

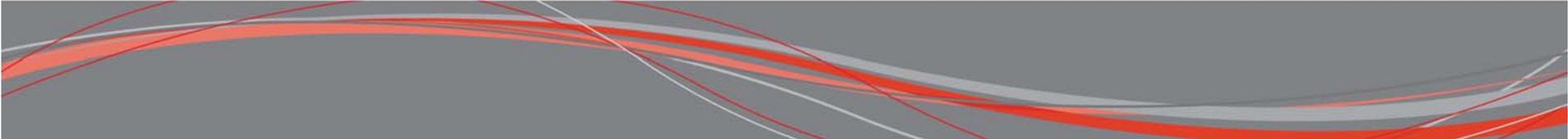


**AGENDA FOR THE  
ENGLEWOOD CITY COUNCIL  
STUDY SESSION  
MONDAY, AUGUST 15, 2011  
COMMUNITY ROOM  
6:00 P.M.**

- I. **Xcel Energy**  
Xcel Energy Area Manager Tom Henley will discuss Xcel Energy's commitment to Englewood.
- II. **Financial Report**  
Financial and Administrative Services Director Frank Gryglewicz will discuss the July, 2011, Financial Report.
- III. **RTD/Cushing Park**  
City Council will discuss the RTD/Cushing Park area.
- IV. **Private Activity Bonds**  
Community Development Director Alan White will discuss private activity bonds.
- V. **DRT Information on Community Development Reports**  
Community Development Director Alan White will discuss the Development Review Team (DRT) information on Community Development reports.
- VI. **Subarea 2 Planning**  
Community Development Director Alan White will discuss the planning for Subarea 2.
- VII. **City Manager's Choice**
- VIII. **City Attorney's Choice**

# Xcel Energy's Commitment to Englewood

**\*Presentation Date/Area Manager/Other Info\***



# Serving the Community

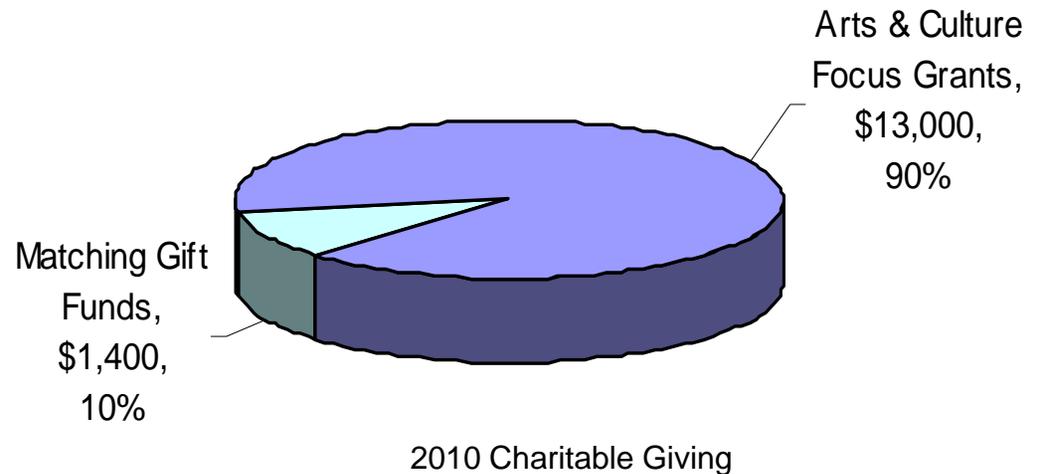
## Englewood Customers

	ELECTRICITY CUSTOMERS	ELECTRICITY USAGE	NATURAL GAS CUSTOMERS	NATURAL GAS USAGE
<b>RESIDENTIAL CUSTOMERS</b>	14,630	12,984,216 kWh	10,809	1,090,091 THERMS
<b>BUSINESS CUSTOMERS</b>	2,649	20,614,774 kWh	1,962	877,021 THERMS
<b>TOTAL</b>	17,279	29,116,583 kWh	12,771	1,967,112 THERMS

# Charitable Giving

## 2010 Charitable Giving Facts

- Xcel Energy donated more than \$14 million in charitable giving to the eight states we serve.
- Xcel Energy was ranked the No. 1 corporate giver in Colorado by the Denver business Journal.
- Over \$14,000 was distributed within the Englewood Community.



# Renewable Energy

- Protecting the environment is one of Xcel Energy's corporate values, and environmental leadership is one component of our corporate strategy.
- We are building a clean energy future for our customers and the communities we serve, while continuing to provide reliable and affordable energy services.

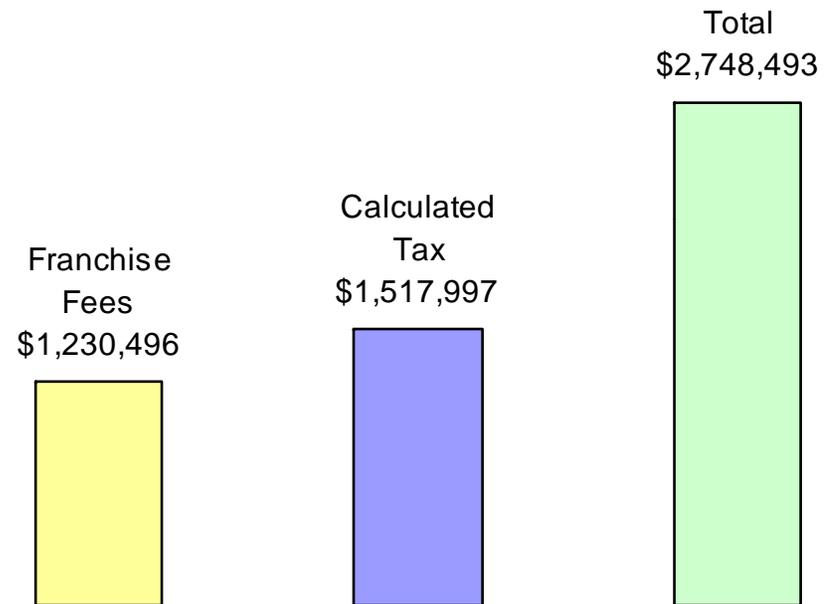
Renewable Energy Englewood			
Windsource*		Solar**	
575 Premises	2,146,066 kWh	76 Installed Systems	888 kW

\*2010 Windsource program data

\*\*Total Solar applications as of 6/11/2011

# Generating Tax Revenue

- Through both franchise fees and city taxes (including sales tax, use tax, and property tax) Xcel Energy invests a significant amount of money back into the communities we operate in.
- In 2010, we generated more than \$2.5 million in these two categories for Englewood.



All data from 2010 sales and operations

# Energy Efficiency

**Energy Efficiency plays an important role in our environmental strategy.**

- Xcel Energy offers about 120 efficiency and conservation programs that help our customers save money, reduce power plant emissions and conserve natural resources.
- Since 1992, our customers have saved enough electricity to enable us to avoid building more than thirteen 250 MW power plants.
- We have invested more than \$1.5 million in rebates within the last five years through the partnership and participation of our Englewood customers.

	2006	2007	2008	2009	2010	TOTAL
<b>EFFICIENCY REBATES</b>	\$121,928	\$236,586	\$150,705	\$392,929	\$669,243	\$1,571,388
<b>kWh SAVED</b>	2,829,783	5,082,989	4,255,430	6,074,574	9,379,199	27,621,975
<b>THERMS SAVED</b>	0	0	0	999	10,013	11,012





City of Englewood

**To:** Mayor Woodward and City Council  
**From:** Frank Gryglewicz, Director of Finance and Administrative Services  
**Date:** August 8, 2011  
**Subject:** July 2011 Financial Report

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### Summary of the July 2011 General Fund Financial Report

#### REVENUES:

- Through July 2011, the City of Englewood collected **\$23,949,986 or \$1,011,945 or 4.4 percent more** than last year (See the chart on page 3 and the attached full report for detail on changes in revenue in past year). Part of the increase is due to the change in sales and use tax revenue and intergovernmental revenue (\$225,343) from 2010 to 2011. The City received grant funds from CPPW for the following projects: \$150,000 for a Bike/Pedestrian Study (CD), \$88,000 for a Downtown Street Assessment Study (CD) and \$83,000 for the Community Garden (P&R) and from an increase in sales and use tax revenue in 2011 over 2010.
- The City collected \$2,877,108 in property and \$126,813 in specific ownership tax through July.
- **Year-to-date sales and use tax revenues were \$13,251,659 or \$745,359 or six percent more than July 2010.** The majority of this increase (\$388,000) is due to the receipt of one-time sales/use tax revenue from a few taxpayers and a (\$56,000) refund in 2010 that did not occur in 2011.
- Cigarette tax collections were down \$4,882 compared to last year.
- Franchise fee collections were \$34,397 less than last year.
- Licenses and permit collections were \$44,865 more than 2010.
- Intergovernmental revenues were \$379,414 more than the prior year.
- Charges for services increased \$36,141 from last year.
- Recreation revenues increased \$137,093 from 2010.
- Fines and forfeitures were \$160,333 less than last year.
- Investment income was \$25,755 less than last year.
- Miscellaneous revenues were \$95,244 less than last year.

#### OUTSIDE CITY:

- Outside City sales and use tax were up \$1,254,222 or 31.5 percent compared to last year, \$1,188,000 of the total amount collected is due to the receipt of *one-time sales and use tax revenue* from several taxpayers and \$56,000 is due to a refund in 2010.
- At this time potential refunds total approximately \$1,500,000 for claims submitted to Englewood but not completed; the balance of the account to cover intercity claims is \$1,150,000.

#### CITY CENTER ENGLEWOOD (CCE):

- Sales and use tax revenue collected through July 2011 were \$1,238,596, essentially the same as last year during the same period.

#### EXPENDITURES:

- Expenditures through July were \$22,662,669 or \$76,840 (.3 percent) more than the \$22,585,829 expended through July 2010. The City refunded \$30,670 in sales and use tax claims through July.

#### RESERVES:

- The unreserved/undesignated reserves for 2011 are estimated at \$4,666,575 or 12.3 percent of projected revenues. The 2011 estimated Long Term Asset Reserve (LTAR) balance is \$2,713,467 (please refer to page 11).

#### TRANSFERS:

- Net 2011 transfers-in to date of \$1,679,403 were made by the end of July 2011 (please refer to page 11 for the make-up).

#### REVENUES OVER/UNDER EXPENDITURES:

- Revenues exceeded expenditures by \$1,287,317 through July 2011.

#### PUBLIC IMPROVEMENT FUND (PIF):

- The PIF has collected \$1,085,590 in revenues and spent \$3,231,358 year-to-date. Estimated year-end fund balance is \$329,782. Based on a five year average approximately 59% of building use tax and 57% of vehicle use tax is collected through July.

# City of Englewood, Colorado

## July 2011 Financial Report

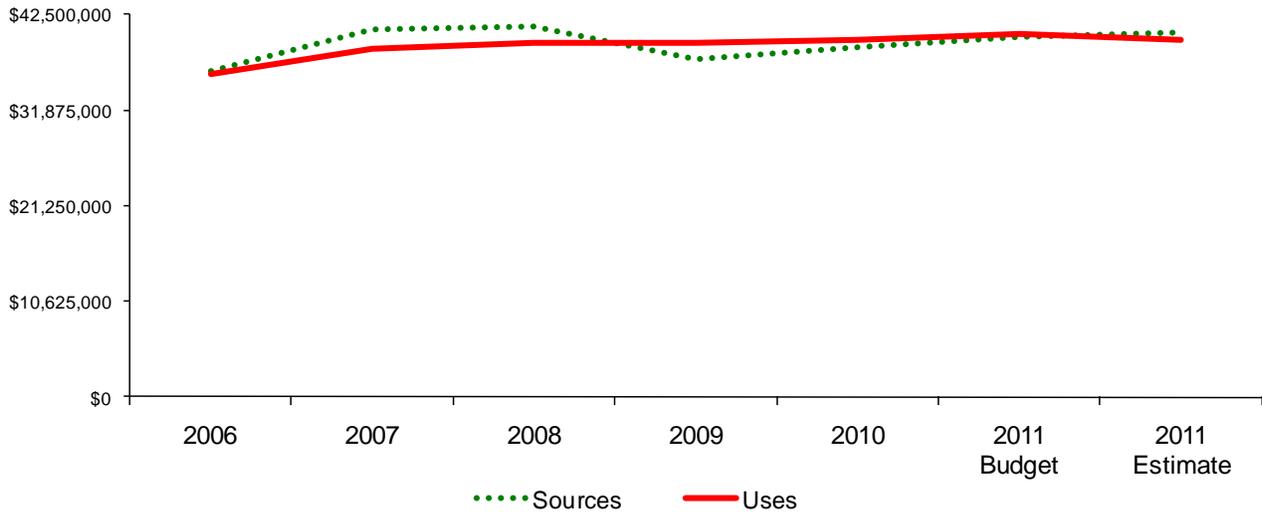
### GENERAL FUND OVERVIEW AND ANALYSIS

The General Fund accounts for the major “governmental” activities of the City. These activities include “direct” services to the public such as police, fire, public works, parks and recreation, and library services. General government also provides services by the offices of city manager and city attorney; the departments of information technology, finance and administrative services, community development, human resources, municipal court and legislation. Debt service, lease payments, and other contractual payments are also commitments of the General Fund.

