

Tax Increment Financing
State Impact Analysis

Entity Name	2004 Property Taxes - Payable in 2005				2005 Collections				Sales Taxes		Prior to DURA participation	
	Assessed Valuation	Property Tax Base***	Property Tax Increment	Mill Levy	Revenue Attributable to TIF Entity	School District General Fund**	Projects with Residential Components	Total Sales Collections (7.6%)	City Tax Collections (2.9%)	State Tax Collections (2.9%)	City Sales Tax Base	State Tax Collections (2.9%)
Denver Urban Renewal Authority	\$17,324,410	\$5,750,798	\$11,573,622	0.064402	\$745,364	\$378,102	\$1,598,726	\$4,891,348	\$2,160,489	\$1,790,116	\$281,466	\$216,688
Denver School District #1	\$18,011,230	\$620,519	\$18,260,711	0.094402	\$1,049,154	\$40,507	\$1,598,726	\$1,012,462	\$485,605	\$398,633	\$0	\$0
South Broadway	\$81,364,860	\$4,180,143	\$48,757,737	0.064402	\$3,142,028	\$39,645	\$1,598,726	\$6,373,682	\$2,935,237	\$2,432,029	\$230,102	\$180,656
Downtown Denver Project								\$48,909,294	\$22,681,911	\$18,408,495	\$2,442	\$187,804
Adams Park								\$114,493,159	\$53,820,200	\$44,807,071	\$0	\$2,862
Prisons								\$7,871,605	\$3,639,357	\$2,934,072	\$0	\$0
Denver City Building								\$308,357	\$142,321	\$117,831	\$103,278	\$85,673
Rio Grande Lots								\$309,092	\$30,278	\$13,844	\$0	\$0
Alameda Square	\$3,168,640	\$2,452,864	\$705,976	0.064402	\$45,460	\$23,102	\$1,598,726	\$20,321	\$13,844	\$11,554	\$0	\$0
Guaranty Bank	\$1,925,850	\$688,156	\$1,237,694	0.064402	\$78,710	\$40,507	\$1,598,726	\$396,400	\$30,278	\$11,554	\$0	\$0
Westwood Project	\$16,723,800	\$12,908,294	\$4,114,378	0.064402	\$264,974	\$134,656	\$1,598,726	\$23,228,314	\$912,981	\$73,621	\$697,652	\$485,371
Maplewood Square	\$11,159,910	\$2,098,862	\$1,983,156	0.064402	\$98,845	\$49,215	\$1,598,726	\$7,399,600	\$256,986	\$214,688	\$0	\$0
St. Lukes #1	\$8,212,710	\$4,641,253	\$3,571,237	0.064402	\$200,204	\$98,845	\$1,598,726	\$12,080	\$51,984	\$43,072	\$504	\$418
St. Lukes #2	\$3,620,000	\$2,102,853	\$1,517,147	0.064402	\$110,845	\$58,726	\$1,598,726	\$18,809	\$79,888	\$63,899	\$63,971	\$53,005
American National	\$3,620,000	\$2,102,853	\$1,517,147	0.064402	\$110,845	\$58,726	\$1,598,726	\$2,500,000	\$79,888	\$63,899	\$0	\$0
Lowry**	\$7,075,000	\$0	\$7,075,000	0.064402	\$5,071,748	\$2,551,688	\$1,598,726	\$1,482,000	\$62,000	\$65,500	\$0	\$0
38th & York	\$3,773,350	\$0	\$3,773,350	0.064402	\$243,043	\$123,511	\$1,598,726	\$0	\$0	\$0	\$0	\$0
California St. Garage	\$1,086,640	\$511,608	\$574,131	0.064402	\$38,975	\$18,900	\$1,598,726	\$77,714	\$272,234	\$225,882	\$0	\$0
Peppel Center	\$45,377,650	\$10,366,121	\$35,011,529	0.064402	\$2,254,812	\$1,145,957	\$1,598,726	\$2,683,992	\$1,236,049	\$1,024,165	\$0	\$0
Highlands Garden Village	\$5,279,920	\$1,283,740	\$3,996,180	0.064402	\$256,889	\$130,450	\$1,598,726	\$0	\$0	\$0	\$0	\$0
Stapleton	\$130,601,720	\$31,302,877	\$99,304,843	0.064402	\$6,395,430	\$3,250,048	\$1,598,726	\$180,603,743	\$8,317,631	\$5,234,609	\$856,817	\$710,017
One Point	\$89,210	\$0	\$89,210	0.064402	\$55,209	\$28,095	\$1,598,726	\$79,000	\$2,765	\$2,281	\$0	\$0
Midwest Park Hill	\$4,700,000	\$0	\$4,700,000	0.064402	\$364,142	\$185,309	\$1,598,726	\$0	\$0	\$0	\$0	\$0
City Park South	\$2,639,350	\$2,145,530	\$493,820	0.064402	\$0	\$0	\$1,598,726	\$86,819	\$30,772	\$25,487	\$0	\$0
Boston Lots	\$0	\$0	\$0	0.064402	\$0	\$0	\$1,598,726	\$13,667	\$6,294	\$5,219	\$0	\$0
REI	\$0	\$0	\$0	0.064402	\$0	\$0	\$1,598,726	\$1,068,110	\$685,634	\$0	\$0	\$0
Sales tax only	\$0	\$0	\$0	0.064402	\$0	\$0	\$1,598,726	\$2,321,486	\$1,068,110	\$685,634	\$430,441	\$366,651
Totals	\$455,526,380	\$127,652,805	\$327,873,575		\$21,081,992	\$10,718,591	\$19,521	\$19,541,389	\$18,230,850	\$15,088,161	\$2,817,762	\$2,417,574
Projects completed in 2005 - \$ returned to appropriate taxing entities												
Lamar Square - collections for 2004		\$748,008	\$2,554,904	0.064402	\$164,541	\$83,617	\$19,521	\$391,841	\$175,846	\$145,709	\$0	\$0
Clyburn Village - collections for 2004		\$0	\$96,460	0.064402	\$38,413	\$19,521	\$19,521	\$98,628	\$34,520	\$28,602	\$0	\$0
University Hills - collections for 2005***								\$3,004,019	1,393,430	\$1,146,271	\$946,374	\$286,096
TOTAL	\$3,869,570	\$748,008	\$3,151,964		\$0	\$202,954	\$19,521	\$19,541,389	\$18,230,850	\$15,088,161	\$2,817,762	\$2,417,574

Total DPS funding to be backfilled by state sales tax collections \$10,718,591 \$8,310,083

Net Benefit (Loss) to State \$4,369,570 \$6,778,079

Total State Sales Tax Collections \$15,088,161

** School District General Fund Mill Levy = .032728

*** Lowry has 130,000 sq ft of retail - at \$150 per sq ft, sales are conservatively estimated at \$19,500,000

**** Collections for University Hills are for the year 2000. This is a low estimate for 2005 collections.

***** Net increase in the property tax base over the life of these TIF projects is \$25,710,750. This represents a revenue increase to the school district of \$841,461.

Source: Property tax information taken from "State of Colorado 2004 Third-Fourth Annual Report to the Governor and General Assembly" from the Department of Local Affairs, Division of Property Taxation
Sales tax information as reported to DURA by City and County of Denver Treasurer's Office

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