Commerce City Northern Infrastructure General Improvement District (NIGID)
2027 Preliminary Budget

August 10, 2026

Presentation 26-001

NIGID Background

November 1997 – NIGID electors approved $15 million in bond issuances for water ($5 million) and sewer improvements ($10 million).

Original bonds retired, refunded, and new debt issued for street improvements. Only remaining bonds are the Series 2024 General Obligation Refunding Bonds issued in the amount of $43,670,000.

- Historical property tax revenue receipts exceeded debt service requirements (excess reserved for future payments)
- Assessed valuations fluctuate with re-assessment cycles
- Required debt service amounts based on amortization schedule
- Remaining debt obligation after this year:

Principal	Interest	Total
$35,415,000	$10,449,750	$45,864,750

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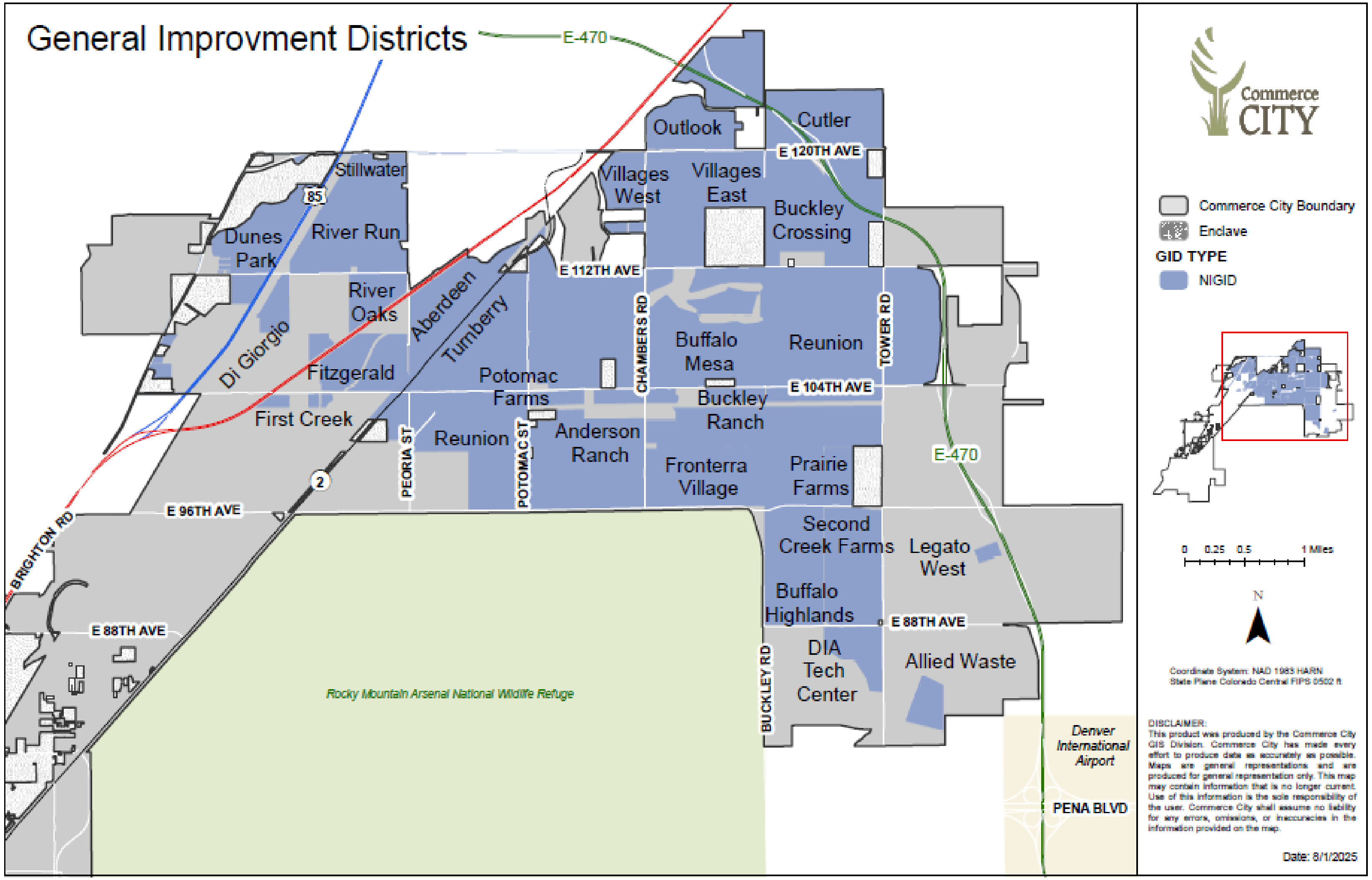
NIGID Boundary Map



Mill Levy History

- 2022 - 20 Mills
- 2023 - 14 Mills
- 2024 - 8 Mills
- 2025 - 8 Mills
- 2026 - 8 Mills

Staff will continue to analyze debt service needs and adjust mill levy accordingly.

Remaining Debt Service

Year	Debt Service
2027	$ 4,585,750
2028	$ 4,585,000
2029	$ 4,587,250
2030	$ 4,587,000
2031	$ 4,584,000
2032	$ 4,588,000
2033	$ 4,588,250
2034	$ 4,584,500
2035	$ 4,586,500
2036	$ 4,588,500
Total	**$ 45,864,750**

Mill Levy	Estimated Revenue
8	$ 5,199,603
7	$ 4,549,653
6	$ 3,899,702
5	$ 3,249,752
4	$ 2,599,802
3	$ 1,949,851
2	$ 1,299,901
1	$ 649,950

2027 Preliminary NIGID Budget

2027 Preliminary Budget Northern Infratructure GID	
Beginning Fund Balance	**$8,380,276**
Revenues	
Earnings on Investment	$320,000
Property Tax	5,199,603
Delinquent Tax	-
Specific Ownership	250,000
Agreements	40,000
Capacity Fee	95,000
Permit Fees	50,000
Total Revenues	**$5,954,603**
Expenditures	
Auditing Fees	10,000
Legal Fees	8,500
Property Tax Collection Fees	77,994
Transfer to Fund 195 - 2024	4,526,100
Transfer to Fund Balance	1,332,009
Total Expenditures	**$5,954,603**
Projected Ending Fund Balance	**$8,380,276**

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NIGID Debt Service & Mill Levy Options

Option 1 – Continue to Over Collect Property Tax

- Continue to assess 8 mills and exceed debt service requirements (over collect property tax)
- Enable NIGID to increase accumulated Fund Balance
- Supports ability to pay debt off early (call date of 12/1/32) – estimate 3 years early (in 2033 vs. 2036) with $1.2-1.3 million in interest savings

Option 2 – Begin to Under Collect Property Tax

- Reduce mill levy from 8 to 7 for property taxes to be collected in 2027 (under collect property tax)
- Incrementally decrease mill levy in years thereafter
- Supports meeting needs of remaining amortization schedule with use of fund balance to make debt service payments

Staff recommends Option 1

What's Next

- 10/19/26 – Board opens & continues public hearing
- 11/02/26 – Board closes public hearing, acts on budget, and certifies mill levy

Discussion

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