

2022
Operating Plan and Budget
for
Aspen Grove Business Improvement District
In the City of Littleton, Arapahoe County, Colorado

September 2021

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2022 OPERATING PLAN AND BUDGET
FOR
ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT

ARTICLE I.
BACKGROUND

The Aspen Grove Business Improvement District (“BID”) was formed by Littleton City Ordinance No. 24 as adopted on August 15, 2000, for the purpose of financing the public improvements and services necessary for the development and continued operation of the Aspen Grove Lifestyle Center (“Lifestyle Center”), and in connection therewith, to acquire, construct, install and in certain instances, own, operate and maintain various public improvements. Aspen Grove GRF2, LLC, a Delaware limited liability company, has owned the Aspen Grove Lifestyle Center since October 16, 2016. This Operating Plan and Budget for 2022 (“2022 Operating Plan”) may be amended in the future, but any substantial amendments shall only be with the approval of City Council.

Pursuant to Section 31-25-1211, C.R.S., by September 30 of each calendar year, the BID is to submit an annual Operating Plan and Budget for the next calendar year to the City Council for review and approval on or before December 5th of the calendar year, but in no event later than thirty (30) days after final submittals have been received by the City. This Operating Plan and Budget for 2022 (“2022 Operating Plan”) may be amended in the future, but any substantial amendments shall only with the approval of the City Council.

ARTICLE II.
2021 BID ACTIVITIES

The BID did not construct or acquire improvements during 2021. The BID’s activities in 2021 consisted of paying the debt service on the BID’s Limited Tax General Obligation Refunding Bond, Series 2018 (“2018 Bond”). The BID also oversaw the maintenance of the BID’s public improvements.

ARTICLE III.
2022 SERVICES

The BID has no plans to construct any improvements during 2022.

In 2022, the BID’s focus will be to pay the debt service on the BID’s outstanding 2018 Bond and to maintain the public improvements the BID currently owns. The BID has sufficient funds to make its next debt service payment due December 1, 2021 in the amount of \$462,367.00. Further, based on the BID’s contemplated 2022 Budget, the BID will have sufficient funds to make all scheduled 2022 debt service payments.

The owners of the Aspen Grove Lifestyle Center are currently processing a rezoning application with the Littleton City Council. The rezoning will allow the Aspen Grove Lifestyle Center to be redeveloped with up to 2,000 residential dwelling units, establishing ten (10) planning areas and allowing building heights of up to eighty-five feet (85') in three of the planning areas. The new PD divides the site into multiple planning areas. The intent is to redevelop each planning area as needed over a fifteen-to-twenty-year period. As each phase is developed it will become a new parcel. For all mixed-use buildings, the ground floor retail will be condos for ownership and tax purposes. The BID will petition the Littleton City Council for exclusion from the BID of any property classified for tax purposes as residential, because Business Improvement District's cannot have residential property located within their boundaries. Any residential property that is excluded from the BID will stay subject to the properties pro-rata share of the BID's debt service for that BID debt that is outstanding at the time the property is excluded from the BID.

ARTICLE IV.
2022 BUDGET

The BID's 2022 Budget is based upon the preliminary 2022 assessed valuation. The assessed valuation for the BID for 2022 is \$27,9638,000. The BID's debt service mill levy will remain the same at twenty-five (25) mills.

The 2022 Budget for the BID prepared in accordance with the Local Government Budget Law, Section 29-1-101, *et seq.*, C.R.S., is attached hereto as **Exhibit 1** (consisting of three pages). The 2022 Budget was prepared by the BID's Budget officer, Roberta Stake, of Morgan Stake Consulting. The BID's 2022 Budget as finally adopted, is expected to be substantially in accordance with the proposed 2022 Budget as attached hereto, subject to whatever changes may be necessary as a result of the final certification of assessed valuation received from the Arapahoe County Assessor's Office in December 2021.

