Commerce City Northern Infrastructure General Improvement District (NIGID)
2026 NIGID Proposed Budget

October 20, 2025

Resolution 25-001

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NIGID Background

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

Over the years, the bonds have been retired, refunded, and new debt was issued for street improvements. The most recent transaction closed on March 14, 2024, and the NIGID issued General Obligation Refunding Bonds, Series 2024, in the amount of $43,670,000 to refund the outstanding 2013 Series Bonds.

- Historical collection of property tax has exceeded debt service requirements, and any excess is reserved for future debt service payments
- Assessed valuations fluctuate with re-assessment cycles, which impact property tax revenue
- Required debt service amounts based on set amortization schedule (2024 General Obligation Refunding Bonds only remaining issuance)
- Maximum debt service amount due under existing amortization schedule is $4.6 million

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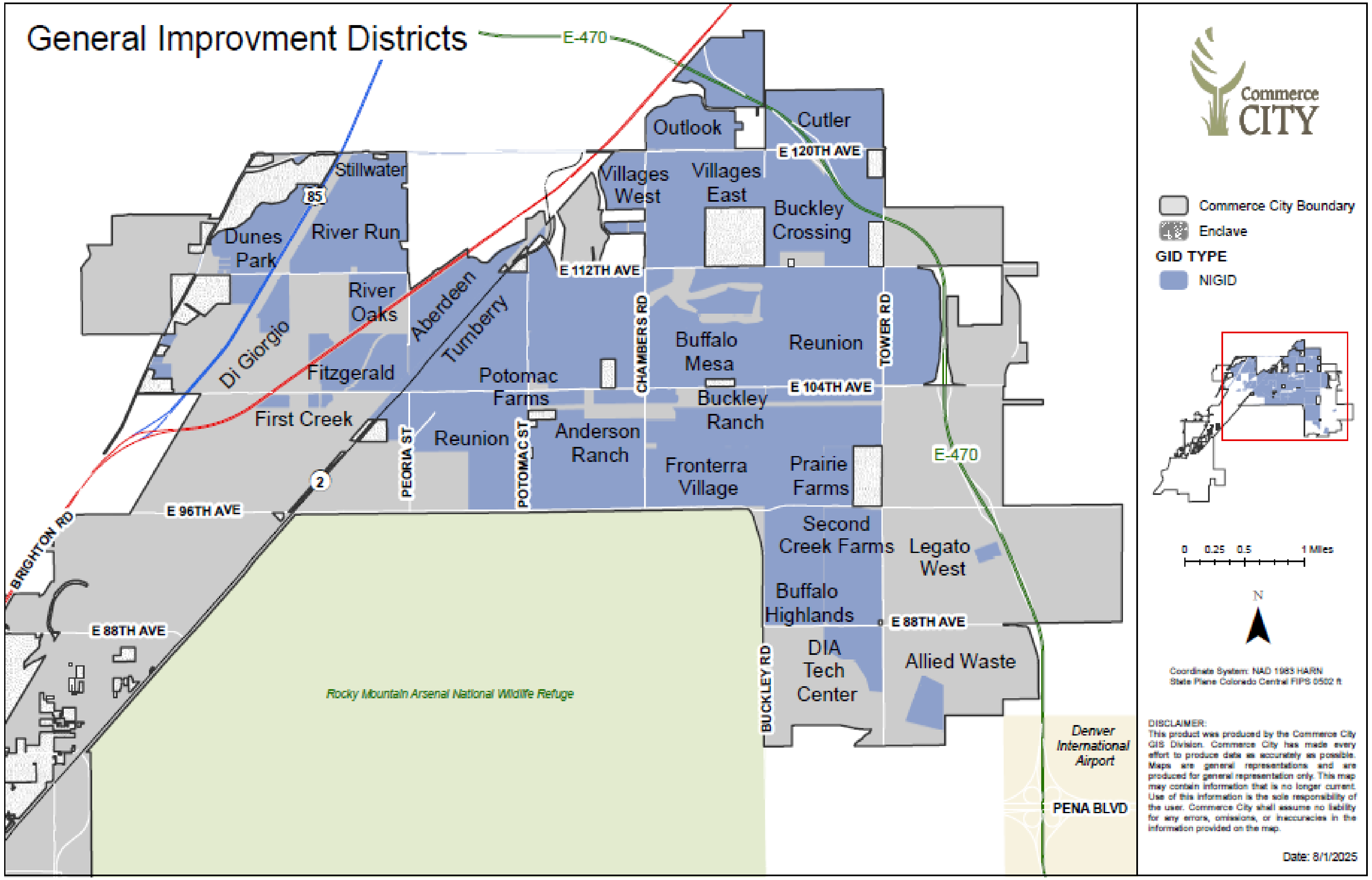
NIGID Boundary Map



Mill Levy History

- 2021 - 20 Mills
- 2022 - 20 Mills
- 2023 - 14 Mills
- 2024 - 8 Mills
- 2025 - 8 Mills

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

2026 Proposed NIGID Budget

2026 Proposed Budget Northern Infratructure GID	
Beginning Fund Balance	**$7,313,571**
Revenues	
Earnings on Investment	$305,000
Property Tax	5,233,205
Delinquent Tax	2,500
Specific Ownership	300,000
Agreements	50,000
Capacity Fee	85,000
Permit Fees	50,000
Total Revenues	**$6,025,705**
Expenditures	
Auditing Fees	10,000
Legal Fees	8,500
Property Tax Collection Fees	78,498
Transfer to Fund 195 - 2024	4,585,100
Transfer to Fund Balance	1,343,607
Total Expenditures	**$6,025,705**
Projected Ending Fund Balance	**$7,313,571**

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What’s Next

- November 3 – Board closes public hearing, acts on budget, and certifies mill levy

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Discussion