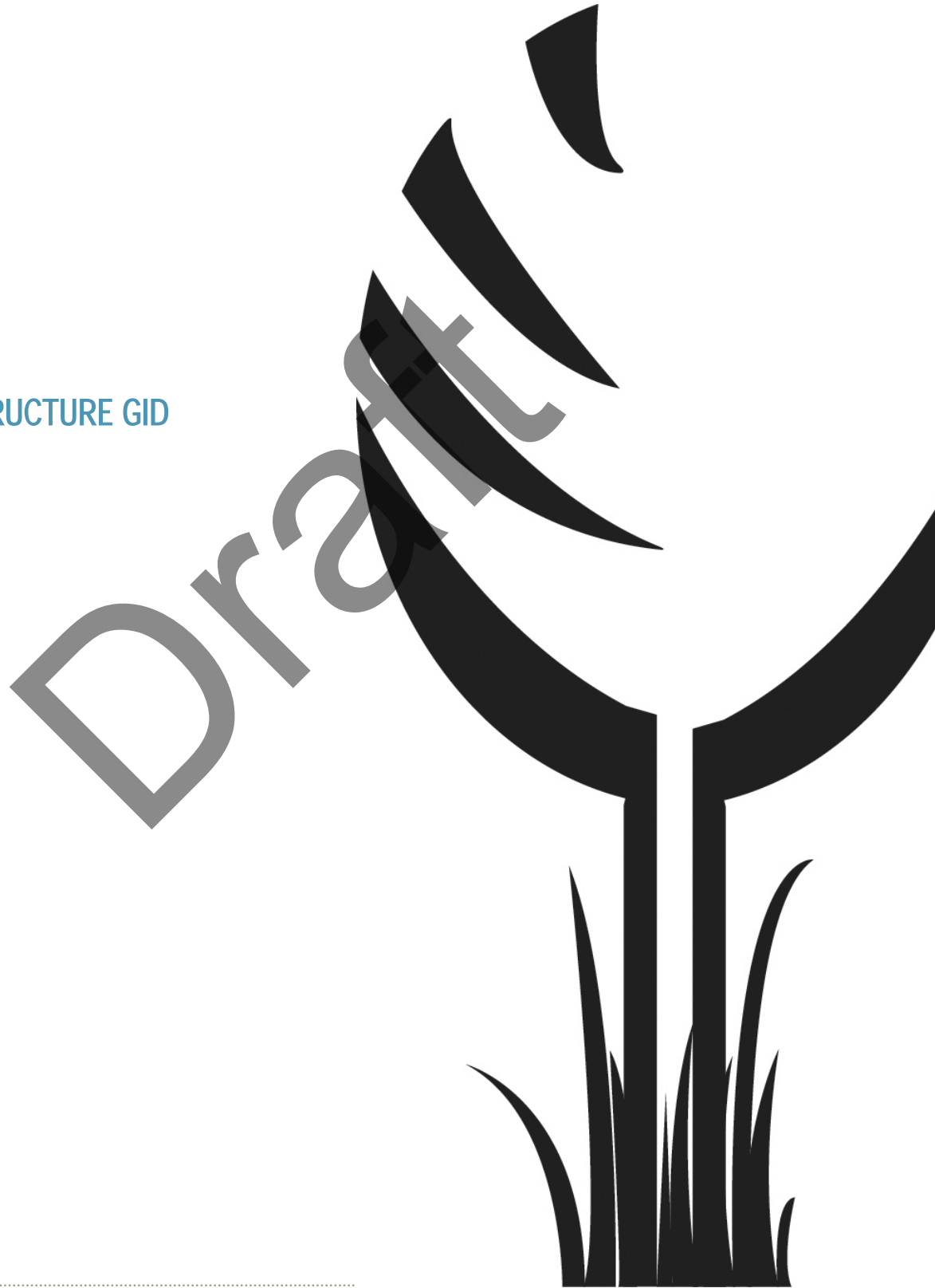


# NORTHERN INFRASTRUCTURE GID

---

NORTHERN INFRASTRUCTURE GID



# NORTHERN INFRASTRUCTURE GID

---

## 2021 ADOPTED BUDGET

---

October 19, 2020

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, 2021 and ending on December 31, 2021 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 2021 proposed expenditures.