#### General Fund Surplus and Deficits

The line graph below depicts the history of sources and uses of funds from 2006 to 2011 Estimate. As illustrated, both surpluses and deficits have occurred in the past. The gap has narrowed over the past few years by reducing expenditures, freezing positions, negotiating lower-cost health benefits, increased revenue collections. Continued efforts will be required to balance revenues and expenditures, especially with persistent upward pressure on expenditures due to increases in the cost of energy, wages and benefits.

**General Fund: Total Sources and Uses of Funds**



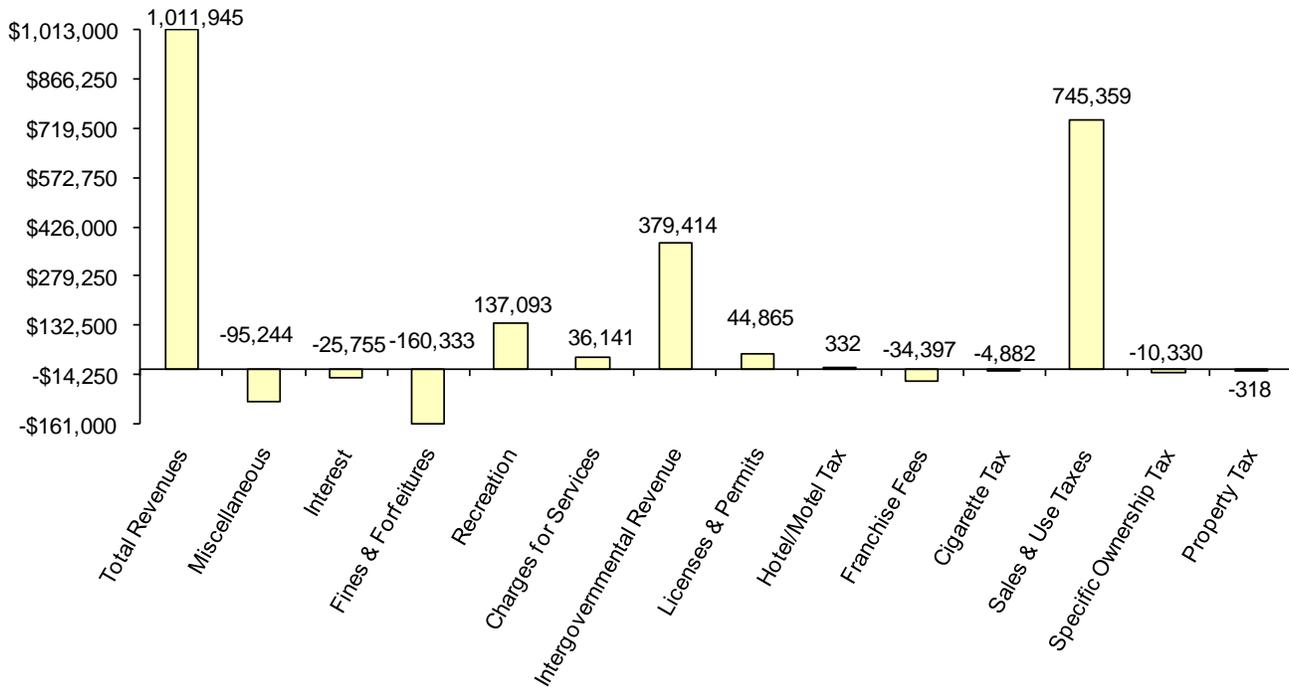
The table below summarizes General Fund Year-To-Date (YTD) Revenue, Expenditure, Sales & Use Tax Revenue and Outside City Sales & Use Tax Revenue for the month ended July, 2011. Comparative figures for years 2010 and 2009 are presented as well. The table also highlights the dollar and percentage changes between those periods.

	2011	2011 vs 2010 Increase (Decrease)		2010	2010 vs 2009 Increase (Decrease)		2009
<b>General Fund</b>							
Year-To-Date Revenue	\$ 23,949,986	\$ 1,011,945	4.41%	\$ 22,938,041	\$ (310,868)	(1.34%)	\$ 23,248,909
Year-To-Date Expenditure	22,662,669	\$ 76,840	.34%	22,585,829	\$ 135,613	.60%	22,450,216
Net Revenue (Expenditure)	\$ 1,287,317	\$ 935,105		\$ 352,212	\$ (446,481)		\$ 798,693
Estimated Unreserved/ Undesignated Fund Balance	\$ 4,666,575	\$ (249,072)	(5.07%)	\$ 4,915,647	\$ 21,870	.45%	\$ 4,893,777
Sales & Use Tax Revenue YTD	\$ 13,251,659	\$ 745,359	5.96%	\$ 12,506,300	\$ (261,259)	(2.05%)	\$ 12,767,559
Outside City Sales & Use Tax YTD	\$ 4,257,532	\$ 993,642	30.44%	\$ 3,263,890	\$ (230,827)	(6.61%)	\$ 3,494,717

**General Fund Revenues**

The City of Englewood’s total budgeted revenue is \$37,424,105. Total revenue collected through July 2011 was \$23,949,986 or \$1,011,945 (4.4 percent) more than was collected in 2010. The chart below illustrates changes in General Fund revenues this year compared to last year.

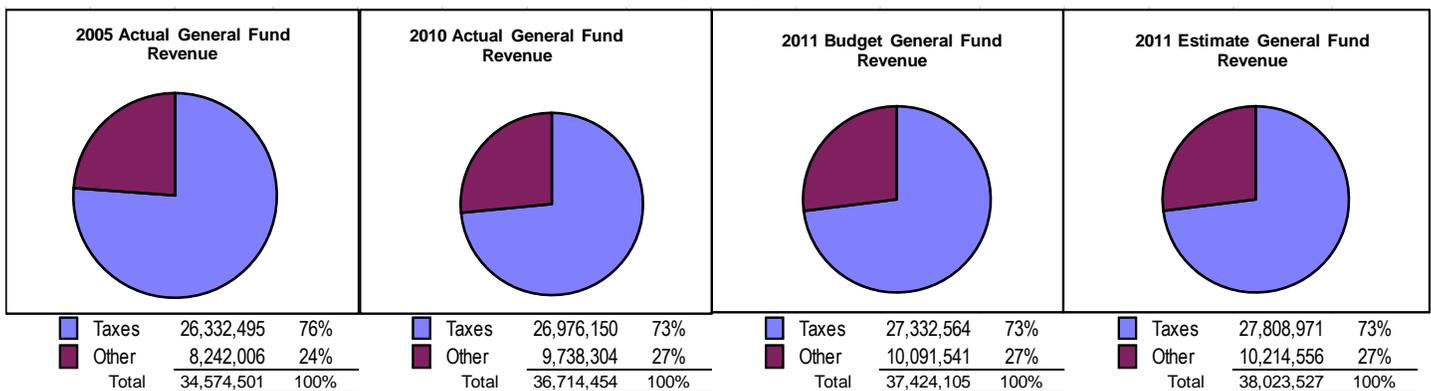
**2011 Year-To-Date Change in General Fund Revenue as Compared to Prior Year**



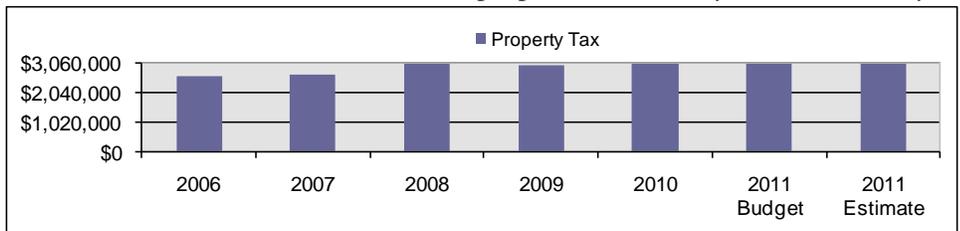
**General Fund Taxes**

The General Fund obtains most of its revenue from taxes. In 2010 total audited revenues were \$36,714,454 of which \$26,976,150 (73.5 percent) came from tax collections. Taxes include property, sales and use, specific ownership, cigarette, utilities, franchise fees, and hotel/motel. The following pie charts illustrate the contribution of taxes to total revenue for 2005, 2010 unaudited and budgeted 2011. Taxes as a percentage of total revenue have declined slightly as other fees and charges have been increased to help offset rising costs and relatively flat tax revenues.

**General Fund Revenues Taxes vs. Other**

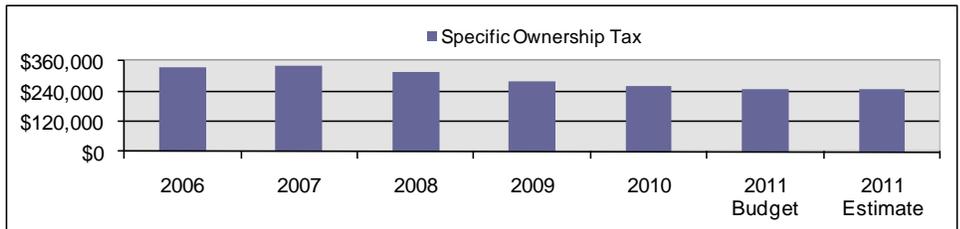


**Property taxes:** These taxes are collected based on the assessed value of all the properties in the City and the mill levy assessed against the property. The City's total 2009 mill levy collected in 2010 is 7.911 mills. The 2009 mill levy for general operations collected in 2010 is 5.880 mills. Voters approved a separate, dedicated mill levy for principal and interest



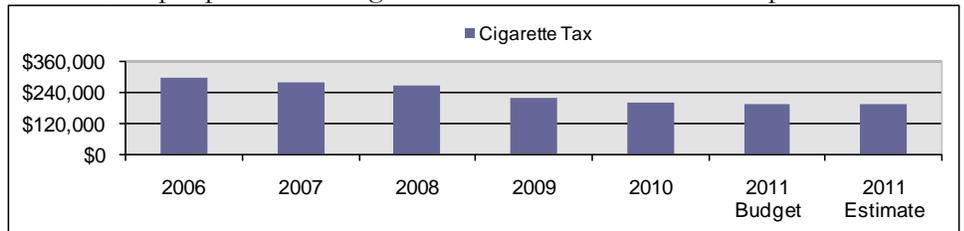
payments on the City's general obligation debt (parks and recreation projects). The 2010 mill levy collected in 2011 is 2.130 mills. Property tax collections grew from \$2,559,369 in 2006 to \$3,020,884 in 2010. This was an increase of \$461,515 or 18 percent. In 2010 the City collected \$3,020,884 or 11.2 percent of 2010 total taxes and 8.2 percent of total revenues from property taxes. The City budgeted \$3,017,000 for 2011; and collected \$2,877,108 through July 2011. The estimate for the year remains at \$3,017,000.

**Specific ownership:** These taxes are based on the age and type of motor vehicles, wheeled trailers, semi-trailers, etc. These taxes are collected by the



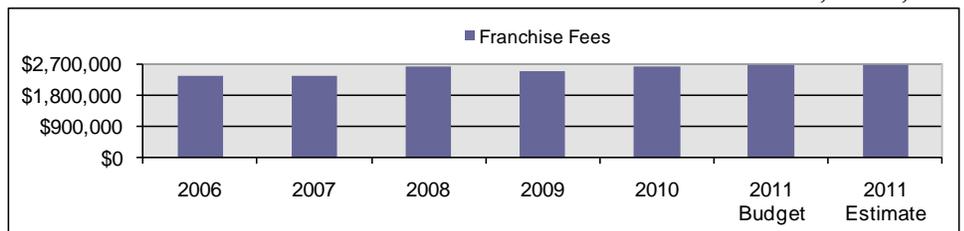
County Treasurer and remitted to the City on the fifteenth day of the following month. The City collected \$333,018 in 2006 and \$263,434 in 2010 which is a decrease of \$69,584 or 20.9 percent. The City collected \$263,434 in 2010 which is less than one percent of total revenues and one percent of total taxes. The City budgeted \$250,000 for 2011 and collected \$126,813 through July 2011. The estimate for the year remains \$250,000.

