



Arvada Urban Renewal Authority

Independent Auditor's Reports and Financial Statements

December 31, 2024



Arvada Urban Renewal Authority
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December 31, 2024

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Independent Auditor's Report

Board of Commissioners and Management
Arvada Urban Renewal Authority
Arvada, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of the Arvada Urban Renewal Authority (the Authority), a component unit of the City of Arvada, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority as of December 31, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparisons be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 30, 2025, on our consideration of the Arvada Urban Renewal Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Arvada Urban Renewal Authority's internal control over financial reporting and compliance.

Forvis Mazars, LLP

Denver, Colorado
May 30, 2025

Management's Discussion and Analysis

**Arvada Urban Renewal Authority
Management's Discussion and Analysis (Unaudited)
December 31, 2024**

This section of the Arvada Urban Renewal Authority (the Authority) Annual Financial Report provides readers with a narrative overview and analysis of the Authority's financial performance during the fiscal year that ended on December 31, 2024. We encourage readers to consider the information presented here in conjunction with the Authority's basic financial statements and notes to the financial statements to enhance their understanding of the activities and financial health of the Arvada Urban Renewal Authority.

Financial Highlights

- Government-wide total net position decreased \$5,457,763 during the current year resulting in a net position of \$2,865,850.
- Government-wide revenues increased by \$8,331,996 while expenses increased by \$12,744,416.

Overview of Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements consist of the following two components:

- Government-Wide and Fund Financial Statements
- Notes to the Financial Statements

Government-Wide Financial Statements. The government-wide statements are designed to provide readers with a broad overview of the Authority's finances using the accrual basis of accounting, the basis of accounting used by most private-sector businesses.

The statement of net position presents information on all of the Authority's assets, liabilities and deferred inflows of resources. The difference between assets and liabilities and deferred inflows of resources is reported as net position. Over time, increases and decreases in net position may provide an indication of whether the Authority's financial position is improving or deteriorating.

The statement of activities presents information reflecting how the Authority's net position has changed during the fiscal year just ended. All changes in net position are reported as soon as the underlying activity occurs. Thus, revenues and expenses are reported in these statements for some items that will result in cash flows only in future periods (e.g., uncollected taxes and earned but unused vacation leave).

The government-wide financial statements report information on all of the activities of the Authority.

Fund Financial Statements. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Traditional users of the Authority's financial statements will find the fund financial statement presentation more familiar. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Of the three possible fund types, the Authority presents only governmental funds. The focus is on major funds rather than fund types.

Arvada Urban Renewal Authority
Management's Discussion and Analysis (Unaudited)
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Governmental Funds. Governmental funds are used to report those same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide statements, the fund financial statements are prepared on the modified accrual basis. Under the modified accrual basis of accounting, revenues are recognized when they become measurable and available, and expenditures are recognized when the related fund liability is incurred, with the exception of long-term debt and similar long-term items, which are recorded when due. Therefore, the focus of the governmental fund financial statements is on near-term inflows and outflows of spendable resources as well as on the balance of spendable resources available at the end of the fiscal year.

Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balance for all funds. The General Fund, Jefferson Center District (JCD) Fund, Ralston Fields Fund, and Northwest Arvada Fund are required to be shown as major funds. The Olde Town Fund and Village Commons funds are not required to be presented as major funds; yet, management elects to present them as major for emphasis of all renewal areas.

The Authority adopts an annual appropriated budget for all of its governmental funds. A budgetary comparison schedule has been provided for the Authority's funds to demonstrate compliance with this budget.

Notes to the Financial Statements. The notes to the basic financial statements are considered an integral part of the financial statements since they provide additional information needed to gain a full understanding of the data provided in both the government-wide and fund financial statements.

Government-Wide Financial Analysis

At the close of December 31, 2024, the Authority's assets exceeded liabilities and deferred inflows of resources by \$2,865,850. The following summaries of net position and changes in net position are presented for the current year and the previous year for comparative purposes.

Arvada Urban Renewal Authority
Management's Discussion and Analysis (Unaudited)
December 31, 2024

Statement of Net Position

The following table reflects the condensed statement of net position:

	Total Primary Government 2024	Total Primary Government 2023
Assets		
Current and other assets	\$ 40,280,723	\$ 41,757,053
Notes receivable	8,715,190	-
Property available for sale	36,752	603,102
Right of use assets	2,029	3,767
Capital assets, net of accumulated depreciation	1,455,645	1,526,740
Total Assets	50,490,339	43,890,662
Liabilities, Deferred Inflows of Resources and Net Position		
Liabilities		
Other liabilities	1,693,659	1,308,522
Due in more than one year	14,187,859	3,287,167
Total Liabilities	15,881,518	4,595,689
Deferred Inflows of Resources	31,742,971	30,971,360
Net Position		
Net investment in capital assets	1,455,530	1,526,603
Restricted for capital projects	695,707	469,056
Unrestricted	714,613	6,327,954
Total Net Position	\$ 2,865,850	\$ 8,323,613

Total assets as of December 31, 2024 increased \$6,599,677 when compared to the prior year-end. This change was primarily due to an increase in notes receivable of \$8,715,190.

Total liabilities increased by \$11,285,829. This increase was primarily due to the issuance of long-term debt.

Deferred inflows increased by \$771,611 due to deferred property tax revenue as noted above.

In summary, these variances resulted in a decrease in net position for the Authority in 2024 of \$5,457,763.

**Arvada Urban Renewal Authority
Management's Discussion and Analysis (Unaudited)
December 31, 2024**

Changes in Net Position

The following table reflects a summary of activities and changes in net position:

	Total Primary Government 2024	Total Primary Government 2023
Revenues		
Program revenues		
Charges for services	\$ 26,000	\$ 21,771
General revenues		
Incremental property taxes	32,973,720	25,259,965
Public improvement fees	2,326,868	1,942,675
Sales taxes	2,296,957	2,229,331
Lodging taxes	240,348	122,928
Investment income	233,168	188,395
Total Revenue	38,097,061	29,765,065
Expenses		
General government	2,355,975	1,417,418
Redevelopment costs	40,911,388	29,282,393
Interest expense	287,461	110,597
Total Expenses	43,554,824	30,810,408
Change in Net Position	(5,457,763)	(1,045,343)
Net Position, Beginning of Year	8,323,613	9,368,956
Net Position, End of Year	\$ 2,865,850	\$ 8,323,613

The above condensed summary of the Authority's government-wide activities for the year ended December 31, 2024 reflects a net position of \$2,865,850. Revenues were up in 2024 primarily due to an increase in property tax revenues of \$7,713,755.

Total expenses increased \$12,744,416 from 2023 primarily due to redevelopment activities, further described in the Current Economic Factors section below.

Governmental Activities

Governmental activities decreased the Authority's net position by \$5,457,763.

Financial Analysis of the Authority's Funds

As noted previously, the Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Arvada Urban Renewal Authority
Management’s Discussion and Analysis (Unaudited)
December 31, 2024**

Governmental Funds. The focus of the Authority’s governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Authority’s financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government’s net resources available for spending at end of year.

At the end of December 31, 2024, the Authority’s governmental funds reported combined ending fund balances of \$8,007,119. Unassigned fund balance is \$715,782. The remainder of the fund balance is either non-spendable, for property held for sale, of \$36,752; restricted, by external legal purposes, of \$695,707; or assigned, for an intended use, of \$6,558,878.

The General Fund is the main operating fund of the Authority. At December 31, 2024, the unassigned fund balance of the General Fund was \$715,782, while the total fund balance was \$715,783.