### **SECTION 2: Certification of Mill Levy and Assessed Valuation**

This year due to the Covid-19 Pandemic there was a delay in receiving the estimated assessed valuation of the NIGID from the Adams County Assessor's Office. For this reason, we are using the prior year's estimated assessed valuation of \$351,578,400. A final valuation is to be received from the County Assessor no later than December 10, 2020.

For the 2021 fiscal year, it is proposed that the mill levy be certified at 20.00 mills, which will generate a district property tax of \$7,031,568. This is the twenty-second year that the NIGID has received an assessed valuation and the twenty-second 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 104<sup>th</sup> 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 2021 Budget Process**

The proposed 2021 budget expenditures total \$7,653,853 including bond interest payments plus additional operational costs. NIGID revenues for 2021 are estimated at \$7,653,853.

The proposed budget is scheduled for public hearing on Monday, October 19, 2020 with a continuation of the public hearing to November 2, 2020. Following the November 2<sup>nd</sup> 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

# NORTHERN INFRASTRUCTURE GID

## SUMMARY OF RESOURCES AND REQUIREMENT BY FUND

### GENERAL IMPROVEMENT DISTRICT

Financial Sources	2021 Budget
Revenues	\$ 7,653,853
Total	\$ 7,653,853
Financial Uses	
Administrative Cost	\$ 131,100
Transfers To:	
General Improvement District Debt 2002	\$ 741,782
General Improvement District Debt 2013	\$ 4,950,717
Fund Balance	\$ 1,830,254
Total	\$ 7,653,853

### GENERAL IMPROVEMENT DISTRICT DEBT

Financial Sources	2021 Budget
Transfers From:	
General Improvement District Debt 2002	\$ 741,782
General Improvement District Debt 2013	\$ 4,950,717
Total	\$ 5,692,499
Financial Uses	
Administrative Cost - 2002	\$ 3,025
Administrative Cost - 2013	\$ 550
Interest - 2002	\$ 228,757
Interest - 2013	\$ 2,900,167
Principal - 2002	\$ 510,000
Principal - 2013	\$ 2,050,000
Total	\$ 5,692,499



# NORTHERN INFRASTRUCTURE GID

## 2021 ADOPTED BUDGET

	2019 Actual		2020 Adopted		As of 9/30/20		2021 Budget
Beginning Fund Balance	\$	8,974,118	\$	15,132,586		\$	15,132,586
<b>Revenues</b>							
Earnings On Investments	\$	265,809	\$	20,000	\$	201,726	\$ 20,000
Property Tax	\$	7,666,894	\$	7,031,568	\$	6,960,165	\$ 7,031,568
Delinquent tax	\$	-	\$	4,554	\$	725	\$ 500
Specific Ownership Tax	\$	619,330	\$	580,464	\$	334,412	\$ 505,285
Agreements	\$	62,691	\$	-	\$	3,833	\$ -
One Time Fee	\$	94,272	\$	-	\$	-	\$ 84,500
Capacity Fee	\$	74,201	\$	84,500	\$	100,744	\$ 12,000
Permit Fees	\$	48,387	\$	12,000	\$	27,868	\$ -
<b>Transfers In</b>							
Transfers In	\$	3,077,629	\$	-	\$	-	\$ -
<b>Total Revenues</b>	\$	<b>11,909,213</b>	\$	<b>7,733,086</b>	\$	<b>7,629,474</b>	\$ <b>7,653,853</b>
<b>Expenditures</b>							
Recording/Advertising Fees	\$	-	\$	100	\$	-	\$ 100
Auditing Fees	\$	-	\$	15,000	\$	-	\$ 15,000
Legal Fees	\$	359	\$	1,000	\$	-	\$ 1,000
Property Tax Collection Fees	\$	115,005	\$	110,000	\$	104,414	\$ 115,000
<b>Transfers Out</b>							
Transfer To Fund 195 - 2002	\$	745,581	\$	751,581	\$	3,025	\$ 741,782
Transfer To Fund 195 - 2013	\$	4,692,966	\$	4,849,603	\$	1,620,536	\$ 4,950,717
Transfer Out	\$	196,833	\$	-	\$	-	\$ -
Transfer To Fund Balance	\$	-	\$	2,005,802	\$	-	\$ 1,830,254
<b>Total Expenditures</b>	\$	<b>5,750,745</b>	\$	<b>7,733,086</b>	\$	<b>1,727,975</b>	\$ <b>7,653,853</b>
<b>Net Position</b>	\$	<b>15,132,586</b>	\$	<b>15,132,586</b>		\$	<b>15,132,586</b>