**Cigarette Taxes:** The State of Colorado levies a \$.20 per pack tax on cigarettes. The State distributes 46 percent of the gross tax to cities and towns based on the pro rata share of state sales tax collections in the previous year. These taxes have fallen significantly in the past and continue to fall after the 2009 federal tax increase of approximately



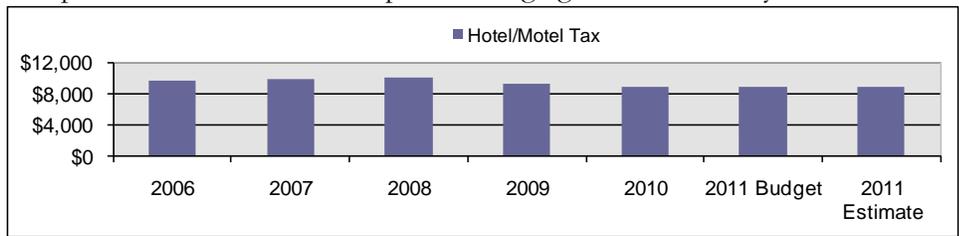
\$ .62 per pack went into effect. This increase will fund the State Children's Health Insurance Program (SCHIP). In 2006 the City collected \$293,776, but in 2010 the City collected \$196,320, which is a decrease of \$97,456 or 33.2 percent. These taxes accounted for less than one percent of total taxes and less than one percent of total revenues in 2010. The City budgeted \$190,000 for the year and collected \$105,325 through July 2011, which is \$4882 or 4.4 percent less than the \$110,207 collected through July 2010. The estimate for the year remains at \$190,000 but could be reduced later this year.

**Franchise Fees:** The City collects a number of taxes on various utilities. This includes franchise tax on water, sewer, and public services, as well as



occupational taxes on telephone services. The City collected \$2,362,000 in 2006 and \$2,620,191 in 2010, an increase of \$258,191 or 10.9 percent. These taxes accounted for 9.7 percent of taxes and 7.1 percent of total revenues in 2010. The City budgeted \$2,650,851 for the year; collections through July totaled \$1,373,802 compared to \$1,408,199 collected during the same period last year. The estimate for the year is \$2,585,212.

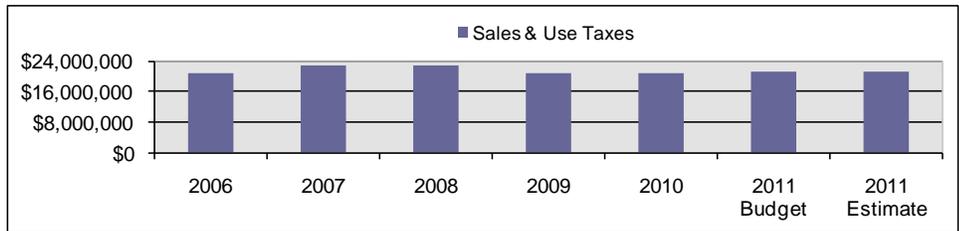
**Hotel/Motel Tax:** This tax is levied at two percent of the rental fee or price of lodging for under 30 days duration. The City budgeted \$8,713 for the year and has collected \$5,414 through July 2011. The estimate for the year is \$8,713.



### Sales and Use Taxes Analysis

Sales and use taxes are the most important (and volatile) revenue sources for the City. Sales and use taxes generated 77.5 percent of all taxes and 56.9 percent of total revenues collected in 2010.

In 2006, this tax generated \$20,688,258 for the City of Englewood; in 2010 the City collected \$20,866,515, an increase of less than one percent. This tax is levied on the sale price of taxable goods. Sales tax is calculated by multiplying the sales price of taxable goods times the sales tax rate of 3.5 percent. Vendors receive a .25 percent fee for collecting and remitting the taxes to the City by the due date. Taxes for the current month are due to the City by the twentieth day of the following month. The City budgeted \$21,216,000 for 2011. Sales and Use Tax revenue through July 2011 was \$13,251,659 while revenue year-to-date for July 2010 was \$12,506,300, an increase of \$745,359.



This tax is levied on the sale price of taxable goods. Sales tax is calculated by multiplying the sales price of taxable goods times the sales tax rate of 3.5 percent. Vendors receive a .25 percent fee for collecting and remitting the taxes to the City by the due date. Taxes for the current month are due to the City by the twentieth day of the following month. The City budgeted \$21,216,000 for 2011. Sales and Use Tax revenue through July 2011 was \$13,251,659 while revenue year-to-date for July 2010 was \$12,506,300, an increase of \$745,359.

A portion (\$600,000) of the collections from outside city has been put into the “unearned revenue” account because staff believes it could be subject to an intergovernmental claim. If no claim is made after three years, the funds will be recognized as revenue at that time.

Collections (cash basis) for July 2011 were \$2,337,296 while collections for July 2010 and July 2009 were \$2,019,757 and \$2,041,376 respectively. July 2011 collections were \$317,449 or 15.7 percent more than July 2010 and \$295,830 or 14.5 percent more than 2009 collections.

Outside City sales and use tax collections through July were \$5,231,705 an increase of approximately \$1,254,222 over 2010 of which \$988,000 of this increase is due to the receipt of one-time sales and use tax revenue from several taxpayers and \$56,000 is due to a refund in 2010.

Based on historical sales tax collections, the City of Englewood collects 61.4 percent of total year’s sales tax collections through July; if this pattern holds this year, 38.6 percent is left to collect over the next five months. Based on July’s collections, the City will collect an additional \$8,330,848 over the next six months for a total of \$21,582,507.

The City collected 106 percent of last year; if this pattern holds for the entire year the City could collect \$22,118,506 for the year. The average of the two forecasts is \$21,850,506.

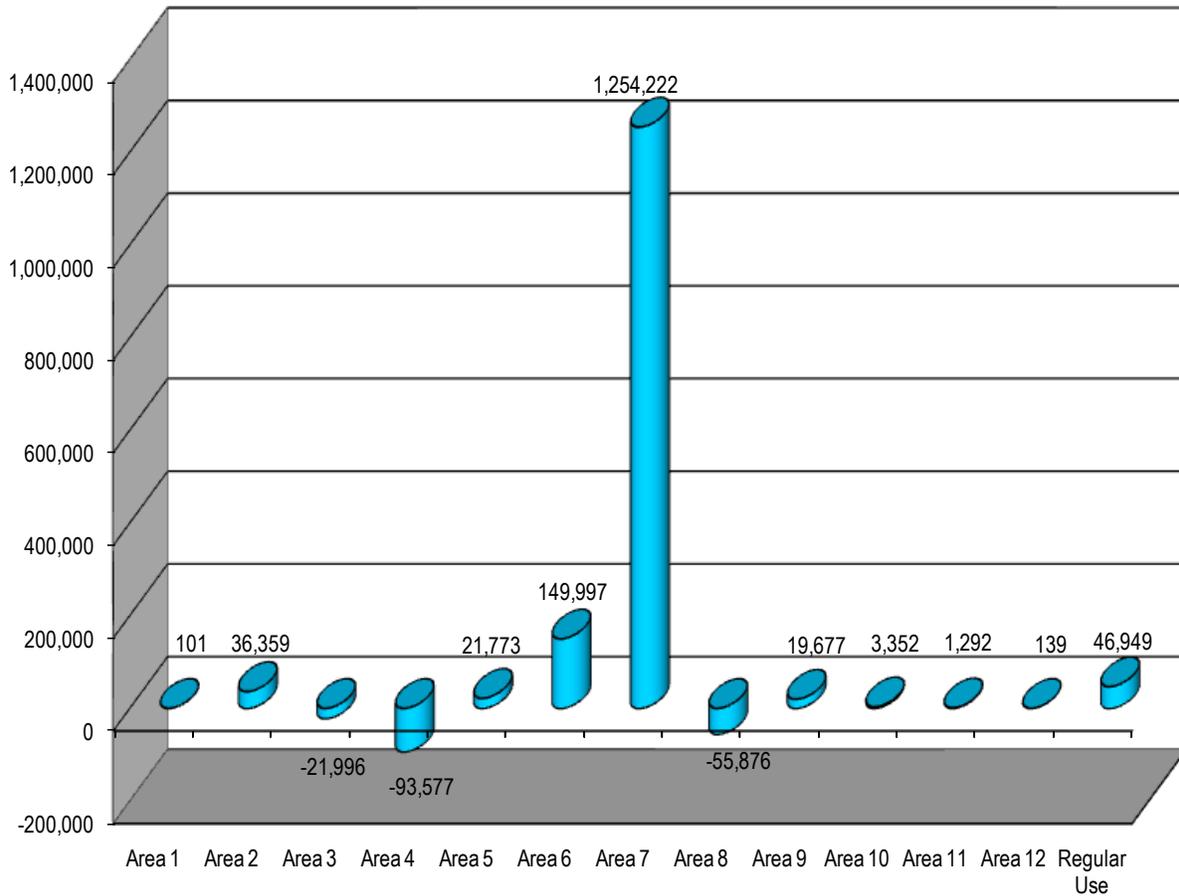
The estimate for the year is \$21,640,320 at this time, but may be adjusted if the upward trend in collections continues.

This revenue source tends to ebb and flow (often dramatically) with the economy, growing during economic expansions and contracting during downturns. The past two years of sales tax collections have been exceptionally erratic with no discernable trend to make accurate short or long term forecasts. It is important to continually review and analyze sales and use tax data including trends in the various geographic areas of the City.

The chart on the next page, “Change in Sales/Use Tax Collections by Area 2011 vs. 2010” indicates that most of the increase in sales tax collections is due to Outside City (Area 7) and Regular Use Tax. Economic conditions, judged by

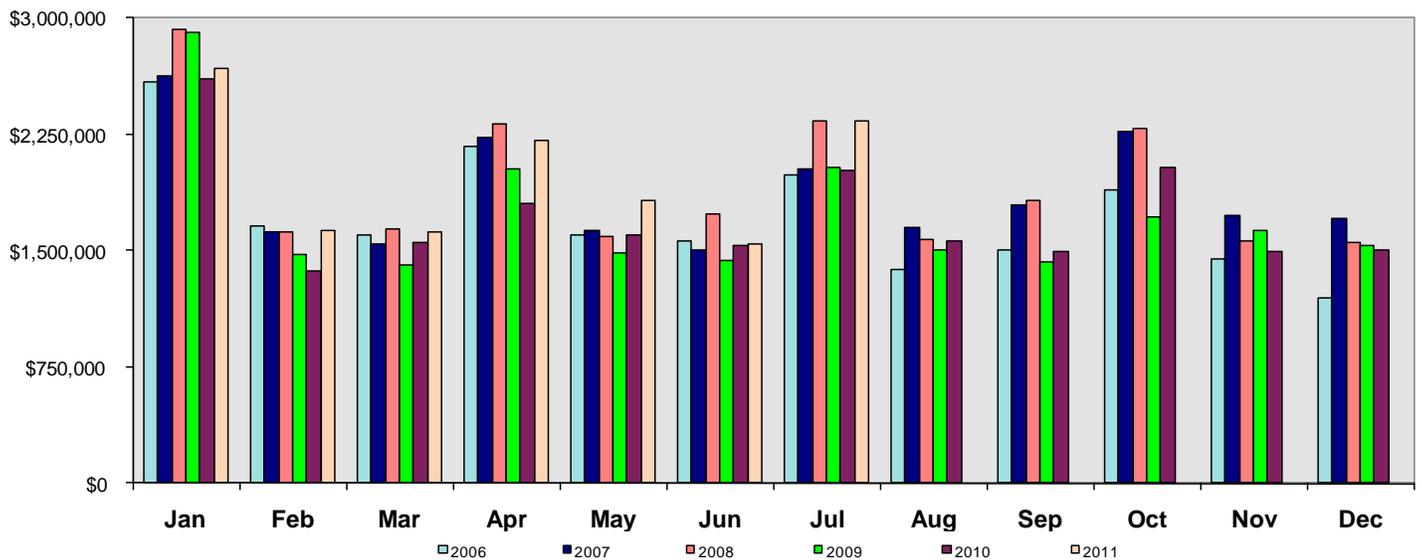
sales tax collections, appears to be a “mixed bag” with some geographic areas increasing and some decreasing compared to the same period last year.