The Jefferson Center District Fund is another major fund of the Authority. At December 31, 2024, the total fund balance of the JCD Fund was \$353.

The Ralston Fields Fund is used to account for the activities in the Kipling Ridge and Ralston Creek areas and is considered a major fund. At December 31, 2024, the total fund balance was \$2,592,207.

The Northwest Arvada Fund is used to account for activities in the Northwest Arvada Urban Renewal areas. At December 31, 2024, the total fund balance was \$7,494. Excess revenues over expenditures of \$68,497 were retained in the fund for future development.

The Olde Town Arvada Fund is used to account for activities in the Olde Town Arvada area. At December 31, 2024, the total fund balance was \$2,935,425. Excess revenues over expenditures of \$298,997 were retained in the fund for future development.

Lastly, the Village Commons Fund is used to account for one commercial area. At December 31, 2024, the total fund balance was \$1,755,857. Excess revenues over expenditures of \$484,743 were retained in the fund for future development.

Budgetary Highlights

There were changes to the budget for the Ralston Fields, Northwest Arvada and Village Commons funds. The increase in Northwest Arvada was a result of property tax that exceeded the original budget which will be used for redevelopment activities. The increase in Ralston Fields and Village Commons are due to redevelopment activities.

Debt Administration

Long-Term Debt. At the end of December 31, 2024, the Authority had total debt outstanding of \$15,270,871. This debt is made up of four notes with the City of Arvada. See Notes to the Financial Statements for more information.

	Total Primary Government 2024	Total Primary Government 2023
Notes payable	<u>\$ 15,270,871</u>	<u>\$ 3,946,429</u>

Capital Assets

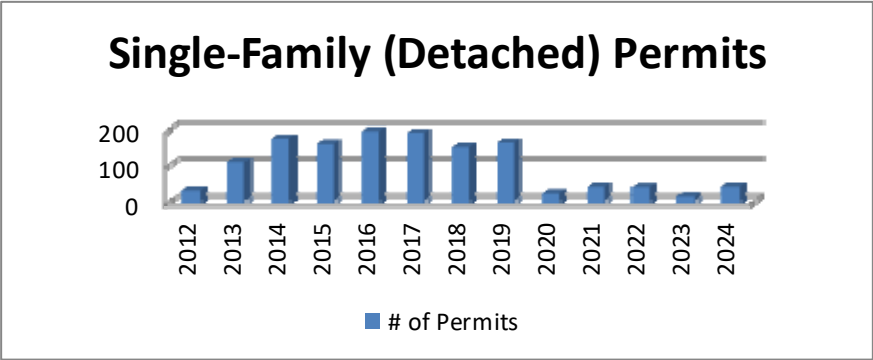
The Authority owns property, located in the City of Arvada, for its administrative office. This property had a net book value of \$1,455,645 at December 31, 2024.

Current Economic Factors

The Authority and the City continue to work on the redevelopment plans for the Northwest Arvada, Ralston Fields, Olde Town Arvada, Village Commons and Jefferson Center urban renewal project areas with an emphasis on mixed use development which will provide sales tax revenue to support ongoing services while building much needed housing as the State of Colorado population continues to grow.

Northwest Arvada

The Northwest Arvada urban renewal area is the site of a 1,451-acre mixed-use development now called Candelas. In 2007, the area's infrastructure, including roads, water, sewer, and stormwater lines, was constructed. The first building permits were issued in 2012, steadily growing each year. A King Soopers, the first grocery store in this area, opened in May 2018, followed by a police community station that opened in May 2019. There have also been several smaller retailers that have come into Candelas, including Starbucks, 7-11, Wendy's, Chase Bank, Primrose Preschool, Anytime Fitness, Les Schwab, and Supercuts. Candelas was originally planned to have more commercial development; however, a 2019 study found that this area could not support the planned commercial development. The Arvada City Council approved a rezoning, making way for approximately 650 additional residential units. It is estimated that this area still has the capacity for approximately 700 – 1,200 more residential units, but is dependent on receiving water from Gross Reservoir, which is slated to open in 2028.



Olde Town Arvada Station

The Olde Town Arvada Station area surrounds the Regional Transportation District's commuter rail transit line stop, called the G Line. The G Line, which opened in April 2019, connects Arvada to Denver Union Station. There was already substantial redevelopment in anticipation of the G Line. Park Place, an upscale multi-family apartment project with 153 units, is fully leased. Solana, a state-of-the-art apartment complex with 352 units that offers high-end amenities, is located across the street from the Olde Town Station. Both apartment projects are close to the retail shops, restaurants, and services in Olde Town and have easy access to the Denver metro area via the G Line. This area also had an existing movie theater purchased by Harkins Theatres which invested over \$8 million to renovate the theater. The newly renovated theater opened in 2018 and has many upgraded amenities.

The transit-oriented development on a nine-acre site just south of Olde Town was completed in 2024. The Authority worked closely with the developer to bring this significant project to fruition. The Russell, which adds 252 residential units to the area, was completed in December 2024. The second phase included the construction of a 128-unit Residence Inn by Marriott, which opened in early 2024, along with 15,000 square feet of retail completed

**Arvada Urban Renewal Authority
Management's Discussion and Analysis (Unaudited)
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in 2023. Several new restaurants opened in 2023, including Snooze an A.M. Eatery, Smashburger, Parry's Pizzeria & Taphouse, Everbowl, and Cava. Located less than two blocks from the Hilton Garden Inn, the Residence Inn offers another convenient lodging option for visitors to Arvada. The Authority purchased, remodeled, and relocated its administrative office to 5603 Yukon Street. The 1960s era building, which was mostly vacant, has been restored with the addition of a vibrant triptych mural at the front entry.

In early 2023, the Authority purchased 7611 Grandview Ave, previously owned and occupied by a structural engineer. The Authority is currently undergoing negotiations with a food and beverage company to reimagine this historic property adding vibrancy with an outdoor plaza to a former parking lot.

Ralston Fields

Ralston Fields is an urban renewal area that has been undergoing significant redevelopment. There are two major redevelopment activity areas. The first area is called Ralston Creek. The redevelopment started with a renovation of Ralston Central Park by the City, which is on the eastern border of this urban renewal area. The commercial area consists of three shopping centers that were built in the 1960s which are old and outdated. Super Walmart now anchors one shopping center. In this same area, there is a former water treatment plant that the Authority abated and demolished. In its place, a new affordable rental housing development called Ralston Gardens was completed in October 2024, adding 102 units targeted toward households with incomes between 30 and 80% of the area median income. The Authority has also worked with a developer on Arvada Point Flats, which is a 36-unit multi-family apartment development with two units set aside as affordable. The project opened at the end of 2023. A new \$3.8 million city park, Garrison Garden Paseo, was completed in October 2024. The park connects the neighborhood south of Ralston Creek to the new amenities along Ralston Road. It features demonstration gardens, a water feature, and seating areas with views of the mountains and gardens.

The Authority is working with a developer on the second and third shopping centers. Phase 1 is the Shops at Ralston Creek, which includes four retail buildings totaling 30,000 square feet. It is now 100% leased, and the newest tenant is slated to open in 2025.

Phase 2 of the project is Ralston Commons, a mixed-use development with 27 for-sale townhomes, a 196-unit apartment complex, and 6,000 square feet of retail space. The retail component is expected to be completed in 2025, the apartments in 2026, and the townhomes in 2027. The Authority initiated and completed the construction of the site improvements, including the installation of storm, sewer, water, electric, gas, streets, and curbs to facilitate the development of the multi-family and commercial buildings. At the same time, the developer finalized the building permits, engaged a general contractor, and received construction financing approval.