# NORTHERN INFRASTRUCTURE GID

## 2021 ADOPTED BUDGET

	2019 Actual	2020 Adopted	As of 9/30/20	2021 Budget
<b>Beginning Fund Balance</b>	\$ -	\$ -		\$ -
<b>Transfers In</b>				
Transfer From Fund 190/2002	\$ 745,581	\$ 751,581	\$ 3,025	\$ 741,782
Transfer From Fund 190/2013	\$ 4,692,966	\$ 4,849,603	\$ 1,620,536	\$ 4,950,717
<b>Total Revenues</b>	<b>\$ 5,438,548</b>	<b>\$ 5,601,184</b>	<b>\$ 1,623,561</b>	<b>\$ 5,692,499</b>
<b>Expenditures</b>				
2002 Outside Services	\$ -	\$ 5,000	\$ -	\$ -
2013 Outside Services	\$ -	\$ 32,637	\$ -	\$ -
2002 Unclassified Expense	\$ 3,025	\$ 3,025	\$ 3,025	\$ 3,025
2013 Unclassified Expense	\$ 550	\$ 550	\$ 550	\$ 550
2002 Bond Principal Payments	\$ 475,000	\$ 495,000	\$ -	\$ 510,000
2013 Bond Principal Payments	\$ 1,620,000	\$ 1,825,000	\$ 124,278	\$ 2,050,000
2002 Bond Interest Payments	\$ 267,556	\$ 248,556	\$ -	\$ 228,757
2013 Bond Interest Payments	\$ 3,072,416	\$ 2,991,416	\$ 1,495,708	\$ 2,900,167
<b>Total Expenditures</b>	<b>\$ 5,438,548</b>	<b>\$ 5,601,184</b>	<b>\$ 1,623,561</b>	<b>\$ 5,692,499</b>
<b>Net Position</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>

# NORTHERN INFRASTRUCTURE GID

## 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
	<b>\$ 10,120,000</b>		<b>\$ 3,805,651.17</b>	<b>\$ 13,925,651.17</b>	<b>\$ 13,925,651.17</b>



# NORTHERN INFRASTRUCTURE GID

## 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
	<b>\$ 76,280,000</b>		<b>\$ 55,571,098.36</b>	<b>\$ 131,851,098.36</b>	<b>\$ 131,851,098.36</b>

# NORTHERN INFRASTRUCTURE GID

---

## RESOLUTION ADOPTING THE 2021 BUDGET AND CERTIFICATION OF THE MILL LEVY FOR THE NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT

### RESOLUTION NO. NIGID 2020-03

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, 2021, and ending December 31, 2021;

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 19, 2020 with a continuation of the public hearing on November 2, 2020;

WHEREAS, the Budget as submitted sets forth the following estimated fiscal data for the year 2021:

Revenues & Fund Balance	\$7,653,853
Expenditure Requirements	\$7,653,853

WHEREAS, this year due to the COVID-19 pandemic there was a delay in receiving the estimated assessed taxable property of the NIGID from the County Assessor of Adams County. For this reason, we are using the prior year's estimated assessed taxable property of \$351,578,400.

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 2021 and \$7,653,853 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, 2021 through December 31, 2021.

BE IT FURTHER RESOLVED that a tax of 20.000 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 \$7,031,568 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, 2021, and ending December 31, 2021.

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, 2021, and ending December 31, 2021, 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	20.000 mills
-----------------------------------	--------------

RESOLVED AND PASSED THIS 2ND DAY OF NOVEMBER 2020.

NORTHERN INFRASTRUCTURE GENERAL  
IMPROVEMENT DISTRICT

---

Benjamin A. Huseman, Chairperson

ATTEST:

---

Dylan Gibson, CMC, Secretary