**Change in Sales/Use Tax Collections by Area 2011 vs 2010**



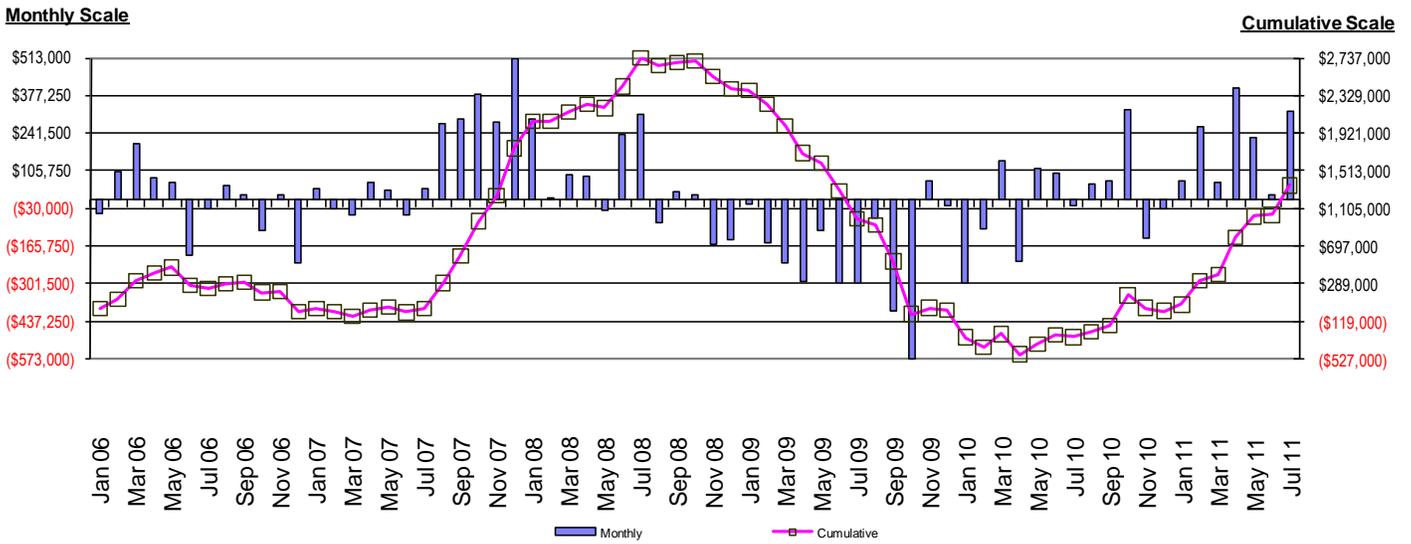
The bar graph below shows a comparison of monthly sales tax collections (cash basis) for 2006 through 2011.

**2006-2011 YTD Sales/Use Tax Collections by Month - Cash Basis**



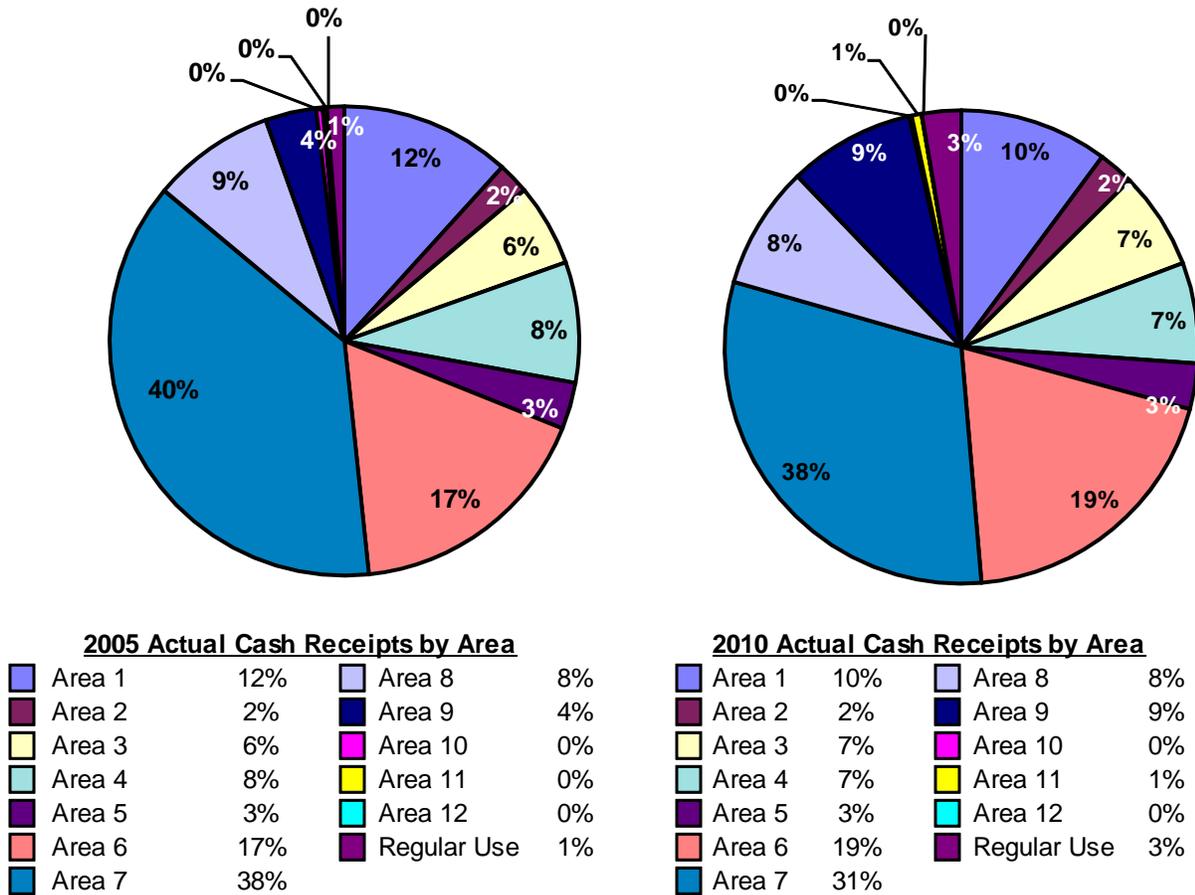
The next chart illustrates sales tax collections (cash basis) by month and cumulative for the years presented.

### 2006 - 2011 Monthly Change Sales and Use Tax



Sales tax collections are reported by various geographic areas as illustrated in the following pie charts. These illustrate the changing collection patterns for 2005 and 2010.

### Geographic Sales Tax Collection Areas



A brief description and analysis of the significant geographic areas follows:

**Area 1:** This geographic area accounts for the sales tax collections from CityCenter Englewood. CityCenter Englewood had collections of \$1,238,596 year-to-date 2010, essentially the same as was collected last year.

**Area 6:** This geographic area is up 6.5 percent from last year. \$72,000 of the increase is due to an audit receipt in January 2011.

**Area 7:** This geographic area records the outside city sales tax collections (Outside City). Outside City has been the geographic area responsible for much of the sales tax growth (and decline) in past years. Outside City collections have increased 30.4 percent from the same period last year. The chart below illustrates this area’s contribution to total sales and use taxes (cash basis) as well as total revenues since 2007 for collections through the month of July. The importance of Outside City has declined as a percentage of sales and use tax collections but it continues to remain an important impact on the City’s General Fund as illustrated by the following:

	2007	2008	2009	2010	2011
Total Sales and Use Taxes	13,201,013	14,182,413	12,778,134	12,480,369	13,842,783
Outside City Collections	4,809,869	5,342,445	4,321,728	3,977,483	5,231,705
Percentage of Total	36.4%	37.7%	41.8%	34.6%	28.7%
Total General Fund Revenues	22,947,712	24,625,925	23,248,909	22,938,041	23,949,986
Outside City Collections	4,809,869	5,342,445	4,321,728	3,977,483	5,231,705
Percentage of Revenues	21.0%	21.7%	18.6%	17.3%	21.8%

The City records the proceeds of some returns from Outside City into an unearned revenue (liability) account. The criteria staff uses to decide if proceeds should be placed in the unearned account is if a reasonable probability exists for another municipality to claim the revenue. This account currently has a balance of \$1,150,000 to cover intercity claims. The City paid \$30,670 in refunds including intercity sales/use tax claims through July 2011 compared to \$197,731 through July 2010. At this time *potential* refunds total approximately \$1,500,000 for claims submitted to Englewood but not completed.

**Area 8:** This geographic area consists of collections from public utilities. Collections through July were down \$49,252 or 5.2 percent over last year. Weather conditions, energy usage conservation, and rising energy prices play an important role in revenue collections. Collections could increase or decrease if the remainder of the year is significantly hotter/colder than normal.

### Other Sales Tax Related Information

Finance and Administrative Services Department collected \$144,406 in sales and use tax audit revenues and general collections of balances on account through the month of July; this compares to \$288,507 collected in 2010 and \$402,137 collected in 2009.

Of the 72 sales tax accounts reviewed in the various geographic areas, 43 (60 percent) showed improved collections and 29 (40 percent) showed reduced collections this year compared to the same period last year.

The Department issued 262 new sales tax licenses through July 2011; 248 and 209 were issued through July 2010 and 2009 respectively.

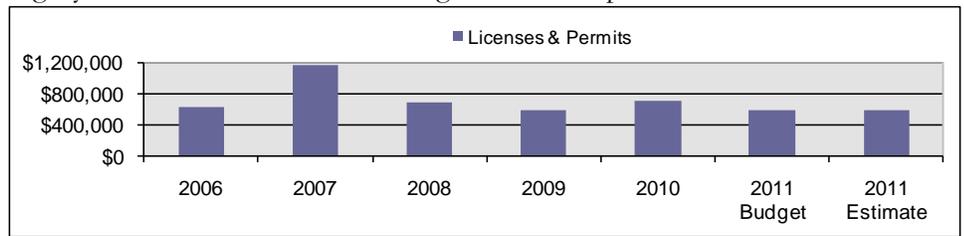
City records indicate that year-to-date 131 businesses closed (79 of them were outside the physical limits of Englewood) and 262 opened (179 of them were outside the physical limits of Englewood).

### **General Fund Other Revenue**

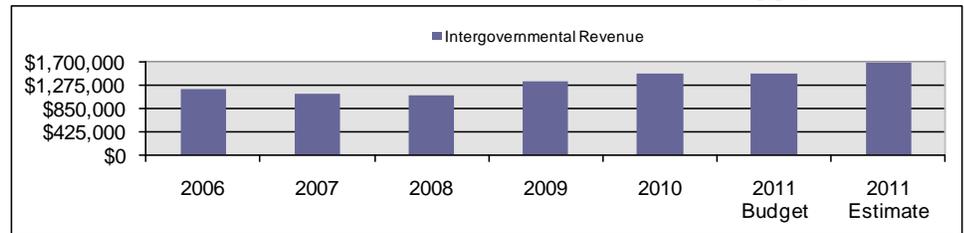
Other revenues accounted for \$9,738,304 or 26.5 percent of the total revenues for 2010; the City budgeted \$10,091,541 for 2011.

The next page provides additional information on the significant revenue sources of the General Fund:

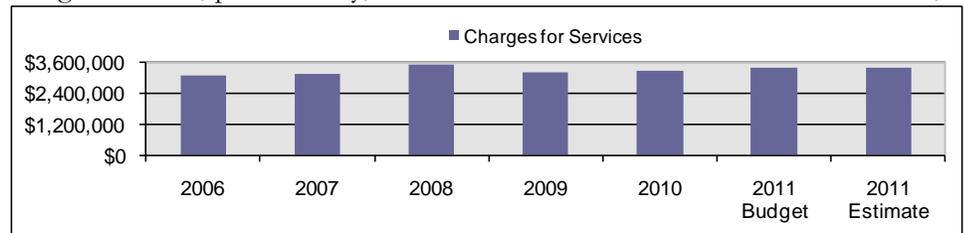
**Licenses and Permits:** This revenue category includes business and building licenses and permits. This revenue source generated \$695,663 during 2010 or 1.9 percent of total revenue and 6.8 percent of total other revenue. This revenue source totaled \$623,945 in 2006 and increased to \$695,663 in 2010, an 11.5 percent increase. The City budgeted \$575,100 for 2011 and year-to-date the City collected \$431,213 or \$44,865 (11.6 percent) more than the \$386,348 collected through July 2010. The estimate for the year is \$650,000.



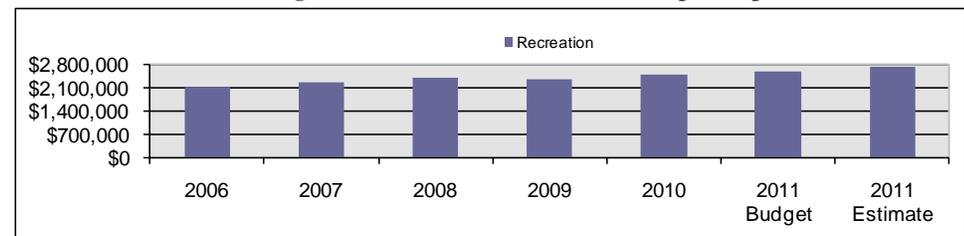
**Intergovernmental Revenues:** This revenue source includes state and federal shared revenues including payments in lieu of taxes. These revenues are budgeted at \$1,459,564 for 2011. This revenue source totaled \$1,193,863 in 2006 and the City collected \$1,465,970 in 2010, a 22.7 percent increase. The City collected \$1,128,526 through July 2011 this is \$379,414 (50.1 percent) more than the \$749,112 collected in the same period in 2010. The estimate for the year is \$1,659,564.