This will replace the old 1960s shopping area and a former gas station. Also included in this phase is Berkeley Homes, which will have 44 for-sale townhomes that broke ground in early 2022 and will be complete in late 2025.

The Caroline at Ralston Creek is a new mixed-use development in the Ralston Fields area, located on the site of a long-vacant former Kmart. The project includes 348 residential units, 10,000 square feet of retail space, and a one-acre public park. Five percent of the units will be reserved as affordable housing. Construction began in 2022 and is expected to be completed in May 2025. These areas are in close proximity to the City of Arvada's \$17,000,000 Ralston Road street widening project. This project was the number one-ranked project by the Citizen Capital Improvement Project Committee. The Authority contributed \$3,500,000 towards the streetscape of Ralston Road. The streetscape elements include pedestrian lights, monuments and district markers, landscaped medians, and an enhancement at Wolff Park. The Ralston Road streetscape was finished in 2024 and brings a fresh new look that encourages pedestrian walkability between shopping and restaurant areas and the multi-family housing.

The second area is the Arvada Ridge development. Phase 1 of this area was the Arvada Ridge Marketplace which is a retail center anchored by a Super Target that opened in 2006. A Public Improvement Fee (PIF) in lieu of sales tax was initiated in this area to assist the developer with the public infrastructure. Because of the success

**Arvada Urban Renewal Authority
Management's Discussion and Analysis (Unaudited)
December 31, 2024**

of this development, the developer paid off their bonds in 2020, eight years ahead of schedule. The PIF now reverts to sales tax, and the Authority will receive the tax increment in this area until 2028. Phase 2 is Arvada Station, a 380 unit market-rate, multi-family apartment complex located across the street from the Arvada Ridge commuter rail station of the G Line. Phase 3 of Arvada Ridge is Gateway apartments, a 298 unit market-rate multi-family apartment complex within walking distance of the Arvada Ridge commuter rail station and Red Rocks Community College. In addition, Serenity Ridge Park officially opened in August 2024. Designed with a focus on whole-body health, it offers a variety of features for all ages and abilities and is one of the first parks of its kind in the nation.

Village Commons

The Village Commons project area lies within a quarter mile of the G Line. In 2015, the Authority sold a parcel of land in this project area for the first hotel in the Olde Town area. Hilton Garden Inn opened in March 2017 and has 136 rooms and a small conference center. The hotel has been a welcome addition to the City of Arvada, accommodating visitors to the Arvada Center and Stenger/Lutz and APEX athletic facilities. The conference center is also a new venue for weddings, reunions, charity events, and business meetings. The COVID-19 pandemic severely impacted revenues in this area; however, revenues have recovered and surpassed pre-pandemic levels.

Jefferson Center

The Jefferson Center urban renewal area was established in 2003 and generates property tax revenues to support Northwest Arvada.

Financial Contact

The Authority's financial statements are designed to provide users (citizens, taxpayers, customers, investors and creditors) with a general overview of the Authority's finances and to demonstrate the Authority's accountability. Questions concerning any of the information presented in this report or requests for additional information should be sent in care of the Executive Director at the following address:

Arvada Urban Renewal Authority
Attention: Carrie Briscoe, Executive Director
5603 Yukon Street, Suite B
Arvada, Colorado 80002

Financial Statements

Arvada Urban Renewal Authority
Statement of Net Position
December 31, 2024

ASSETS

Cash and investments	\$ 7,309,010
Fees receivable - City	1,228,742
Taxes receivable	31,742,971
Notes receivable	8,715,190
Property held for resale	36,752
Capital assets, net of accumulated depreciation	1,455,645
Right to use assets, net of accumulated amortization	<u>2,029</u>

Total Assets	<u>50,490,339</u>
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**LIABILITIES, DEFERRED INFLOWS OF
RESOURCES AND NET POSITION**

Liabilities

Accounts payable and accrued liabilities	567,385
Due in one year	1,126,274
Due in more than one year	<u>14,187,859</u>

Total Liabilities	<u>15,881,518</u>
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Deferred Inflows of Resources

Property taxes	<u>31,742,971</u>
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Net Position

Net investment in capital assets	1,455,530
Restricted for capital projects	695,707
Unrestricted	<u>714,613</u>

Total Net Position	<u>\$ 2,865,850</u>
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Arvada Urban Renewal Authority
Statement of Activities
Year Ended December 31, 2024

		Program Revenues	Net Revenue (Expense) and Change in Net Position
		Charges for	Governmental
	Expenses	Services	Activities
			2024
Functions/Programs			
Primary government			
Governmental activities			
General government	\$ 2,355,975	\$ -	\$ (2,355,975)
Redevelopment projects	40,911,388	26,000	(40,885,388)
Interest expense	287,461	-	(287,461)
Total primary government	<u>\$ 43,554,824</u>	<u>\$ 26,000</u>	<u>(43,528,824)</u>
General Revenues			
Incremental property taxes			32,973,720
Public improvement fees			2,326,868
Sales taxes			2,296,957
Lodging taxes			240,348
Investment income			233,168
Total General Revenues			<u>38,071,061</u>
Change in Net Position			(5,457,763)
Net Position, Beginning of Year			<u>8,323,613</u>
Net Position, End of Year			<u>\$ 2,865,850</u>

Arvada Urban Renewal Authority
Balance Sheet
Governmental Funds
December 31, 2024

	General	Jefferson Center District	Ralston Fields	Northwest Arvada	Olde Town	Village Commons	Total
ASSETS							
Cash and investments	\$ 965,513	\$ 38,791	\$ 2,215,234	\$ -	\$ 2,945,421	\$ 1,144,051	\$ 7,309,010
Due from other funds	-	-	224,999	7,494	-	500,000	732,493
Fees receivable - City	-	-	927,987	-	188,749	112,006	1,228,742
Taxes receivable	-	3,425,618	3,110,185	23,411,460	1,496,261	299,447	31,742,971
Loans receivable	-	-	8,715,190	-	-	-	8,715,190
Property held for resale	1	-	1	-	36,750	-	36,752
Total Assets	965,514	3,464,409	15,193,596	23,418,954	4,667,181	2,055,504	49,765,158
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES							
Liabilities							
Accounts payable and accrued liabilities	56,037	-	276,014	-	235,334	-	567,385
Due to other funds	193,694	38,438	500,000	-	161	200	732,493
Total Liabilities	249,731	38,438	776,014	-	235,495	200	1,299,878
Deferred Inflows of Resources							
Unavailable revenue - property taxes	-	3,425,618	3,110,185	23,411,460	1,496,261	299,447	31,742,971
Unavailable revenue - loans	-	-	8,715,190	-	-	-	8,715,190
Total Deferred Inflows of Resources	-	3,425,618	11,825,375	23,411,460	1,496,261	299,447	40,458,161
Fund Balances							
Nonspendable for property held for sale	1	-	1	-	36,750	-	36,752
Restricted	-	-	-	-	-	695,707	695,707
Assigned	-	353	2,592,206	7,494	2,898,675	1,060,150	6,558,878
Unassigned	715,782	-	-	-	-	-	715,782
Total Fund Balances	\$ 715,783	\$ 353	\$ 2,592,207	\$ 7,494	\$ 2,935,425	\$ 1,755,857	8,007,119

