

COMMERCE CITY, CO POPULAR ANNUAL FINANCIAL REPORT

For the year ended December 31, 2024

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INTRODUCTION

Welcome to the City of Commerce City’s Popular Annual Financial Report (PAFR). The PAFR is a summary of financial highlights and activities for the fiscal year 2024 that are drawn from financial statements reported in the Annual Comprehensive Financial Report (ACFR). The ACFR is a more detailed and complete financial presentation prepared in accordance with Generally Accepted Accounting Principles (GAAP) and was audited by the city’s independent external auditors.

The PAFR is an unaudited document, and while the financial data in the ACFR conforms with GAAP, the PAFR does not include fund-level details and disclosures that are required by GAAP. This report presents the city’s financial information in a readily accessible and easy to understand manner, designed to provide a meaningful recap of the city’s 2024 year-end financial status.

Additional financial information can be found in the ACFR, at the city clerk’s office and online at c3gov.com/FinancialReports.

If you have questions regarding this report, contact the Finance Department at finance@c3gov.com or 303-289-3627.



Top Row: Steve Douglas, Mayor; Susan Noble, Mayor Pro Tem/Ward IV; Oscar Madera, Ward I
Middle Row: Rocky Teter, Ward II; Renée M. Chacon, Ward III; Sean Ford, At-Large
Bottom Row: Kristi Douglas, At-Large; Craig Kim, At-Large; Charles Dukes, At-Large

As one of the state’s fastest-growing communities, Commerce City is redefining itself for the next generation, building on historic values of community, industry and family. The city covers 36.33 square miles and is expected to grow to a 61-square-mile area during the next 20 years.

Commerce City is a home-rule municipality and operates under a council-manager form of government in which the City Council sets the city vision and approves the budget, while the city manager serves as the chief executive officer for the organization.

City Council adopts the budget annually in November. The city’s fiscal year coincides with the calendar year (January 1-December 31).

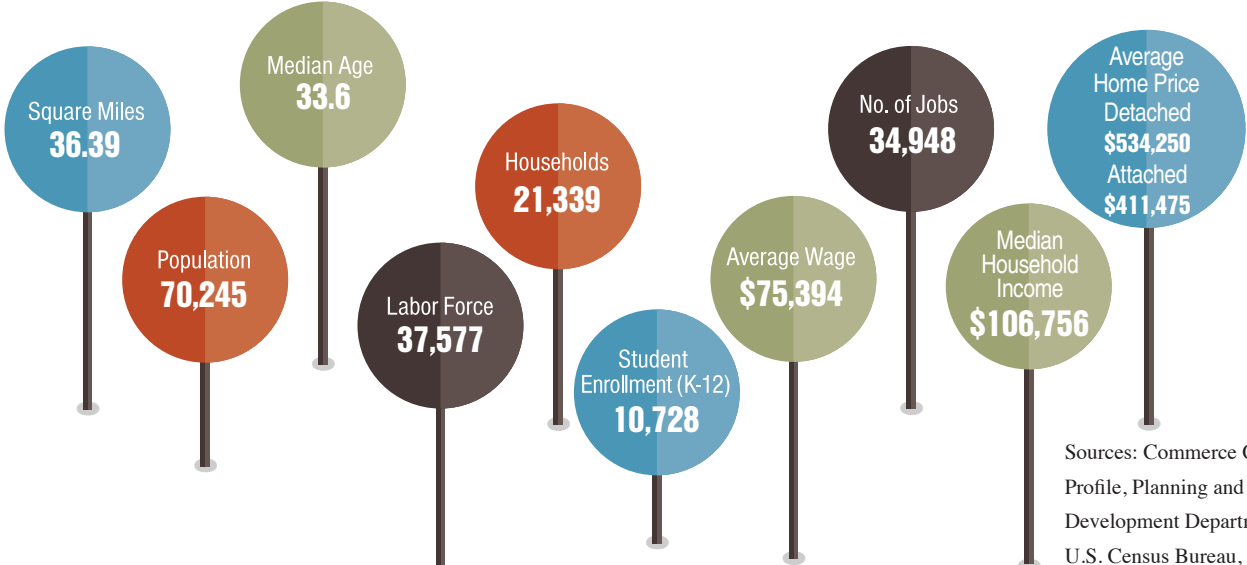


Investments in vibrant, inclusive playgrounds provide safe, engaging environments for children and families, enhancing community well-being and quality of life.