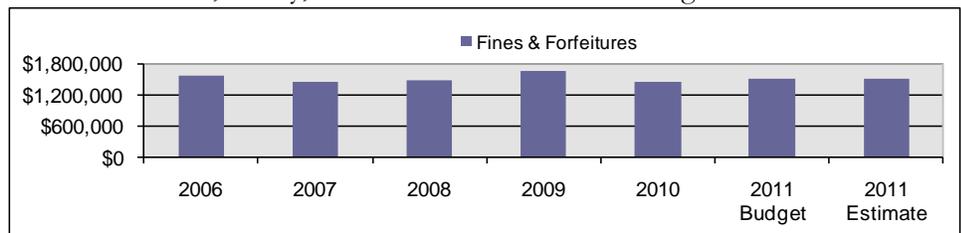
**Charges for Services:** This includes general government, public safety, fees for the administration of the utilities funds, court costs, highway and street and other charges. This revenue source is budgeted at \$3,318,587 for 2011. This revenue source totaled \$3,053,106 in 2006 and increased to \$3,254,830 in 2010, a 6.6 percent increase. Total collected year-to-date was \$1,863,704 or \$36,141 (two percent) more than the \$1,827,563 collected year-to-date in 2010. The estimate for the year is \$3,302,250.



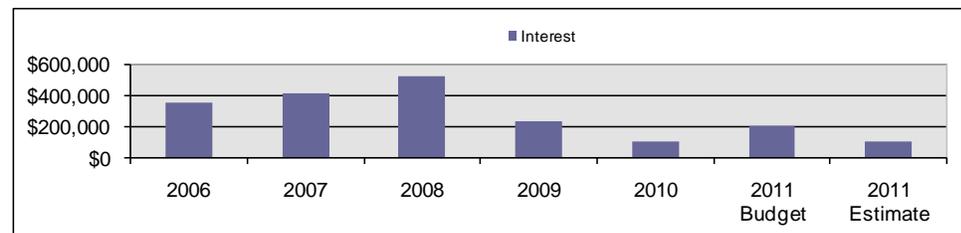
**Recreation:** This category of revenue includes the fees and charges collected from customers to participate in the various programs offered by the Parks and Recreation Department. This revenue source is budgeted at \$2,587,653 for 2011. This revenue source totaled \$2,099,202 in 2006 and increased to \$2,489,781 in 2010, an 18.6 percent increase. Total collections through July 2011 were \$1,842,368 compared to \$1,705,275 collected in 2010. The estimate for the year is \$2,702,162.



**Fines and Forfeitures:** This revenue source includes court, library, and other fines. The 2010 budget for this source is \$1,426,801 or 14.7 percent of total other revenue. This revenue source totaled \$1,543,353 in 2006 and decreased to \$1,437,957 in 2010, a 6.8 percent decrease. Total collected year-to-date was \$745,676 or \$160,333 (17.7 percent) less than the \$906,009 collected in the same time period last year. The estimated for the year is \$1,483,253.

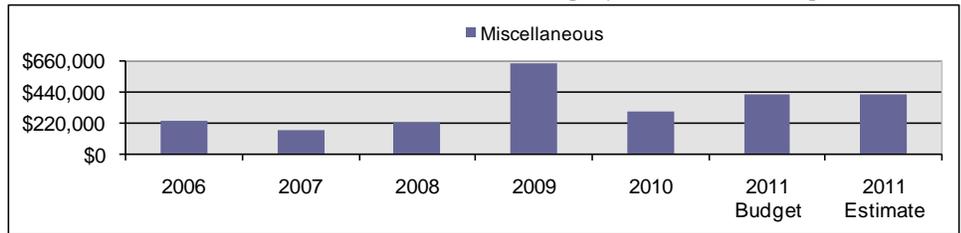


**Interest:** This is the amount earned on the City's cash investments. The 2011



budget for this source is \$200,000. This revenue source totaled \$353,575 in 2006 and decreased to \$100,544 in 2010, a 71.6 percent decrease. The City earned \$72,837 through July 2011; while the City earned \$98,592 through July 2010. The estimate for the year is \$100,000.

**Miscellaneous:** This source includes all revenues that do not fit in another revenue category. The 2011 budget for this source is \$421,507. This revenue source totaled \$229,675 in 2006 and increased to \$293,658 in 2010, a 27.9 percent increase. Total collected year-to-date is \$125,541 (43.1 percent) less compared to the \$220,785 collected last year during the same period. The estimate for the year is \$683,000.



## General Fund Expenditures

### Outcome Based Budgeting

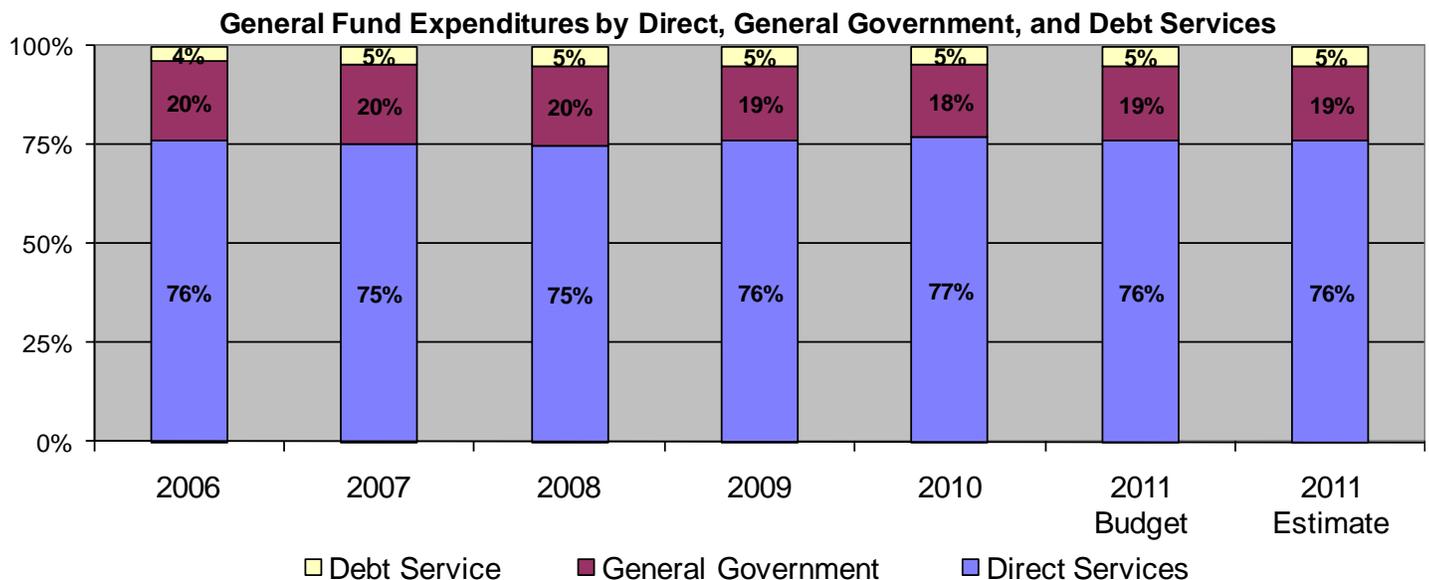
In 2006 the City adopted an outcome based budgeting philosophy. City Council and Staff outlined five outcomes to reflect, more appropriately, the desired result of the services delivered to the citizens of Englewood. The five outcomes identified are intended to depict Englewood as:

- ▶ A City that provides and maintains quality infrastructure,
- ▶ A safe, clean, healthy, and attractive City,
- ▶ A progressive City that provides responsive and cost efficient services,
- ▶ A City that is business friendly and economically diverse, and
- ▶ A City that provides diverse cultural, recreational, and entertainment opportunities.

Outcome based budgeting is an additional tool the City Council and staff use to better develop ways to serve our citizens. This type of budgeting is a new concept and is refined and reviewed on an on-going basis to help us better focus our resources in meeting the objectives of our citizens.

The City budgeted total expenditures at \$40,430,513 for 2011, this compares to \$38,901,342 and \$38,997,977 expended in 2010 and 2009 respectively. Budgeted expenditures for 2011 general government (City Manager, Human Resources, etc.) totals \$8,387,284 or 20.2 percent of the total. Direct government expenditures (Police, Fire, etc.) are budgeted at \$31,064,182 or 75.0 percent of the total. Debt service (fixed costs) payments are \$1,993,682 or 4.8 percent of the total. Total expenditures through July were \$22,662,669 compared to \$22,585,829 in 2010 and \$22,450,216 in 2009. The year-end expenditure estimates were provided by the departments as part of the 2012 budget process.

The chart below illustrates the breakdown of expenditures into debt service, general and direct government.



**Transfers**

The General Fund has provided funds to and has received funds from Special Revenue Funds, Capital Projects Funds, Internal Service Funds and Component Units in order to buffer temporary gaps in revenue and expenditure amounts. In 2011 the General Fund was not in the position to provide funding to the Capital Projects Funds but has received the following transfers:

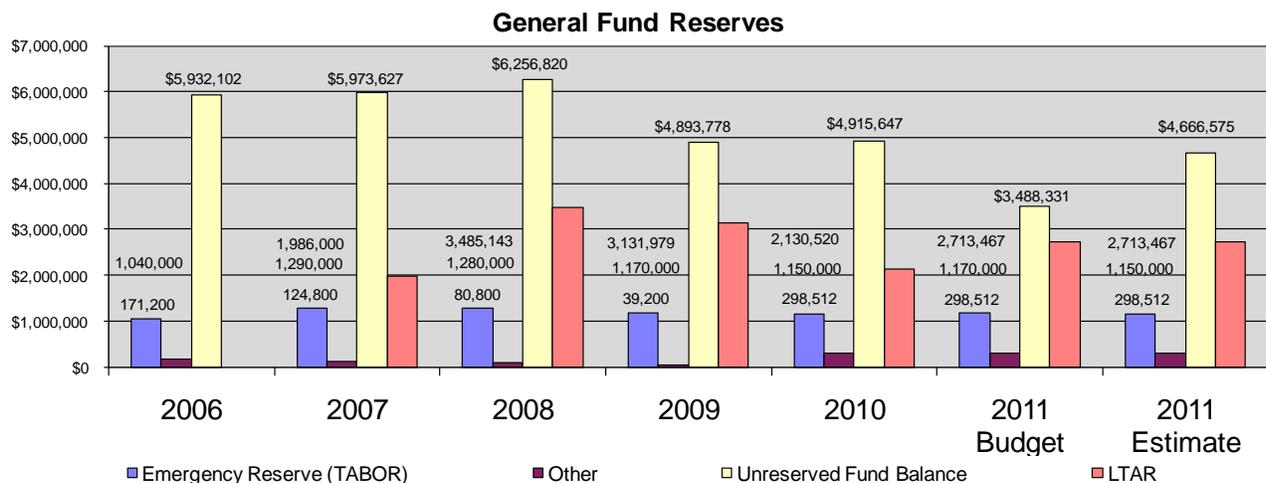
Source of Funds	Budget Amount	YTD Amount
<b>Special Revenue Funds</b>		
Neighborhood Stabilization Program Fund*	\$ 750,000	\$ 32,759
<b>Capital Project Funds</b>		
Public Improvement Fund (PIF)	471,815	471,815
<b>Internal Service Funds</b>		
Central Services Fund	100,000	100,000
Servicenter Fund	105,278	100,000
Risk Management Fund	546,000	546,000
Employee Benefits Fund	200,000	200,000
<b>Component Units</b>		
Englewood/McLellan Reservoir Foundation, Inc (EMRF)	325,000	228,829
<b>Enterprise Funds</b>		
Transfers Total	21,111	-
	\$ 2,519,204	\$ 1,679,403

\*In addition to the 2011 amount received, the Neighborhood Stabilization Program Fund returned \$47,052 received in 2010 of the \$750,000 borrowed in 2010.