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	1,455,645
Right to use assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	2,029
Long-term notes receivable used in governmental activities are not financial resources and, therefore, are deferred in the funds.	8,715,190
Long-term liabilities including notes payable (\$15,270,871), lease (\$2,144) and compensated absences (\$41,118) are not due and payable with current economic resources and, therefore, are not reported in the funds.	(15,314,133)
Net position of governmental activities	<u>\$ 2,865,850</u>

Arvada Urban Renewal Authority
Statement of Revenues, Expenditures and Changes in Fund Balances –
Governmental Funds
Year Ended December 31, 2024

	General	Jefferson Center District	Ralston Fields	Northwest Arvada	Olde Town	Village Commons	Total
Revenues							
Incremental property taxes	\$ -	\$ 3,100,686	\$ 3,890,712	\$ 24,382,899	\$ 1,297,165	\$ 302,258	\$ 32,973,720
Public improvement fees	-	-	1,700,814	-	388,105	237,949	2,326,868
Incremental sales taxes	-	-	1,392,532	-	904,425	-	2,296,957
Lodging taxes	-	-	-	-	105,798	134,550	240,348
Rent	26,000	-	-	-	-	-	26,000
Investment income	7,525	-	119,707	-	51,972	53,964	233,168
Total Revenues	33,525	3,100,686	7,103,765	24,382,899	2,747,465	728,721	38,097,061
Expenditures							
Current							
General government	574,878	-	1,119,741	365,745	202,513	4,534	2,267,411
Redevelopment projects	-	3,015,647	12,297,075	23,281,638	2,245,955	71,073	40,911,388
Debt service							
Principal payments	-	-	523,852	-	-	151,706	675,558
Interest and fiscal charges	118	-	270,678	-	-	16,665	287,461
Total Expenditures	574,996	3,015,647	14,211,346	23,647,383	2,448,468	243,978	44,141,818
Excess of Revenues Over (Under) Expenditures	(541,471)	85,039	(7,107,581)	735,516	298,997	484,743	(6,044,757)
Other Financing Sources (Uses)							
Transfers in	820,561	6,500	-	-	-	-	827,061
Transfers out	-	(160,042)	-	(667,019)	-	-	(827,061)
Proceeds from issuance of term debt	-	-	12,000,000	-	-	-	12,000,000
Payments made from issuance of long-term notes receivable	-	-	(8,715,190)	-	-	-	(8,715,190)
Total Other Financing Sources (Uses)	820,561	(153,542)	3,284,810	(667,019)	-	-	3,284,810
Net Change in Fund Balances	279,090	(68,503)	(3,822,771)	68,497	298,997	484,743	(2,759,947)
Fund Balances (Deficit), Beginning of Year	\$ 436,693	\$ 68,856	\$ 6,414,978	\$ (61,003)	\$ 2,636,428	\$ 1,271,114	10,767,066
Fund Balances, End of Year	\$ 715,783	\$ 353	\$ 2,592,207	\$ 7,494	\$ 2,935,425	\$ 1,755,857	8,007,119

Amounts reported for governmental activities in the statement of activities are different because:

Capital outlays to purchase capital and leased assets are reported in governmental funds as expenditures. However, for governmental activities, those costs are shown in the statement of net position and allocated over their estimated useful lives as an annual depreciation expense in the statement of activities. This amount represents the initial capital outlay less depreciation expense in the current year. (71,095)

Notes receivable is deferred in the governmental funds. This amount represents payments made from issuance of the notes receivable during the year. 8,715,190

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. (1,738)

Payment of long-term obligations is an expenditure in the governmental funds, but reduces long-term liabilities in the statement of net position. This amount represents the net increase in compensated absences of \$17,491, the net decrease in leases (\$1,760), and the net increase in notes payable (\$11,324,442). (11,340,173)

Change in net position of governmental activities \$ (5,457,763)

Note 1. Nature of Operations and Summary of Significant Accounting Policies

Nature of Operations

The Arvada Urban Renewal Authority (the Authority or AURA) was created in 1981 by the City of Arvada (the City) pursuant to the Urban Renewal Law of the state of Colorado. The Authority was created for the development, redevelopment and rehabilitation of identified blighted areas within the City, and to provide necessary, greater and reasonable economic utilization of such areas. Specifically, the Authority promotes adequate public facilities and improved traffic patterns to eliminate traffic and pedestrian hazards within the areas; ensures sound social, physical and economic growth within the City; and provides a sound economic base for the community. The Authority is governed by a seven-member Board of Commissioners whose members are appointed by the Mayor of the City.

The initial urban renewal area covered 433 acres of land on either side of Wadsworth Boulevard from downtown to U.S. Interstate 70. The debt and incremental revenues related to this area concluded during 2006.

During 2003, the City Council established two additional urban renewal areas known as Ralston Fields and Jefferson Center District. During 2008 and 2009, the City Council established the urban renewal areas known as Village Commons, Northwest Arvada, and Olde Town Station. Separate funds were established for the Northwest Arvada renewal area in 2011, the Olde Town renewal area in 2013, and the Village Commons renewal area in 2017. The 25-year urban renewal plans intend to enhance, redevelop, and revitalize these areas.

The Authority operates under an Intergovernmental Agreement with the City whereby the City provides the Authority with employees (*i.e.*, "positions") to carry out its operations. The cost of the employees are reimbursed by the Authority.

Accounting Principles

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applicable to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Following is a summary of the more significant policies.

Reporting Entity

In accordance with governmental accounting standards, the Authority has considered the possibility of inclusion of additional entities in its financial statements. The definition of the reporting entity is based primarily on financial accountability. The Authority would be financially accountable for organizations that make up its legal entity. It would also be financially accountable for legally separate organizations if the Authority officials appoint a voting majority of the organization's governing body and is able to impose its will on that organization; or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the Authority. The Authority may also be financially accountable for organizations that are fiscally dependent upon it.

Based on the application of the above criteria, the Authority does not include additional organizations in its reporting entity. For financial reporting purposes, the Authority is a component unit of the City.

Government-Wide and Fund Financial Statements

The government-wide financial statements (*i.e.*, the statement of net position and the statement of activities) report information on all activities of the Authority. For the most part, the effect of interfund activity has been removed from these statements.

Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of activities demonstrates the degree to which the direct expenses of the given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collected within the current year or soon enough thereafter to pay liabilities of the current year. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current year.

Taxes and interest associated with the current year are considered to be susceptible to accrual and so have been recognized as revenues of the current year. All other revenues are considered to be measurable and available only when cash is received by the Authority.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

When both restricted and unrestricted resources are available for use, it is the Authority's practice to use restricted resources first, then unrestricted resources as they are needed.

In the fund financial statements, the Authority reports the following major governmental funds:

- General Fund – The General Fund is the general operating fund of the Authority. It is used to account for all financial resources except those required to be accounted for in another fund.
- Jefferson Center District – The Jefferson Center District Fund is a special revenue fund used to account for the financial activities related to this urban renewal area. A portion of the revenues are allocated to the General Fund to support the Authority's operations.
- Ralston Fields – The Ralston Fields Fund is a special revenue fund used to account for the financial activities of this urban renewal area, which includes the Arvada Ridge public improvement area. A portion of the revenues are allocated to the General Fund to support the Authority's operations.
- Northwest Arvada – The Northwest Arvada Fund is a special revenue fund used to account for the financial activities of this urban renewal area. A portion of the revenues are allocated to the General Fund to support the Authority's operations.
- Olde Town – The Olde Town Fund is a special revenue fund used to account for the financial activities of this urban renewal area.
- Village Commons – The Village Commons Fund is a special revenue fund used to account for the financial activities of this urban renewal area. A portion of the revenues are allocated to the General Fund to support the Authority's operations.