ARTICLE V.
CONCLUSION

The BID would like to take this opportunity to thank the City Council and the City staff for their continued assistance with the ongoing operations of the BID. To enable the BID to comply with the provisions of Section 31-25-1211, C.R.S., the BID respectfully requests that City Council adopt a Resolution or appropriate Motion approving the BID's 2022 Operating Plan and Budget as submitted.

EXHIBIT 1

ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT

CITY OF LITTLETON

COUNTY OF ARAPAHOE

COLORADO

PROPOSED 2022 BUDGET

2022 BUDGET MESSAGE

The modified accrual basis of accounting for governmental funds was used in the preparation of the 2022 Budget. Revenue is recorded when susceptible to accrual and expenditures are recorded when the liability is incurred.

The Aspen Grove Business Improvement District (“BID”) was formed pursuant to City of Littleton Ordinance No. 24, Series 2000, adopted on August 15, 2000 pursuant to Section 31-25-1201, et seq., C.R.S. for the purpose of financing the public improvements and services needed for the Aspen Grove Lifestyle Center, a commercial business area located within Arapahoe County, and entirely within the City of Littleton, Colorado. By way of explanation and not limitation, the initial approved Operating Plan for the BID provided for the BID to construct, install and/or acquire street improvements, including bicycle paths, curbs, gutters, traffic safety control devices, sidewalks, pedestrian malls, street lights, drainage facilities, water and sewer facilities, and landscaping of common areas.

In 2018, the BID refunded its Limited Tax General Obligation Refunding Bonds, Series 2007 through the issuance of Limited Tax General Obligation Refunding Bonds, Series 2018 in the principal amount of \$5,500,000. The primary function of the BID during 2022 will be to service the debt on the BID’s Limited Tax General Obligation Refunding Bonds, Series 2018.

The BID has not entered into nor does it contemplate entering into any lease purchase contracts during 2022. Accordingly, no lease purchase contract transactions are contemplated in the proposed 2022 Budget.

ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT
Proposed Budget
General Fund
2022

	2020 Actual	2021 Estimated	2022 Proposed
BEGINNING FUNDS AVAILABLE	778,149	837,641	873,241
REVENUE			
Specific ownership taxes	55,980	51,000	48,000
Interest income	17,788	1,600	1,500
Total revenue	73,768	52,600	49,500
Total funds available	851,917	890,241	922,741
EXPENDITURES			
Accounting	2,250	2,500	2,700
Audit	4,000	4,000	5,000
Legal	7,841	10,000	15,000
Maintenance	0	0	0
Miscellaneous	185	500	500
Developer reimbursement	0	0	0
Emergency reserves and contingency		0	26,300
Total expenditures	14,276	17,000	49,500
ENDING FUNDS AVAILABLE	837,641	873,241	873,241

ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT
Proposed Budget
Debt Service Fund
2022

	2020 Actual	2021 Estimated	2022 Proposed
BEGINNING FUNDS AVAILABLE	1,425,026	1,628,165	1,863,396
REVENUE			
Property taxes	755,372	789,954	697,516
Specific ownership taxes	0	0	0
Interest	-3,050	10	0
Total revenue	752,322	789,964	697,516
Total funds available	2,177,348	2,418,129	2,560,912
EXPENDITURES			
Bond interest	167,498	154,733	141,450
Bond principal	370,000	385,000	395,000
Trustee/Paying agent fees	400	3,000	5,000
Treasurer's fee	11,285	12,000	11,500
Legal	0	0	1,500
Contingency	0	0	143,066
Total expenditures	549,183	554,733	697,516
ENDING FUNDS AVAILABLE	1,628,165	1,863,396	1,863,396

ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT
Property Tax Summary
2022

	2020 Actual	20201 Estimated	2022 Proposed
Assessed valuation - Arapahoe County	31,598,167	30,034,060	27,900,628
Mill levy	25.000	25.000	25.000
Property tax revenue	789,954	750,852	697,516