND DEBT SERVICE SERIES 2013

<u>Period Ending</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Annual Debt Service</u>
6/30/2013			1,112,363.75	1,112,363.75	
12/1/2013	1,340,000	3.000%	1,668,545.63	3,008,545.63	4,120,909.38
6/1/2014			1,648,445.63	1,648,445.63	
12/1/2014	830,000	3.000%	1,648,445.63	2,478,445.63	4,126,891.26
6/1/2015			1,635,995.63	1,635,995.63	
12/1/2015	965,000	-	1,635,995.63	2,600,995.63	4,236,991.26
6/1/2016			1,622,520.63	1,622,520.63	
12/1/2016	1,100,000	4.000%	1,622,520.63	2,722,520.63	4,345,041.26
6/1/2017			1,600,520.63	1,600,520.63	
12/1/2017	1,255,000	5.000%	1,600,520.63	2,855,520.63	4,456,041.26
6/1/2018			1,569,145.63	1,569,145.63	
12/1/2018	1,435,000	-	1,569,145.63	3,004,145.63	4,573,291.26
6/1/2019			1,536,208.13	1,536,208.13	
12/1/2019	1,620,000	5.000%	1,536,208.13	3,156,208.13	4,692,416.26
6/1/2020			1,495,708.13	1,495,708.13	
12/1/2020	1,825,000	5.000%	1,495,708.13	3,320,708.13	4,816,416.26
6/1/2021			1,450,083.13	1,450,083.13	
12/1/2021	2,050,000	5.000%	1,450,083.13	3,500,083.13	4,950,166.26
6/1/2022			1,398,833.13	1,398,833.13	
12/1/2022	2,285,000	5.000%	1,398,833.13	3,683,833.13	5,082,666.26
6/1/2023			1,341,708.13	1,341,708.13	
12/1/2023	2,395,000	5.000%	1,341,708.13	3,736,708.13	5,078,416.26
6/1/2024			1,281,833.13	1,281,833.13	
12/1/2024	2,515,000	5.000%	1,281,833.13	3,796,833.13	5,078,666.26
6/1/2025			1,218,958.13	1,218,958.13	
12/1/2025	2,640,000	5.000%	1,218,958.13	3,858,958.13	5,077,916.26
6/1/2026			1,152,958.13	1,152,958.13	
12/1/2026	2,770,000	5.000%	1,152,958.13	3,922,958.13	5,075,916.26
6/1/2027			1,083,708.13	1,083,708.13	
12/1/2027	2,915,000	5.000%	1,083,708.13	3,998,708.13	5,082,416.26
6/1/2028			1,010,833.13	1,010,833.13	
12/1/2028	3,060,000	5.000%	1,010,833.13	4,070,833.13	5,081,666.26
6/1/2029			934,333.13	934,333.13	
12/1/2029	3,210,000	5.000%	934,333.13	4,144,333.13	5,078,666.26
6/1/2030			854,083.13	854,083.13	
12/1/2030	3,370,000	5.000%	854,083.13	4,224,083.13	5,078,166.26
6/1/2031			769,833.13	769,833.13	
12/1/2031	3,540,000	5.000%	769,833.13	4,309,833.13	5,079,666.26
6/1/2032			681,333.13	681,333.13	
12/1/2032	4,455,000	-	681,333.13	5,136,333.13	5,817,666.26
6/1/2033			570,526.88	570,526.88	
12/1/2033	4,680,000	3.500%	570,526.88	5,250,526.88	5,821,053.76
6/1/2034			488,626.88	488,626.88	
12/1/2034	4,845,000	3.500%	488,626.88	5,333,626.88	5,822,253.76
6/1/2035			403,839.38	403,839.38	
12/1/2035	5,010,000	3.600%	403,839.38	5,413,839.38	5,817,678.76
6/1/2036			313,659.38	313,659.38	
12/1/2036	5,195,000	3.625%	313,659.38	5,508,659.38	5,822,318.76
6/1/2037			219,500.00	219,500.00	
12/1/2037	5,380,000	4.000%	219,500.00	5,599,500.00	5,819,000.00
6/1/2038			111,900.00	111,900.00	
12/1/2038	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

NORTHERN INFRASTRUCTURE GID

RESOLUTION ADOPTING THE 2019 BUDGET AND CERTIFICATION OF THE MILL LEVY FOR THE NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT

RESOLUTION NO. NIGID 2018-01

WHEREAS, the Board of Directors for the Northern Infrastructure General Improvement District (NIGID) has received and reviewed the NIGID annual Budget for the fiscal year commencing January 1, 2019, and ending December 31, 2019;

WHEREAS, the Budget as submitted has been received by the Board and published for public inspection as required by State law;

WHEREAS, the Board conducted a public hearing on the submitted Budget on October 15, 2018 with a continuation of the public hearing on November 5, 2018;

WHEREAS, the Budget as submitted sets forth the following estimated fiscal data for the year 2018:

Revenues & Fund Balance	\$11,320,583
Expenditure Requirements	\$11,320,583

WHEREAS, the assessed valuation of taxable property for the year 2018 in the Northern Infrastructure General Improvement District, as certified by the County Assessor of Adams County, Colorado is the sum of \$283,637,740.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors for the Northern Infrastructure General Improvement District that the Budget, a copy of which is incorporated herein by reference, be and hereby is adopted for the Northern Infrastructure General Improvement District for the year 2019 and \$11,320,583 is declared to be the amount of revenue necessary to be raised from all sources to pay current expenses for the period commencing January 1, 2019 through December 31, 2019.

BE IT FURTHER RESOLVED that a tax of 27.000 mills be levied on each dollar of the assessed valuation of the taxable property in the Northern Infrastructure General Improvement District for the purpose of raising the sum of \$7,658,219 because such amounts and revenues from all other sources is anticipated to be necessary to meet the District's expenditure requirements for the fiscal year commencing January 1, 2019, and ending December 31, 2019.

BE IT FURTHER RESOLVED that an ad valorem tax levy for the Northern Infrastructure General Improvement District, Colorado, for the fiscal year commencing January 1, 2019, and ending December 31, 2019, is imposed as follows, and shall be certified to the Office of the County Treasurer, County of Adams, as provided by law:

General Improvement District Fund	27.000 mills
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RESOLVED AND PASSED THIS 5TH DAY OF NOVEMBER 2018.

NORTHERN INFRASTRUCTURE GENERAL
IMPROVEMENT DISTRICT

Sean Ford, Chairperson

ATTEST:

Laura J. Bauer, MMC, Secretary