Assets, Liabilities, Deferred Inflows of Resources and Fund Balances/Net Position

Investments – Investments in the local government investment pool are reported at net asset value and investments in certificates of deposit and money market mutual funds are reported at amortized cost.

Property Held for Resale – The Authority holds land and buildings that are available for resale. The property is reported at the lower of cost or net realizable value. In the fund financial statements, property held for resale is offset by a non-spendable fund balance to indicate that it is not available for appropriation and is not an expendable available financial resource.

Deferred Inflows of Resources – In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Property tax receivables are reported as a deferred inflow of resources when levied.

Compensated Absences – Positions of the Authority are allowed to accumulate unused vacation and sick time. Upon termination of employment from the Authority, an employee will be compensated for accrued vacation time.

These compensated absences are recognized as current salary costs when paid in the governmental funds. A long-term liability has been reported in the government-wide financial statements for the accrued vacation time and sick leave.

Long-term Obligations – In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities.

In the fund financial statements, governmental funds recognize the face amount of debt issued as other financing sources. Premiums are reported as other financing sources while discounts are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current expenditures.

Fund Balances – GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54), defines the different types of fund balances that a governmental entity must use for financial reporting purposes. Per GASB 54, as of December 31, 2024 fund balances of governmental funds are classified as follows:

- Non-spendable – Amounts that cannot be spent either because they are not spendable in form or because they are legally or contractually required to be maintained intact. The Authority had \$36,752 for property held for sale.
- Restricted – Amounts that are subject to externally enforceable legal purpose restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or through constitutional provisions or enabling legislation. As of December 31, 2024, \$695,707 has been classified as restricted, based on the restricted use of property taxes, for redevelopment activity in the Northwest Arvada and Village Commons urban renewal areas.
- Committed – Amounts that are subject to a purpose constraint imposed by a formal action of the Board of Commissioners. The Board is the highest level of decision-making authority for the Authority. Commitments may be established, modified or rescinded only through resolutions approved by the Board. The Authority does not have any committed fund balance.
- Assigned – Amounts that are subject to a purpose constraint that represents an intended use established by the Authority but are not considered restricted or committed. The purpose of the assignment must be narrower than the purpose of the General Fund. As of December 31, 2024, \$6,558,878 has been classified as assigned for redevelopment activity in the Ralston Fields, Olde Town and Village Commons urban renewal areas.

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- Unassigned – Represents the residual classification for the Authority’s General Fund, which could report a surplus or deficit, and any other fund deficits. The Authority has \$715,782 of unassigned fund balance in the General Fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, restricted fund balance is considered expended. For expenditures in which any unrestricted fund balance classification could be used, committed fund balance is considered first expended, then assigned, then unassigned.

Incremental Property Taxes

As allowed by state statute, the Authority receives revenue from incremental property taxes that are collected from a designated geographical area as defined in the urban renewal plan by the City. Property tax revenue is earned from the geographical area based upon the increase in assessed valuation of taxable property within the area.

Property Taxes

Property taxes attach as an enforceable lien on property on January 1 and are levied the following January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer’s Office collects property taxes and remits them to the Authority on a monthly basis. Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred inflows of resources are reported at year-end.

Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to positions; and natural disasters. For these risks of loss, the Authority participates in the City’s risk programs.

Use of Estimates in Preparation of Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and deferred inflows of resources at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ significantly from those estimates.

Note 2. Cash and Investments

Cash and investments of the Authority as of December 31, 2024, are as follows:

Cash deposits	\$ 3,178,929
Certificates of deposit, short-term	2,499,033
Colorado Statewide Investment Program (CSIP)	13,821
Money market mutual fund with bank	<u>1,617,227</u>
	<u>\$ 7,309,010</u>

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At December 31, 2024, the Authority invested in CSIP, a local government investment pool. The valuation of the investment is measured at net asset value and is designed to approximate the share value. The pool's Board of Trustees, elected by the participants, is responsible for overseeing the management of the investment pool, including establishing operating standards and policies. CSIP is designed to provide local governments with a convenient method for investing in short-term investments carefully chosen to provide maximum safety and liquidity, while still maximizing interest earnings. At December 31, 2024, the Authority also invested in a money market mutual fund with a bank which is held at cost as well as a money market mutual fund with a broker which is held at fair value and classified as "Level 1" based on fair value measurements using quoted prices in active markets for identical securities. At December 31, 2024, there were no restricted cash or investments reflected on the statement of net position.

Cash Deposits

The *Colorado Public Deposit Protection Act* (PDPA) requires that all local government entities deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. At December 31, 2024, the Authority had bank deposits with a carrying balance of \$5,866,711. The bank balances were \$5,680,922 of which \$500,000 was covered by the federal deposit insurance and \$5,180,922 was collateralized with securities held by the pledging financial institution's trust department or agent in the Authority's name.

Investments

The Authority is required to comply with state statutes that specify instruments, meeting defined rating, maturity, and concentration risk criteria in which units of local government may invest. In addition, the Authority has an investment policy that seeks to ensure the preservation of capital in the overall portfolio.

Per the Authority's investment policy, funds of the Authority may be invested in:

- U.S. Treasury Securities.
- Obligations of U.S. government agencies (including FDIC and FSLIC insured transactions up to \$100,000).
- Certificates of deposit and other evidences of deposit or investment at banks, savings and loan associations, and other state or federally regulated financial institutions subject to PDPA (5%) and a minimum net worth of any bank of \$10,000,000 and a minimum net worth of any savings and loan association of \$15,000,000.
- Repurchase agreements made in compliance with Revised Colorado State Statute 24-36-113. Repurchase collateral will be perfected and delivered to the Trustee.
- Repurchase agreements must be collateralized at a minimum of 100% of the purchase price of the repurchase agreement and market-to-market on a weekly basis. All repurchase agreements shall be evidenced by a master repurchase agreement between the Authority and securities dealer.
- Money market funds – Investments with any financial institutions that have appeared in any published watch list during a 12-month period preceding the investment date in an amount greater than \$100,000 are specifically prohibited.

The Authority's investment policy follows state statutes, but places additional limits on investment maturities and custodial credit risk.

Interest Rate Risk – The Authority's investment policy limits the maturity of investment instruments or fixed-income securities to a maximum of three years, except for reserve funds, which are invested subject to agreements tailored to bond indentures, when applicable.

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Credit Risk – State statutes limit investments in money market funds to those that maintain a constant share price, with a maximum remaining maturity in accordance with Rule 2a-7 and have either assets of one billion dollars or the highest rating issued by a nationally recognized organization that regularly rates such obligations.

Custodial Credit Risk – The Authority’s investment policy requires that investments be placed with two or more financial institutions and in such amounts or proportions of total investments or assets as may be reasonable and prudent.

Concentration of Credit Risk – State statutes generally do not limit the amount the Authority may invest in one issuer.

At December 31, 2024, the Authority invested in CSIP’s Term Portfolio, an investment vehicle established for local government entities in Colorado pursuant to Part 7 of Article 75 of Title 24 of the Colorado Revised Statutes, to pool surplus funds for investment purposes. CSIP operates similarly to a money market fund and each share is equal to \$1.00. The value of the position in the pool is the same as the value of the pool shares. The designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Substantially all securities owned by the pool are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian’s internal records identify the investments owned by the pool. The Authority’s investment in CSIP is rated AAAM by S&P Global Ratings. CSIP is routinely monitored by the Colorado Division of Securities with regard to operations and investments. Separately issued financial statements may be obtained at the following address:

Colorado Statewide Investment Program
1550 Wewatta Street, Suite 200
Denver, Colorado 80202

At December 31, 2024, the Authority also invested in the Invesco Premier U.S. Government Cash Management money market mutual fund which was rated AAAM by S&P Global Ratings.

