

Colorado Springs Urban Renewal Authority
Administration Fee Analysis
October 24, 2018

	University Village / North Nevada (Commercial)					Gold Hill Mesa (Residential)					Ivywild (Commercial)				
	2009	2013	2017	2018 (estimated)	2019 (estimated)	2008	2013	2017	2018 (estimated)	2019 (estimated)	2012	2015	2017	2018 (estimated)	2019 (estimated)
Property Tax TIF	\$ 70,931	\$ 889,676	\$ 1,475,234	\$ 2,213,971	\$ 2,241,500	\$ 41,175	\$ 343,824	\$ 717,519	\$ 989,385	\$ 1,106,000	\$ -	\$ 72,288	\$ 91,842	\$ 124,011	\$ 119,949
County Treasurer's fees	(1,069)	(13,372)	(22,193)	(33,235)	(33,623)	(632)	(5,199)	(10,793)	(14,846)	(16,590)	-	(1,114)	(1,403)	(1,554)	(1,799)
Sales Tax TIF	-	2,925,027	4,201,002	4,076,000	4,200,000	-	-	-	-	-	-	40,536	54,849	45,450	47,000
Sales Tax Collection Fees	-	(2,025)	(1,886)	(1,800)	(2,000)	-	-	-	-	-	-	(143)	(105)	(150)	(150)
Net TIF Revenue	\$ 69,862	\$ 3,799,306	\$ 5,652,157	\$ 6,254,936	\$ 6,405,877	\$ 40,543	\$ 338,665	\$ 706,726	\$ 974,539	\$ 1,089,410	\$ -	\$ 111,567	\$ 145,183	\$ 167,757	\$ 165,000
Admin Fee Paid	\$ -	\$ -	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (35,000)	\$ (50,000)	\$ (50,000)	(*)	(*)	\$ (38,900)	\$ (56,158)	\$ (5,000)	\$ (5,000)	\$ (5,000)
5% Admin fee	\$ 3,493	\$ 189,965	\$ 282,608	\$ 312,747	\$ 320,294	\$ 2,027	\$ 16,933	\$ 35,336	\$ 48,727	\$ 54,471	\$ -	\$ 5,578	\$ 7,259	\$ 8,388	\$ 8,250
3% Admin fee	\$ 2,096	\$ 113,979	\$ 169,565	\$ 187,648	\$ 192,176	\$ 1,216	\$ 10,160	\$ 21,202	\$ 29,236	\$ 32,682	\$ -	\$ 3,347	\$ 4,355	\$ 5,033	\$ 4,950
2% Admin fee	\$ 1,397	\$ 75,986	\$ 113,043	\$ 125,099	\$ 128,118	\$ 811	\$ 6,773	\$ 14,135	\$ 19,491	\$ 21,788	\$ -	\$ 2,231	\$ 2,904	\$ 3,355	\$ 3,300
1.5% Admin fee	\$ 1,048	\$ 56,990	\$ 84,782	\$ 93,824	\$ 96,088	\$ 608	\$ 5,080	\$ 10,601	\$ 14,618	\$ 16,341	\$ -	\$ 1,674	\$ 2,178	\$ 2,516	\$ 2,475

(*) - Pursuant to the Redevelopment Agreement, annual admin fee payable to Authority terminated after 2017

	South Nevada			
	2015	2016	2017	Thru July 2018
Accounting	\$ -	\$ 244	\$ 1,380	\$ 473
Legal	15,864	4,080	5,688	3,950
Other Consultants	75,592	-	-	-
Total	\$ 91,456	\$ 4,324	\$ 7,068	\$ 4,423