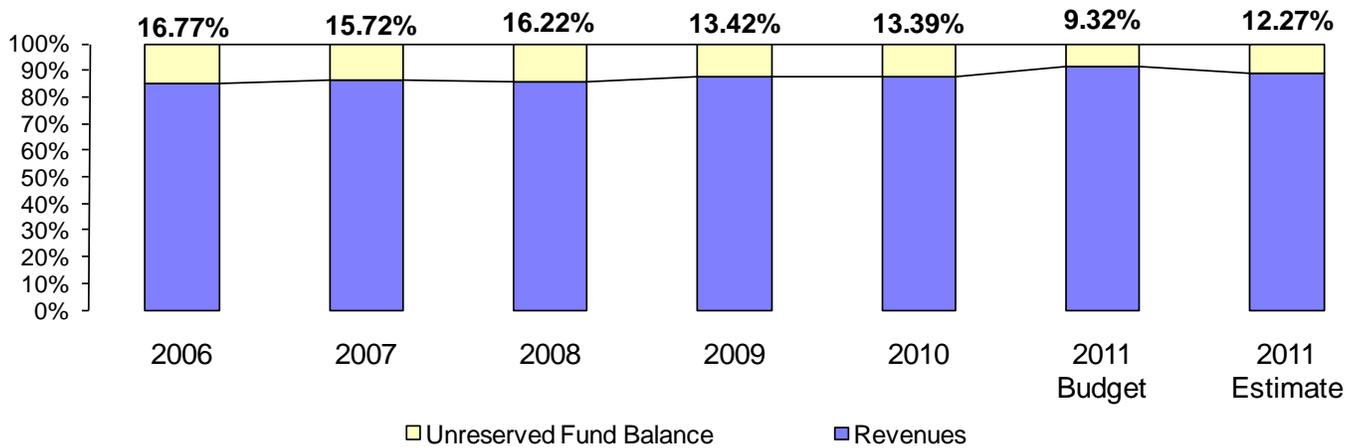
**General Fund Reserves**

Reserves are those funds the City sets aside for a “rainy day”. The intent is to smooth over unexpected revenue declines and expenditure increases. The fund is normally built up when revenues exceed expenditures. In the past, excess reserves have been transferred out to other funds, usually for capital projects identified in the Multiple Year Capital Plan (MYCP). The reserve balance is not adequate to provide for a transfer from the General Fund to the capital projects funds.

**Long Term Asset Reserve (LTAR)** At the 2008 Budget workshop held on July 22, 2007, City Council discussed and directed staff to establish a General Fund reserve account to accumulate funds from the sale, lease, or earnings from long-term assets. It was also determined that these funds should be used in a careful, judicious and strategic manner. The funds restricted in this account can only be expended if the funds are appropriated in the annual budget or by supplemental appropriation. The 2011 estimated year-end balance in the account is \$2,713,467. The balance reflects a \$750,000 transfer that was appropriated in 2010 for the purchase of two homes and rehabilitation of ten homes and will be returned to the LTAR in 2011. *The balance also includes a \$120,000 transfer from LTAR to fund the Community Development Department’s 2011 Catalyst Program.*



### Unreserved Fund Balance As A Percentage of Revenue



The City ended 2010 with an unreserved/undesignated general fund balance of \$4,915,647 or 13.4 percent of revenues. The 2011 estimate shows an unaudited ending fund balance of \$4,488,195 or 11.81 percent of projected revenues or 11.99 percent of budgeted expenditures. The \$4,488,195 would allow the City to operate for approximately 40.5 days (using average daily budgeted expenditures) if all other revenues and financing sources ceased. In these times of economic uncertainty, it is more important than ever to maintain reserves to help the City make up for revenue shortfalls and unexpected expenditure increases given that the one-time transfers made to the General Fund to help maintain reserves are no longer available.

### PUBLIC IMPROVEMENT FUND OVERVIEW

The Public Improvement Fund (PIF) accounts for the City's "public-use" capital projects (e.g. roads, bridges, pavement, etc.). The PIF funding is from the collection of vehicle and building use taxes, intergovernmental revenues, interest income, and other miscellaneous sources.

Provided for your information is the table on the next page that illustrates the PIF Year-To-Date (YTD) revenues and expenditures for the years 2009 through 2011. The dollar and percentage change between each year is also provided. The Estimated Ending Fund Balance is included in order to account for the remaining PIF appropriation in addition to the remaining annual revenue anticipated for the fund.

	2011	2011 vs 2010 Increase (Decrease)		2010	2010 vs 2009 Increase (Decrease)		2009
<b>Public Improvement Fund (PIF)</b>							
YTD Revenues	\$ 1,085,590	\$ 126,512	13.19%	\$ 959,078	\$ (729,088)	( 43.19%)	\$ 1,688,166
YTD Expenditures	3,231,358	\$ 1,277,290	65.37%	1,954,068	\$ (558,316)	( 22.22%)	2,512,384
Net Revenues (Expenditures)	\$ (2,145,768)	\$ (1,150,778)		\$ (994,990)	\$ (170,772)		\$ (824,218)
Beginning PIF Fund Balance	\$ 2,686,457			\$ 1,515,399			\$ 1,067,525
Ending PIF Fund Balance Before Remaining Annual Revenue and Appropriation	\$ 540,689			\$ 520,409			\$ 243,307
Plus: Remaining Annual Revenue	727,144			757,244			1,585,628
Less: Remaining Annual Appropriation	(938,051)			(1,088,395)			(1,924,281)
Estimated Ending Fund Balance	\$ 329,782			\$ 189,258			\$ (95,346)
<b>Unappropriated Fund Balance as of December 31,</b>				\$ 440,771			\$ 339,405

The three main funding sources for the PIF are Vehicle Use Tax, Building Use Tax and Arapahoe County Road and Bridge Tax.

	2011	2011	2011	2011 Vs 2010		2010	2010 Vs 2009		2009
	Estimate	Adopted Budget	YTD Actual	\$	%	YTD Actual	\$	%	YTD Actual
Vehicle Use Tax	\$ 1,000,000	\$ 1,000,000	\$ 460,308	\$ 21,861	5%	\$ 438,447	\$ (26,668)	-6%	\$ 465,116
Building Use Tax	\$ 400,000	\$ 400,000	\$ 399,083	\$ 105,794	36%	\$ 293,289	\$ 107,500	58%	\$ 185,789
Arapahoe County Road and Bridge Tax	\$ 191,000	\$ 191,000	\$ 172,413	\$ (485)	0%	\$ 172,898	\$ (7,993)	-4%	\$ 180,891

**Vehicle Use Tax** is based on the valuation of new vehicles purchased by City of Englewood residents. This tax is collected and remitted by Arapahoe County at the time the vehicle is registered. **Building Use Tax** is based on the valuation of building permits issued by the City of Englewood. We will monitor these revenue sources to determine if the 2010 estimate needs to be revised. **Arapahoe County Road and Bridge Tax** is restricted to the construction and maintenance of streets and bridges. This tax is based on a mill levy established by Arapahoe County multiplied by the City's assessed valuation multiplied by 50%.

### 2011 Year-To-Date City Funds At-A-Glance

(Please refer to "Funds Glossary" for a Brief Description of Funds and Fund Types)

	Beginning Balance	Revenue	Expenditure	Other Sources (Uses)	Reserved Balance	Ending Balance
<b>Governmental Fund Types (Fund Balance)</b>						
<b>General Fund</b>	8,494,679	23,949,986	22,662,669	(1,516,389)	3,599,031	4,666,575
<b>Special Revenue Funds</b>						
Conservation Trust	1,052,255	171,194	48,094	(1,076,439)	-	98,916
Open Space	1,072,979	143,234	151,652	(729,809)	-	334,751
Neighborhood Stabilization Program	718,290	460,254	719,114	(459,430)	-	-
Donors	167,852	55,868	57,896	-	-	165,825
Community Development	-	135,652	153,079	17,427	-	-
Malley Center Trust	291,667	3,616	15,500	-	-	279,783
Parks & Recreation Trust	449,303	5,038	6,976	-	-	447,365
<b>Debt Service Fund</b>						
General Obligation Bond	9,616	1,052,223	172,985	-	-	888,855
<b>Capital Projects Funds</b>						
PIF	2,686,457	1,085,590	1,407,273	(2,034,992)	-	329,782
MYCP	1,061,738	8,015	260,791	(851,291)	-	(42,329)
<b>Proprietary Fund Types (Funds Available Balance)</b>						
<b>Enterprise Funds</b>						
Water	7,027,103	4,045,532	4,850,808	-	-	6,221,827
Sewer	6,792,828	8,917,013	9,996,974	-	1,000,000	4,712,867
Stormwater Drainage	903,814	222,056	77,993	-	137,818	910,059
Golf Course	713,451	1,155,662	961,645	-	293,500	613,969
Concrete Utility	277,905	518,636	218,798	-	-	577,743
Housing Rehabilitation	404,633	78,083	51,725	-	-	430,990
<b>Internal Service Funds</b>						
Central Services	234,309	181,392	166,336	(100,000)	-	149,365
ServiCenter	902,008	1,303,874	1,020,624	(100,000)	-	1,085,258
CERF	728,781	453,992	92,894	-	-	1,089,878
Employee Benefits	210,918	3,042,592	3,278,485	(200,000)	59,919	(284,893)
Risk Management	1,201,929	1,386,480	649,758	(546,000)	-	1,392,651

## CLOSING

The Finance and Administrative Services Department staff works closely with the City Manager's Office and the various departments to help identify revenue and expenditure threats, trends and opportunities as well as strategies to balance revenues and expenditures. I will continue to provide Council with monthly reports. It is important to frequently monitor the financial condition of the City so City staff and Council can work together to take action, if necessary, to maintain service levels, employees, and fiscal health of the City.

I plan to discuss this report with Council at an upcoming study session. If you have any questions regarding this report, I can be reached at **303.762.2401**.

## FUNDS GLOSSARY

**Capital Equipment Replacement Fund (CERF)** – Accounts for the accumulation of funds for the scheduled replacement of City-owned equipment and vehicles.

**Capital Projects Funds** account for financial resources to be used for the acquisition and/or construction of major capital facilities (other than those financed by proprietary funds).

**Central Services Fund** – Accounts for the financing of printing services and for maintaining an inventory of frequently used or essential office supplies provided by Central Services to other departments of the City on a cost reimbursement basis.

**Community Development Fund** – Accounts for the **art** Shuttle Program which is funded in part by the Regional Transportation District (RTD). **art** provides riders free transportation to 19 stops connecting CityCenter Englewood, businesses in downtown Englewood, and the medical facilities in and near Craig Hospital and Swedish Medical Center.

**Concrete Utility Fund** – Accounts for revenues and expenses associated with maintaining the City's sidewalks, curbs and gutters.

**Conservation Trust Fund** – Accounts for the acquisition of parks and open space land not previously owned by the City and for improvements to existing park and recreation facilities. Financing is provided primarily from State Lottery funds.

**Debt Service Funds** account for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources and special assessment bond and loan principal and interest from special assessment levies when the government is obligated in some manner for payment.

**Donors' Fund** – Accounts for funds donated to the City for various specified activities.

**Employee Benefits Fund** – Accounts for the administration of providing City employee benefit programs: medical, dental, life, and disability insurance.

**Enterprise Funds** account for operations that: (a) are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges, or (b) where the City Council has decided that periodic determination of revenue earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management controls, accountability or other purposes.

**Fund** is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**General Obligation Bond Fund** – Accounts for the accumulation of monies for payment of General Obligation Bond principal and interest.

**Golf Course Fund** – Accounts for revenues and expenses associated with the operations of the Englewood Municipal Golf Course.

## FUNDS GLOSSARY

**Governmental Funds** distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). These funds focus on the near-term *inflows and outflows of spendable resources*, as well as on balances of spendable resources available at the end of the year.

**Housing Rehabilitation Fund** – Accounts for revenues and expenses associated with the City’s housing rehabilitation program.

**Internal Service Funds** are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City on a cost-reimbursement basis.

**MOA** – Museum of Outdoor Arts

**Malley Center Trust Fund** – Accounts for a trust established by Elsie Malley to be used for the benefit of the Malley Senior Recreation Center.

**Multi-Year Capital Projects Fund (MYCP)** - Accounts for the acquisition and/or construction of major capital improvements and facilities. Financing is provided primarily with transfers from other City Funds.

**Neighborhood Stabilization Program Fund** – Accounts for the federal grant awarded to acquire, rehabilitate and resale approximately eleven foreclosed residential properties located in the City.

**Parks and Recreation Trust Fund** – Accounts for a trust established by the City, financed primarily by donations, to be used exclusively for specific park and recreation projects.

**Proprietary Funds** account for operations that are financed and operated in a manner similar to private business enterprises. It is the intent that the cost of providing such goods or services will be recovered through user charges.

**Public Improvement Fund (PIF)** – Accounts for the acquisition and/or construction of major capital improvements and facilities. Financing is provided primarily from building and vehicle use taxes.

**Risk Management Fund** – Accounts for the administration of maintaining property and liability and workers’ compensation insurance.

**ServiCenter Fund** – Accounts for the financing of automotive repairs and services provided by the ServiCenter to other departments of the City, or to other governmental units, on a cost reimbursement basis.

**Sewer Fund** – Accounts for revenues and expenses associated with providing wastewater services to the City of Englewood residents and some county residents.

**Special Assessment Funds** account for and pay special assessment bond principal and interest and/or inter-fund loan principal and interest: Following are funds to account for special assessments: **Paving District No. 35, Paving District No. 38, and Concrete Replacement District 1995.**

**Special Revenue Funds** account for the proceeds of specific revenue sources that are legally restricted to expenditure for specified purposes.

**Storm Drainage Fund** – Accounts for revenues and expenses associated with maintaining the City’s storm drainage system.

**Water Fund** – Accounts for revenues and expenses associated with providing water services to City of Englewood residents.