Note 3. Capital Assets

Capital asset activity for the year ended December 31, 2024 was as follows:

	Balance January 1, 2024	Additions	Deletions	Balance December 31, 2024
Land	\$ 235,000	\$ -	\$ -	\$ 235,000
Building	940,000	-	-	940,000
Building improvements	482,110	-	-	482,110
Accumulated depreciation	(130,370)	(71,095)	-	(201,465)
	<u>\$ 1,526,740</u>	<u>\$ (71,095)</u>	<u>\$ -</u>	<u>\$ 1,455,645</u>

Building and building improvements have an estimated useful life of 20 years and are depreciated on the straight line basis.

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Note 4. Notes Receivable

Following is a summary of notes receivable transactions for the year ended December 31, 2024:

	Balance January 1, 2024	Additions	Deletions	Balance December 31, 2024	Due Within One Year
Redeveloper (A)	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -
Redeveloper (A)	-	3,500,000	-	3,500,000	-
Redeveloper (B)	-	215,190	-	215,190	-
	<u>\$ -</u>	<u>\$ 8,715,190</u>	<u>\$ -</u>	<u>\$ 8,715,190</u>	<u>\$ -</u>

(A) During 2024, the Authority entered into an agreement with a redeveloper which consisted of two loans with similar terms: \$5,000,000 at 4.5% per annum, due August 2028 (but could be extended to August 2029 upon request), unsecured, subordinated, forgivable by the Authority if the redeveloper adheres to certain timelines and development activities, and \$3,500,000 at 3% per annum, due August 2028 (but could be extended to August 2029 upon request), unsecured, subordinated.

(B) During 2024, the Authority entered into an agreement with a redeveloper to loan \$215,190 at 1% per annum payable annually, due January 2064, unsecured.

The following schedule reflects the debt service requirements of the Authority's notes receivables as of December 31, 2024:

Year	Principal
2025	\$ -
2026	-
2027	-
2028	8,500,000
2029	-
Thereafter	<u>215,190</u>
	<u>\$ 8,715,190</u>

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Note 5. Long-Term Debt

Following is a summary of long-term debt transactions for the year ended December 31, 2024:

	Balance January 1, 2024	Additions	Deletions	Balance December 31, 2024	Due Within One Year
City of Arvada notes payable	\$ 3,946,429	\$ 12,000,000	\$ (675,558)	\$ 15,270,871	\$ 1,106,630
Lease liability	3,904	-	(1,760)	2,144	2,144
Compensated absences	23,627	35,000	(17,509)	41,118	17,500
	<u>\$ 3,973,960</u>	<u>\$ 12,035,000</u>	<u>\$ (694,827)</u>	<u>\$ 15,314,133</u>	<u>\$ 1,126,274</u>

City of Arvada Notes Payable

In February 2010, the City and the Authority entered into an intergovernmental agreement in which the City loaned the Authority \$2,745,000 at a simple interest rate of 3.5% through April 2012. Interest payments are due monthly with the principal balance due upon maturity. The agreement required that upon the sale of the related property held for resale, the note would become due and payable in full. The Authority obtained previous one-year amendments extending the maturity date through April 2015. During 2015, the property was sold and the note with the City was amended. Under the amended note, the Authority made a lump-sum payment of \$500,000 at the time of the sale and the remaining balance of \$2,245,000 will be paid in monthly installments beginning January 2016 and continuing through November 2030 at a simple interest rate of 1.5%. The loan's balance at December 31, 2024 was \$949,128 and is unsecured, though the City shall be authorized to withhold payment to the Authority derived from incremental sales tax or public improvement fees in the event of default.

In June 2016, the City and the Authority entered into a second intergovernmental agreement in which the City loaned the Authority \$5,000,000 at a simple interest rate of 3.0% through June 2028. Interest payments are due monthly beginning in June 2017 through 2028. Principal and interest will be payable monthly thereafter until maturity. The loan's balance at December 31, 2024 was \$2,321,743 and is unsecured, though the City shall be authorized to withhold payment to the Authority derived from incremental sales tax or public improvement fees in the event of default.

In November 2024, the City and the Authority entered into a third intergovernmental agreement in which the City loaned the Authority \$12,000,000, made up of two separate loans: \$8,000,000 at a simple interest rate of 3.0% through March 2027 and \$4,000,000 at a simple interest rate of 4.5% through March 2027. Principal and interest payments are due annually beginning in March 2025 until maturity. The loans' balance at December 31, 2024 was \$12,000,000 and is unsecured, though the City shall be authorized to withhold payment to the Authority derived from incremental sales tax or public improvement fees in the event of default.

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The following schedule reflects the debt service requirements of the Authority's long-term debt payable to the City of Arvada as of December 31, 2024:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 1,106,630	\$ 661,620
2026	4,796,342	471,908
2027	8,258,572	310,561
2028	794,701	25,067
2029	164,660	3,590
2030-2035	149,966	1,312
	<u>\$ 15,270,871</u>	<u>\$ 1,474,058</u>

Compensated Absences

Compensated absences are expected to be liquidated with revenues of the General Fund.

Note 6. Interfund Receivables, Payables and Transfers

Interfund transfers for the year ended December 31, 2024, were as follows:

<u>Transfers In</u>	<u>Transfers Out</u>	<u>Balance</u>
General	Northwest Arvada	\$ 660,519
General	Jefferson Center District	160,042
Jefferson Center District	Northwest Arvada	6,500
		<u>\$ 827,061</u>

Interfund receivables and payables at December 31, 2024, were as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Balance</u>
Ralston Fields	General	\$ 193,694
Ralston Fields	Jefferson Center District	30,944
Northwest Arvada	Jefferson Center District	7,494
Village Commons	Ralston Fields	500,000
Ralston Fields	Olde Town	161
Ralston Fields	Village Commons	200
		<u>\$ 732,493</u>

During the year ended December 31, 2024, there were certain budgeted funds transfers to support operations and redevelopment activities for the major funds, or to support administrative costs for the general fund.

Note 7. Related-Party Transactions

The Authority incurred approximately \$450,000 for payroll and other expenses paid by the City on behalf of the Authority and reimbursed by the Authority.

The Authority is indebted to the City in the amount of \$15,270,871 (see Note 4). During the year ended December 31, 2024, \$287,461 of interest was incurred and paid or accrued to the City.

Fees receivable of \$1,228,742 are due from the City, as the City receipts the funds and transfers the funds into the Authority’s pooled cash.

Note 8. Retirement Plans

Certain positions of the Authority are eligible to participate in the City’s retirement plans. The City has adopted separate retirement plans (the Plans) covering all positions, except those hired on a temporary basis.

Although it has not expressed any intention to do so, the City has the right under the Plans to discontinue its contribution or to terminate the Plans. Should the Plans terminate at some future date, their net assets will be used to provide participants’ benefits. Upon such termination, the assets of the Plans are to be allocated for the benefit of each participant and the beneficiary in a manner approved by the Internal Revenue Service. The plan applicable to Authority positions is detailed in the following section.

City of Arvada Retirement Plan – Defined Contribution Plan

Effective January 1, 1993, all eligible City employees participate in the City of Arvada Retirement Plan (CARP), a defined contribution plan.