City Council's Goals

1. Promote a balanced, thriving, and inclusive city economy that cultivates, attracts, and retains business
2. Protect resident health, safety, and education by promoting public safety, environmental health, and sustainability
3. Develop and maintain public infrastructure, facilities, and transportation to improve community appearance and encourage continued development
4. Address the full spectrum of housing needs, encourage sustainable development, and protect residents through enhanced oversight and balanced residential growth
5. Promote City unity and support our diverse community by encouraging community connectivity, fostering civic pride, and improving resident health and wellness
6. Lead in managerial best practices through strong stewardship of public funds, being an employer of choice, and providing technologically innovative and transparent public service

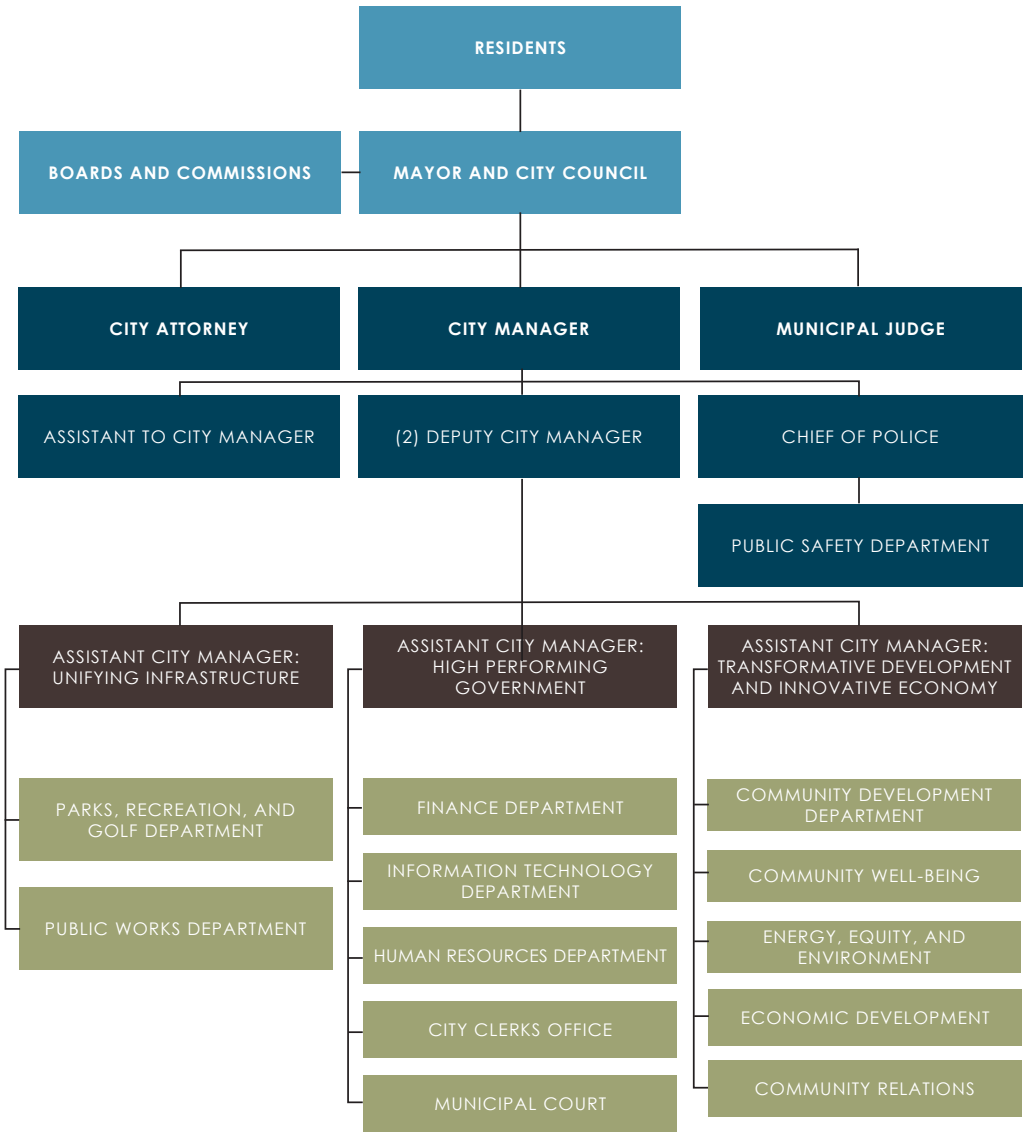
COMMERCE CITY AT A GLANCE



Sources: Commerce City Economic Profile, Planning and Economic Development Departments, U.S. Census Bureau, Colorado Department of Education.