# General Fund Comparative Revenue, Expenditure & Fund Balance Report as of July 31, 2011

**Percentage of Year Completed = 58%**

Fund Balance January 1	\$ 8,157,514 \$ 8,494,679		\$ 8,494,679		\$ 9,234,957 \$ 9,234,957		\$ 11,102,763 \$ 11,102,763			
	2011				2010			2009		
	Budget	Jul-11	% Budget	YE Estimate	Dec-10	Jul-10	% YTD	Dec-09	Jul-09	% YTD
<b>Revenues</b>										
Property Tax	3,017,000	2,877,108	95.36%	3,017,000	3,020,884	2,877,426	95.25%	2,971,303	2,870,040	96.59%
Specific Ownership Tax	250,000	126,813	50.73%	250,000	263,434	137,143	52.06%	276,415	142,154	51.43%
Sales & Use Taxes	21,216,000	13,251,659	62.46%	21,640,320	20,866,515	12,506,300	59.93%	20,624,659	12,767,559	61.90%
Cigarette Tax	190,000	105,325	55.43%	190,000	196,320	110,207	56.14%	218,448	128,655	58.90%
Franchise Fees	2,650,851	1,373,802	51.82%	2,702,938	2,620,191	1,408,199	53.74%	2,452,611	1,288,357	52.53%
Hotel/Motel Tax	8,713	5,414	62.14%	8,713	8,806	5,082	57.71%	9,141	5,654	61.85%
Licenses & Permits	575,100	431,213	74.98%	650,000	695,563	386,348	55.54%	588,303	299,271	50.87%
Intergovernmental Revenue	1,459,564	1,128,526	77.32%	1,753,114	1,465,970	749,112	51.10%	1,333,688	669,445	50.20%
Charges for Services	3,338,567	1,863,704	55.82%	3,359,181	3,254,830	1,827,563	56.15%	3,163,735	1,868,599	59.06%
Recreation	2,587,653	1,842,368	71.20%	2,620,158	2,489,781	1,705,275	68.49%	2,315,598	1,542,722	66.62%
Fines & Forfeitures	1,509,150	745,676	49.41%	1,318,450	1,437,957	906,009	63.01%	1,639,678	997,985	60.86%
Interest	200,000	72,837	36.42%	100,000	100,545	98,592	98.06%	229,999	153,045	66.54%
Miscellaneous	421,507	125,541	29.78%	413,653	293,658	220,785	75.18%	643,311	515,423	80.12%
<b>Total Revenues</b>	<b>37,424,105</b>	<b>23,949,986</b>	<b>64.00%</b>	<b>38,023,527</b>	<b>36,714,454</b>	<b>22,938,041</b>	<b>62.48%</b>	<b>36,466,889</b>	<b>23,248,909</b>	<b>63.75%</b>
<b>Expenditures</b>										
Legislation	346,120	160,622	46.41%	340,336	309,870	206,986	66.80%	346,045	196,808	56.87%
City Attorney	762,518	375,193	49.20%	747,268	702,228	401,475	57.17%	678,038	360,546	53.17%
Court	999,105	465,857	46.63%	978,735	901,469	514,859	57.11%	914,493	527,878	57.72%
City Manager	664,732	372,688	56.07%	638,800	659,882	392,640	59.50%	674,170	401,154	59.50%
Human Resources	481,102	229,851	47.78%	435,833	419,421	213,104	50.81%	456,275	251,390	55.10%
Financial Services	1,550,906	806,666	52.01%	1,519,463	1,445,581	831,106	57.49%	1,575,924	872,517	55.37%
Information Technology	1,338,543	767,454	57.34%	1,316,648	1,280,660	687,619	53.69%	1,360,237	738,979	54.33%
Public Works	5,498,891	2,883,889	52.44%	5,395,714	5,137,364	2,923,602	56.91%	5,152,891	2,831,094	54.94%
Fire Department	7,465,775	4,281,701	57.35%	7,492,341	7,425,903	4,195,278	56.50%	7,320,268	4,085,228	55.81%
Police Department	10,587,026	5,848,041	55.24%	10,599,704	10,312,633	5,917,417	57.38%	10,183,891	5,718,284	56.15%
Community Development	1,344,556	748,001	55.63%	1,466,766	1,301,473	686,342	52.74%	1,366,437	777,246	56.88%
Library	1,256,520	652,115	51.90%	1,228,286	1,284,083	753,518	58.68%	1,275,554	765,482	60.01%
Recreation	5,969,515	3,290,903	55.13%	5,823,758	5,811,809	3,383,225	58.21%	5,727,968	3,427,501	59.84%
Debt Service	2,075,204	1,683,641	81.13%	2,111,112	1,860,827	1,465,742	78.77%	1,805,208	1,449,997	80.32%
Contingency	90,000	96,047	106.72%	150,000	48,139	12,916	26.83%	160,578	46,112	28.72%
<b>Total Expenditures</b>	<b>40,430,513</b>	<b>22,662,669</b>	<b>56.05%</b>	<b>40,244,764</b>	<b>38,901,342</b>	<b>22,585,829</b>	<b>58.06%</b>	<b>38,997,977</b>	<b>22,450,216</b>	<b>57.57%</b>
<b>Excess revenues over (under) expenditures</b>	<b>(3,006,408)</b>	<b>1,287,317</b>	<b>-42.82%</b>	<b>(2,221,237)</b>	<b>(2,186,888)</b>	<b>352,212</b>		<b>(2,531,088)</b>	<b>798,693</b>	
Net transfers in (out)	2,519,204	1,679,403	66.66%	2,555,112	1,446,610	1,134,433	78.42%	663,282	21,671	3.27%
<b>Total Fund Balance</b>	<b>\$ 7,670,310</b>	<b>\$ 11,461,399</b>	<b>149.43%</b>	<b>\$ 8,828,554</b>	<b>\$ 8,494,679</b>	<b>\$ 10,721,602</b>	<b>126.22%</b>	<b>\$ 9,234,957</b>	<b>\$ 11,923,127</b>	<b>129.11%</b>

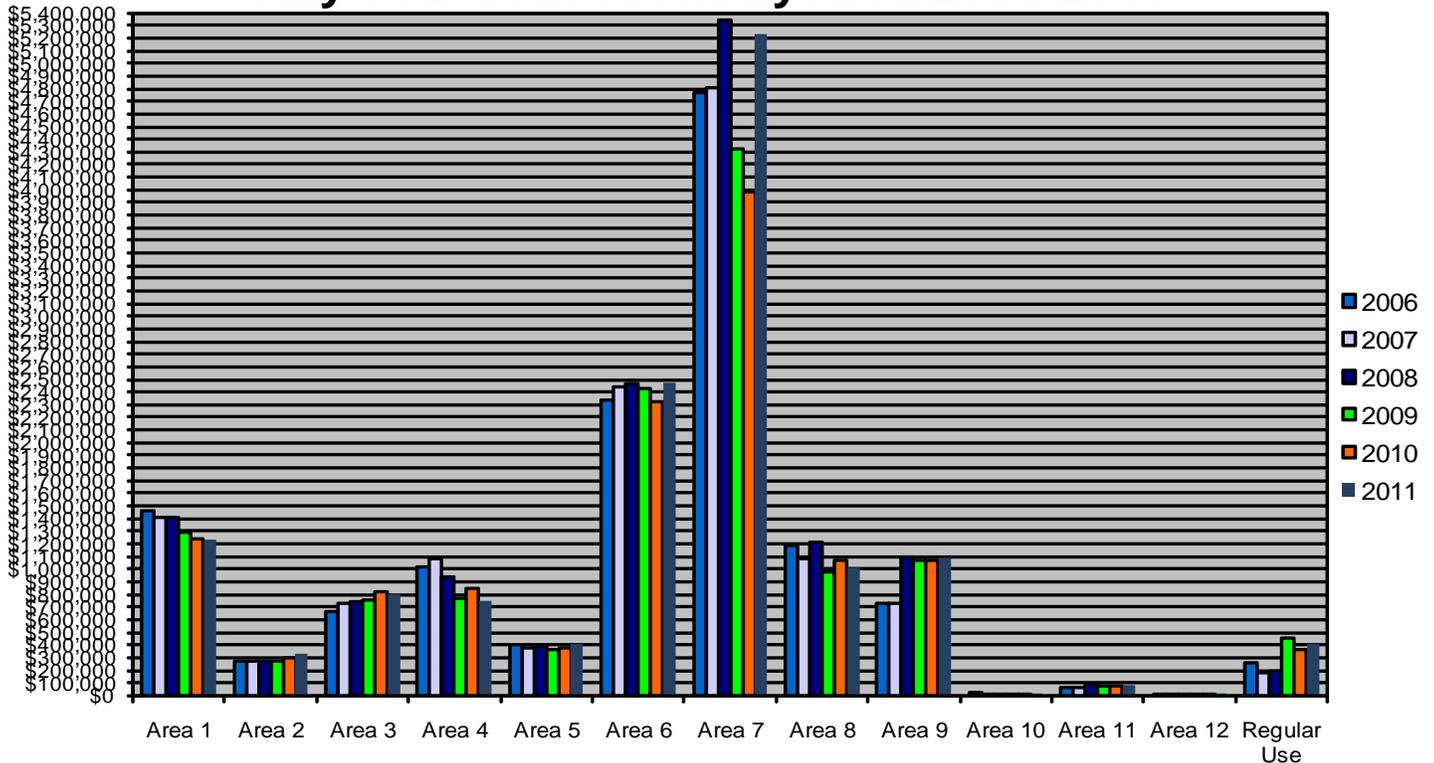
<b>Fund Balance Analysis</b>										
<b>Total Fund Balance</b>	\$ 7,670,310	\$ 11,461,399		\$ 8,828,554	\$ 8,494,679		\$ 9,234,957			
<b>Reserves/designations:</b>										
-Emergencies (TABOR)	1,170,000	1,150,000		1,150,000	1,150,000		1,170,000			
-LTAR	2,713,467	2,096,094		2,713,467	2,130,520		3,131,980			
-MOA	-	-		-	-		39,200			
-COPS Grant	298,512	298,512		298,512	298,512		-			
<b>Unreserved/undesignated Fund Balance</b>	<b>\$ 3,488,331</b>	<b>\$ 7,916,793</b>		<b>\$ 4,666,575</b>	<b>\$ 4,915,647</b>		<b>\$ 4,893,777</b>			
<b>Potential reserves/designations</b>	<b>-</b>	<b>-</b>		<b>-</b>	<b>-</b>		<b>-</b>			
<b>Estimated unres/undesignated Fund Balance</b>	<b>\$ 3,488,331</b>	<b>\$ 7,916,793</b>		<b>\$ 4,666,575</b>	<b>\$ 4,915,647</b>		<b>\$ 4,893,777</b>			
As a percentage of projected revenues	9.17%			12.27%	13.39%		13.42%			
As a percentage of budgeted revenues	9.32%			12.47%						
<b>Target</b>	<b>3,742,411</b>	<b>-</b>		<b>5,613,616</b>						