All full-time and part-time City employees are eligible to participate in CARP, except for uniformed police officers, the City Manager and his staff, the City Attorney, and department heads (who elect to participate in the Executive Retirement Plan). Two positions of the Authority were participants in CARP as of December 31, 2024.

Employer contributions vest with the employee according to the following:

Years of Service	Vesting Percentages
Less than 1 year	0%
1 year	20%
2 years	40%
3 years	60%
4 years	80%
5 or more years	100%

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The plan requires covered City employees to contribute 8% of their salary to the plan and the City to contribute 10% of the compensation of all participants hired after April 2, 2004. City employees hired on or before April 2, 2004 had a choice of receiving a flat rate 10% contribution or receiving an age-weighted, graduated retirement contribution up to a maximum of 15%. The maximum permissible contribution is the lesser of \$40,000, or 100%, of the participant's earnings for the plan year.

Benefit payments are based upon the participant account balance as of the valuation date immediately preceding the date of distribution. The participant may elect to receive distribution in a lump-sum; in substantially equal annual, semiannual, quarterly or monthly installments; through the purchase of an immediate or deferred single payment, non-transferable annuity contract; or by a combination of the above. Plan provisions and contribution requirements are established and may be amended by the City Council.

The required Authority contribution of \$15,473 and employee contributions of \$12,378 were paid during 2024. These contributions represent 10% and 8.0% of total covered payroll, respectively. The administration of the plan is provided by Fidelity.

City of Arvada Retirement Plan – Executive Retirement Plan

The City provides retirement benefits for the City Manager, the City Attorney, the Municipal Judge and Department Heads through a separate defined contribution plan. Qualified City employees are eligible to participate from the date of employment. One position of the Authority was a participant in the Executive Plan as of December 31, 2024.

Under the plan, the City contributes an amount equal to 10.02% of the participant's base salary. The employee covered by this plan is required to make an 8.00% contribution in 2024. City employees covered under this plan are vested upon date of hire. City employees who leave employment with the City are entitled to all contributions and interest earnings. Plan provisions and contribution requirements are established and may be amended by City Council.

For the year ended December 31, 2024, the Authority contributed \$13,622 for the benefit of one participant in the Plan and the employee contributed \$10,897, as required. The plan is administered by Fidelity.

Note 9. Risk Management

The Authority has insurance coverage under the City's Risk Management program. The City has a self-insured or self-funded insurance program, which includes workers' compensation, general liability, automobile liability, and property coverage, among others. In addition to the self-insured coverage, the City also maintains excess general liability coverage of \$1,000,000 per occurrence with a \$250,000 retention, automobile liability coverage of \$1,000,000 per occurrence with a \$250,000 retention, workers' compensation coverage of \$1,000,000 per occurrence with a \$750,000 retention, and property coverage of \$300,000,000 per occurrence with a \$100,000 deductible (with different deductibles for fine arts, miscellaneous equipment, wind/hail, and flood), among other excess coverages. The City also carries a \$9,000,000 umbrella policy. Additionally, the Authority may have immunity for certain claims pursuant to the Colorado Governmental Immunity Act, which generally limits recoveries to \$424,000 per person and \$1,195,000 per incident. The Authority has not had any losses or settlements that exceed any of the self-insured retention limits in the last three years. As the City commits itself to funding any deficiencies in the risk management program, no liability is recorded in the Authority's financial statements.

Note 10. Commitments and Contingencies

Property Held for Resale

As of December 31, 2024, the Authority had entered into various Disposition and Development Agreements (DDA) to sell one of two remaining properties held for resale. See Note 11 for subsequent event regarding one remaining property.

Tabor Amendment

In November 1992, Colorado voters passed Article X, Section 20 to the State Constitution, known as the Tabor Amendment, which limits state and local government tax powers and imposes spending limitations. The Authority is not subject to the Tabor Amendment based upon *Marian L. Olson v. City of Golden, et al.*, 53 P.3d 747 (Co. App.), certiorari denied.

Developer Agreements

The Authority, under the Urban Renewal Law of the State of Colorado, has entered into various DDAs with certain developers, the terms of which are scoped into the requirements of Governmental Accounting Standards Board Statement No. 77, *Tax Abatements*. These agreements generally stipulate that the Authority will sell property held for resale, typically at a discount, and provide certain types of property and sales tax rebates (in excess of a set "base" amount and up to a set maximum dollar threshold and/or maturity date), lodging tax rebates, public improvement fee (PIF) rebates and/or PIF in lieu of sales taxes in exchange for a commitment from the developer to purchase, develop and otherwise rehabilitate the related property within a specified period of time.

As of December 31, 2024, the Authority had entered into 11 DDAs expiring from 2025 to 2035. During the year ended December 31, 2024, the Authority rebated property tax of \$27,665,810, PIF of \$1,301,158 and lodging tax of \$79,013. These rebates are recorded in redevelopment project expenses/expenditures on the statement of activities and statement of revenues, expenditures and changes in fund balances – governmental funds.

Note 11. Subsequent Events

Subsequent to year-end, the Authority entered into a contract with a developer to sell Olde Town's property held for resale of \$36,750. The contract is contingent upon certain administrative and regulatory proceedings but is expected to transact during 2025.

Required Supplementary Information

**Arvada Urban Renewal Authority
Budgetary Comparison Schedule
General Fund
Year Ended December 31, 2024**

	Original Budget	Final Budget	Actual	Variance
Revenues				
Rent	\$ 26,740	\$ 26,740	\$ 26,000	\$ (740)
Investment income	4,000	4,000	7,525	3,525
Total Revenues	30,740	30,740	33,525	2,785
Expenditures				
Current				
General government	672,338	672,338	574,878	97,460
Interest and fiscal charges	-	-	118	(118)
Total Expenditures	672,338	672,338	574,996	97,342
Excess of Revenues Over (Under) Expenditures	(641,598)	(641,598)	(541,471)	100,127
Other Financing Sources (Uses)				
Transfers in	2,484,603	2,484,603	820,561	(1,664,042)
Total Other Financing Sources (Uses)	2,484,603	2,484,603	820,561	(1,664,042)
Net Change in Fund Balance	1,843,005	1,843,005	279,090	(1,563,915)
Fund Balance, Beginning of Year	436,693	436,693	436,693	-
Fund Balance, End of Year	\$ 2,279,698	\$ 2,279,698	\$ 715,783	\$ (1,563,915)

**Arvada Urban Renewal Authority
Budgetary Comparison Schedule
Jefferson Center District Fund
Year Ended December 31, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues				
Incremental property taxes	<u>\$ 3,500,000</u>	<u>\$ 3,500,000</u>	<u>\$ 3,100,686</u>	<u>\$ (399,314)</u>
Expenditures				
Current				
General government	50,000	50,000	-	50,000
Redevelopment projects	<u>3,400,000</u>	<u>3,400,000</u>	<u>3,015,647</u>	<u>384,353</u>
Total Expenditures	<u>3,450,000</u>	<u>3,450,000</u>	<u>3,015,647</u>	<u>434,353</u>
Excess of Revenues Over (Under) Expenditures	<u>50,000</u>	<u>50,000</u>	<u>85,039</u>	<u>35,039</u>
Other Financing Sources (Uses)				
Transfers in	-	-	6,500	6,500
Transfers out	<u>(1,260,273)</u>	<u>(1,260,273)</u>	<u>(160,042)</u>	<u>1,100,231</u>
Total Other Financing Sources (Uses)	<u>(1,260,273)</u>	<u>(1,260,273)</u>	<u>(153,542)</u>	<u>1,106,731</u>
Net Change in Fund Balance	<u>(1,210,273)</u>	<u>(1,210,273)</u>	<u>(68,503)</u>	<u>1,141,770</u>
Fund Balance, Beginning of Year	<u>68,856</u>	<u>68,856</u>	<u>68,856</u>	<u>-</u>
Fund Balance, End of Year	<u><u>\$ (1,141,417)</u></u>	<u><u>\$ (1,141,417)</u></u>	<u><u>\$ 353</u></u>	<u><u>\$ 1,141,770</u></u>

**Arvada Urban Renewal Authority
Budgetary Comparison Schedule
Ralston Fields Fund
Year Ended December 31, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues				
Incremental property taxes	\$ 4,000,000	\$ 4,000,000	\$ 3,890,712	\$ (109,288)
Incremental sales taxes	2,420,000	2,420,000	1,392,532	(1,027,468)
Public improvement fee	620,000	620,000	1,700,814	1,080,814
Investment income	-	-	119,707	119,707
Total Revenues	<u>7,040,000</u>	<u>7,040,000</u>	<u>7,103,765</u>	<u>63,765</u>
Expenditures				
Current				
General government	451,000	451,000	1,119,741	(668,741)
Redevelopment projects	17,495,000	13,179,810	12,297,075	882,735
Principal payments	514,674	514,674	523,852	(9,178)
Interest and fiscal charges	85,326	85,326	270,678	(185,352)
Total Expenditures	<u>18,546,000</u>	<u>14,230,810</u>	<u>14,211,346</u>	<u>19,464</u>
Excess of Revenues Over (Under) Expenditures	<u>(11,506,000)</u>	<u>(7,190,810)</u>	<u>(7,107,581)</u>	<u>83,229</u>
Other Financing Sources/Uses				
Proceeds from loan	8,000,000	8,000,000	12,000,000	4,000,000
Payments on note receivable	-	(8,715,190)	(8,715,190)	-
Total Other Financing Sources	<u>8,000,000</u>	<u>(715,190)</u>	<u>3,284,810</u>	<u>4,000,000</u>
Net Change in Fund Balance	<u>(3,506,000)</u>	<u>(7,906,000)</u>	<u>(3,822,771)</u>	<u>4,083,229</u>
Fund Balance, Beginning of Year	<u>6,414,978</u>	<u>6,414,978</u>	<u>6,414,978</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 2,908,978</u>	<u>\$ (1,491,022)</u>	<u>\$ 2,592,207</u>	<u>\$ 4,083,229</u>

**Arvada Urban Renewal Authority
Budgetary Comparison Schedule
Northwest Arvada Fund
Year Ended December 31, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues				
Incremental property taxes	<u>\$ 22,700,000</u>	<u>\$ 22,700,000</u>	<u>\$ 24,382,899</u>	<u>\$ 1,682,899</u>
Expenditures				
Current				
General government	250,000	250,000	365,745	(115,745)
Redevelopment projects	<u>22,114,330</u>	<u>23,414,330</u>	<u>23,281,638</u>	<u>132,692</u>
Total Expenditures	<u>22,364,330</u>	<u>23,664,330</u>	<u>23,647,383</u>	<u>16,947</u>
Excess of Revenues Over (Under) Expenditures	<u>335,670</u>	<u>(964,330)</u>	<u>735,516</u>	<u>1,699,846</u>
Other Financing Sources (Uses)				
Transfers out	<u>(675,000)</u>	<u>(675,000)</u>	<u>(667,019)</u>	<u>7,981</u>
Net Change in Fund Balance	<u>(339,330)</u>	<u>(1,639,330)</u>	<u>68,497</u>	<u>1,707,827</u>
Fund Balance, Beginning of Year	<u>(61,003)</u>	<u>(61,003)</u>	<u>(61,003)</u>	<u>-</u>
Fund Balance, End of Year	<u><u>\$ (400,333)</u></u>	<u><u>\$ (1,700,333)</u></u>	<u><u>\$ 7,494</u></u>	<u><u>\$ 1,707,827</u></u>

**Arvada Urban Renewal Authority
Budgetary Comparison Schedule
Olde Town Fund
Year Ended December 31, 2024**

	Original Budget	Final Budget	Actual	Variance
Revenues				
Incremental property taxes	\$ 1,315,000	\$ 1,315,000	\$ 1,297,165	\$ (17,835)
Public improvement fee	-	-	388,105	388,105
Incremental sales taxes	485,000	485,000	904,425	419,425
Lodging taxes	75,000	75,000	105,798	30,798
Rent	7,530	7,530	-	(7,530)
Investment income	5,000	5,000	51,972	46,972
Total Revenues	1,887,530	1,887,530	2,747,465	859,935
Expenditures				
Current				
General government	45,000	45,000	202,513	(157,513)
Redevelopment projects	2,890,000	2,890,000	2,245,955	644,045
Total Expenditures	2,935,000	2,935,000	2,448,468	486,532
Excess of Revenues Over (Under) Expenditures	(1,047,470)	(1,047,470)	298,997	1,346,467
Net Change in Fund Balance	(1,047,470)	(1,047,470)	298,997	1,346,467
Fund Balance, Beginning of Year	2,636,428	2,636,428	2,636,428	-
Fund Balance, End of Year	\$ 1,588,958	\$ 1,588,958	\$ 2,935,425	\$ 1,346,467

**Arvada Urban Renewal Authority
Budgetary Comparison Schedule
Village Commons Fund
Year Ended December 31, 2024**

	Original Budget	Final Budget	Actual	Variance
Revenues				
Incremental property taxes	\$ 305,000	\$ 305,000	\$ 302,258	\$ (2,742)
Incremental sales taxes	215,000	215,000	-	(215,000)
Public improvement fee	-	-	237,949	237,949
Lodging taxes	122,400	122,400	134,550	12,150
Investment income	-	-	53,964	53,964
Total Revenues	642,400	642,400	728,721	86,321
Expenditures				
Current				
General government	6,500	6,500	4,534	1,966
Redevelopment projects	62,000	72,000	71,073	927
Principal payments	151,706	151,706	151,706	-
Interest and fiscal charges	16,640	16,640	16,665	(25)
Total Expenditures	236,846	246,846	243,978	2,868
Excess of Revenues Over (Under) Expenditures	405,554	395,554	484,743	89,189
Net Change in Fund Balance	405,554	395,554	484,743	89,189
Fund Balance, Beginning of Year	1,271,114	1,271,114	1,271,114	-
Fund Balance, End of Year	\$ 1,676,668	\$ 1,666,668	\$ 1,755,857	\$ 89,189

Note 1. Budgets and Budgetary Accounting

Annual budgets are adopted by the Board of Commissioners (the Board) on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds, except that general fund activity related to purchases and write-downs on property held for sale have no effect on budgetary accounting. All appropriations lapse at fiscal year-end.

Both the adopted budget and the level of appropriation (by fund) can be amended during the budget year. This action requires Board approval in the form of a resolution for a budgetary amendment.

**Report on Internal Control Over Financial Reporting
and on Compliance and Other Matters Based on
an Audit of Financial Statements Performed in
Accordance with *Government Auditing Standards***

Independent Auditor's Report

Board of Commissioners and Management
Arvada Urban Renewal Authority
Arvada, Colorado

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities and each major fund of Arvada Urban Renewal Authority (the Authority), a component unit of the City of Arvada, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated May 30, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this communication is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Forvis Mazars, LLP

Denver, Colorado
May 30, 2025