## Sales & Use Tax Collections Year-to-Date Comparison for the month of July 2011

### Cash Basis

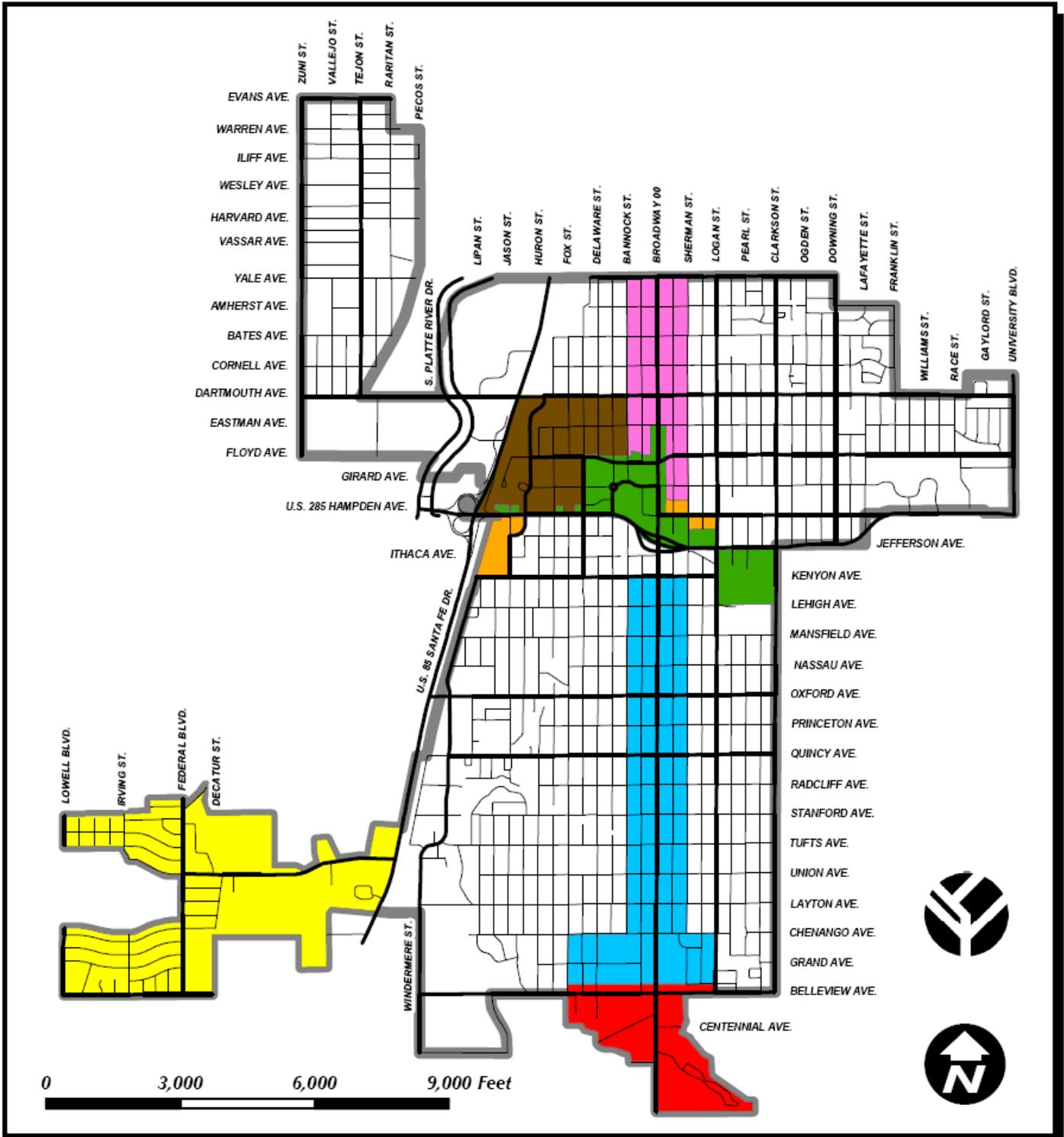
	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change	2011	% Change
<b>Area 1</b>	1,461,433	1.12%	1,412,125	-3.37%	1,414,491	0.17%	1,291,209	-8.56%	1,238,494	-12.44%	1,238,596	0.01%
<b>Area 2</b>	269,780	0.02%	271,702	0.71%	273,221	0.56%	266,644	-1.86%	295,759	8.25%	332,119	12.29%
<b>Area 3</b>	658,238	-3.87%	735,026	11.67%	747,182	1.65%	749,432	1.96%	820,985	9.88%	798,990	-2.68%
<b>Area 4</b>	1,015,493	0.67%	1,080,337	6.39%	935,346	-13.42%	763,817	-29.30%	848,513	-9.28%	754,936	-11.03%
<b>Area 5</b>	402,034	-3.86%	382,745	-4.80%	388,177	1.42%	367,198	-4.06%	382,829	-1.38%	404,602	5.69%
<b>Area 6</b>	2,332,748	14.48%	2,437,549	4.49%	2,472,379	1.43%	2,429,979	-0.31%	2,320,037	-6.16%	2,470,034	6.47%
<b>Area 7</b>	4,762,246	-5.74%	4,809,869	1.00%	5,342,445	11.07%	4,321,728	-10.15%	3,977,483	-25.55%	5,231,705	31.53%
<b>Area 8</b>	1,190,813	9.90%	1,085,330	-8.86%	1,208,577	11.36%	972,303	-10.41%	1,071,535	-11.34%	1,015,659	-5.21%
<b>Area 9</b>	725,669	0.00%	725,669	0.00%	1,100,427	51.64%	1,064,302	46.66%	1,064,911	-3.23%	1,084,589	1.85%
<b>Area 10</b>	22,676	-69.45%	14,295	-36.96%	12,197	-14.68%	10,561	-26.12%	13,891	13.89%	17,243	24.13%
<b>Area 11</b>	58,239	0.00%	58,239	0.00%	86,263	48.12%	81,973	40.75%	81,822	-5.15%	83,115	1.58%
<b>Area 12</b>	2,260	79.37%	2,951	30.58%	2,668	-9.60%	2,559	-13.29%	2,676	0.30%	2,815	5.19%
<b>Regular Use</b>	262,786	93.59%	185,174	-29.53%	199,040	7.49%	456,428	146.49%	361,433	81.59%	408,382	12.99%
<b>Total</b>	<b>13,164,415</b>	<b>1.30%</b>	<b>13,201,013</b>	<b>0.28%</b>	<b>14,182,413</b>	<b>7.43%</b>	<b>12,778,134</b>	<b>-3.20%</b>	<b>12,480,369</b>	<b>-12.00%</b>	<b>13,842,783</b>	<b>10.92%</b>
<b>Refunds</b>	184,556	125.87%	150,876	-18.25%	309,764	105.31%	69,371	-77.61%	197,731	185.03%	31,220	-84.21%
<b>Audit &amp; Collections Revenue*</b>	261,140	-50.31%	296,017	13.36%	374,073	26.37%	402,137	7.50%	288,507	-28.26%	146,649	-49.17%
*included Above												
<b>Unearned Sales Tax</b>	650,000	-7.14%	650,000	0.00%	650,000	0.00%	600,000	-7.69%	600,000	0.00%	1,150,000	91.67%
<b>Building Use</b>	664,408	134.61%	744,127	12.00%	585,345	-21.34%	185,789	-68.26%	293,289	57.86%	367,983	25.47%
<b>Vehicle Use</b>	682,010	-16.14%	811,644	19.01%	772,550	-4.82%	548,700	-28.98%	525,884	-4.16%	530,995	0.97%

## July YTD Collections by Area 2006-2011



### Area Descriptions

- |  |  |
|--|--|
| <p><b>Area 1</b> - CityCenter (Formerly Cinderella City)</p> <p><b>Area 2</b> - S of Yale, N of Kenyon between Bannock &amp; Sherman (excludes EURA 1)</p> <p><b>Area 3</b> - S of Kenyon, N of Chenango between Bannock &amp; Sherman and S of Chenango, N of Bellewood between Logan &amp; Delaware</p> <p><b>Area 4</b> - Brookridge Shopping Center (Between Fox and Sherman and North side of Belleview and to the Southern City Limits)</p> <p><b>Area 5</b> - Centennial Area W of Santa Fe</p> | <p><b>Area 6</b> - All other City locations</p> <p><b>Area 7</b> - Outside City limits</p> <p><b>Area 8</b> - Public Utilities (Xcel Energy, Qwest)</p> <p><b>Area 9</b> - Downtown &amp; Englewood Pkwy</p> <p><b>Area 10</b> - Downtown &amp; Englewood Pkwy <b>Use Tax Only</b></p> <p><b>Area 11</b> - S of 285, N of Kenyon between Jason and Santa Fe</p> <p><b>Area 12</b> - S of 285, N of Kenyon between Jason and Santa Fe <b>Use Tax Only</b></p> |
|--|--|



**City of Englewood, Colorado: Sales Tax Areas**

- |        |                |                          |
|--------|----------------|--------------------------|
| Area 1 | Area 5         | Arterials and Collectors |
| Area 2 | Area 9 and 10  | Local Streets            |
| Area 3 | Area 11 and 12 | Englewood City Limits    |
| Area 4 |                |                          |

Areas Not Depicted on Map:

- |                               |                              |                           |
|-------------------------------|------------------------------|---------------------------|
| Area 6 - Other City Locations | Area 7 - Outside City Limits | Area 8 - Public Utilities |
|-------------------------------|------------------------------|---------------------------|



# M E M O R A N D U M

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**To:** Mayor Woodward and Council

**Through:** Gary Sears, City Manager  
Alan White, Community Development Director ✓

**From:** Darren Hollingsworth ✗  
Economic Development Coordinator

**Date:** August 9, 2011

**Subject:** 2011 Private Activity Bond Allocation

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The State of Colorado allocates Private Activity Bond (PAB) Cap to jurisdictions eligible to receive more than one million dollars of PAB. This year, Englewood has been allocated \$1,610,013. Englewood became an entitlement community for an allocation for the first time in 2002. Prior to that, Englewood was eligible to apply to the State of Colorado for PAB.

In 2002 through 2010, Englewood assigned its PAB to the Colorado Housing Finance Authority for home ownership programs. For many years prior to that, Englewood applied to the State to assign its share of PAB to the Metro Mayors Caucus mortgage bond program administered by the City of Denver. That program also provided home loans. The Metro Mayors Caucus program has not been able to issue home mortgage bonds due to current market conditions.

The City typically does not assign the PAB until mid-year, close to the State's September 15 deadline so that the PAB may be available for an eligible local project. No PAB eligible projects have been proposed in Englewood yet this year.

At the August 15 Study Session, Council will be asked to provide direction on what should be done with Englewood's 2011 PAB allocation. Last year City Council assigned Englewood's entire 2010 PAB allocation of \$1,466,595 to CHFA for home ownership programs. This year, CHAFA has asked municipalities to assign their PAB Cap to the State of Colorado. If the Council takes no action, the PAB would revert to the Colorado Department of Local Affairs for assignment to eligible state agencies.



# M E M O R A N D U M

## C O M M U N I T Y D E V E L O P M E N T

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TO: Mayor and City Council

THRU: Gary Sears, City Manager

FROM: Alan White, Community Development Director ✓

DATE: August 15, 2011

RE: DRT Information Included in Department Monthly Report

Development Review Team (DRT) review is an optional review process a developer or builder may choose to engage in. The purpose of the review is to provide an initial set of comments about a proposed development from each of the City departments that will ultimately review the project at the time of construction. The review focuses on the steps in the review process and the requirements of each department. The goal is to provide information about the City's requirements before an applicant invested thousands of dollars in purchasing a site or in preparing detailed site, engineering, or architectural plans that don't meet City standards or code requirements.

Some things to consider about the projects submitted for DRT reviews:

- DRT meetings are typically scheduled every week. It may be as long as four weeks before a reviewed project appears in the Monthly Report.
- The process is optional. Some builders or site developers may elect not to use the process and proceed directly to obtaining a building or other permit.
- Not all DRT reviews result in a built project or application. Applicants may drop projects for a number of reasons: zoning may not allow the use; a conditional use permit may be required; access may be restricted; utility extensions may be costly; variances are needed, etc.
- Actual applications for a project can vary significantly from plans reviewed by the DRT. Plans often change based on the DRT review.
- DRT reviews are encouraged (and occur) for small projects like fence variances, retaining walls, home additions, new garages, lot splits or consolidations, Christmas tree lots and customer appreciation events.

- Developers or builders often request that their plans remain confidential. Many times they are in an exploratory phase of purchasing a property. Divulging the use, tenant or even the developer can affect the purchase price or existing or future tenants. The private sector development deal can fall apart if land prices escalate or if committed tenants walk away because information has been released prematurely.
- Ex parte contact with the developer or builder is a concern if there is strong support or opposition to the project. Publically-voiced opinions about a project can lead to accusations of pre-judging the project. Both of these situations can lead to requests to be recused from voting on a project, or even legal action, if Council approval is needed.



# M E M O R A N D U M

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**DATE:** August 15, 2011  
**TO:** City Council  
**THRU:** Alan White, Community Development Director ✓  
**FROM:** John Voboril, Long Range Planner II ✓  
**SUBJECT:** Sub-area 2 Rezoning Schedule Based on Traditional Planning Process

Council members have asked Community Development staff to put together a tentative timeline for completing a rezoning of portions of Medical District Sub-area 2. The schedule below is based on the planning process used previously for the Medical District. This process and timeline will give staff and the Planning and Zoning Commission the opportunity to develop a rezoning proposal to be presented to stakeholders for their feedback. The proposal would be refined based on their feedback, and presented again. The refined proposal, along with all stakeholder feedback, would then be presented to City Council in order to reach a consensus as to whether or not to proceed with the rezoning, or to refer the rezoning proposal back to the Planning and Zoning Commission with proposed changes.

The process and timeline outlined below may change due to a number of factors, including holidays, Council's agenda schedule, processing of development applications requiring hearings, and other issues which may arise.

- **Sept.-Oct., 2011:** CD staff meetings to identify issues, possible solutions and regulatory approaches
- **Nov.-Dec., 2011:** PZC study session series
- **January, 2012:** CD staff meetings to prepare formal rezoning proposal
- **February, 2012:** CD staff presents rezoning proposal to stakeholders
- **March, 2012:** CD staff work with PZC to refine proposal based on stakeholders feedback
- **April, 2012:** CD staff presents refined rezoning proposal to stakeholders
- **May, 2012:** CD staff presents refined rezoning proposal to City Council Council Decision on whether or not to proceed, or to refer back to PZC with proposed changes
- **July, 2012:** Six month formal rezoning process may begin according to Council decision