COMMERCE CITY ORGANIZATIONAL CHART

As of 6-23-25



THE CITY'S NET POSITION

Below is an overview of the city's net position. This number represents the financial well-being of the city as a whole. Over time these numbers can be used as a measure of the city's overall financial well-being based on increases or decreases. In 2024, the city's net position increased overall by \$46.8 million from 2023. The totals below include both governmental and business-type activities. For more details, please refer to the government-wide statement of net position in the city's 2024 published ACFR, located at c3gov.com/FinancialReports

The city's total net position at the end of 2024 was **\$540,007,961** and is comprised of the following:



Net investment in capital assets

\$243,944,566

Represents the city's net investment in capital assets



Restricted

\$52,416,263

Portion that is restricted for existing resources



Unrestricted (obligations)

\$243,647,132

Portion that is not yet classified

GOVERNMENTAL ACTIVITIES SUMMARY

5-Year Trend Data

Governmental Activities Revenues

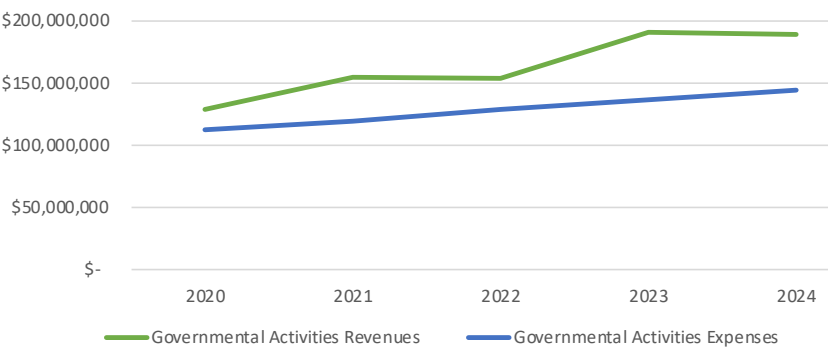
	2020	2021	2022	2023	2024
Charges for services	17,236,702	23,852,110	19,183,755	27,233,773	21,163,929
Operating grants	682,769	1,087,738	1,669,656	1,514,667	994,852
Capital grants/contributions	4,909,342	2,198,922	21,110,171	17,298,551	25,315,654
Taxes	91,989,040	121,663,697	125,372,984	125,632,075	128,448,776
Other	13,978,419	6,063,331	(13,824,835)	18,650,637	13,205,024
Total	\$128,796,272	\$154,865,798	\$153,511,731	\$190,329,703	\$189,128,235

Governmental Activities Expenses

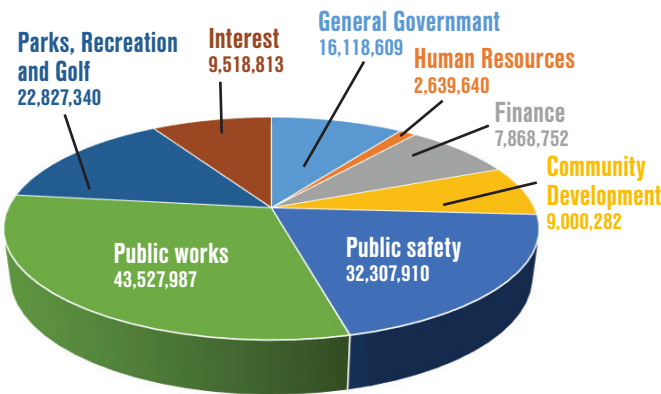
	2020	2021	2022	2023	2024
General government	10,842,027	10,908,393	12,280,883	13,911,182	16,118,609
Human resources	1,220,749	1,248,728	1,559,306	2,154,762	2,639,640
Finance	10,341,324	10,350,521	10,277,011	6,716,608	7,868,752
Community development	10,873,056	11,400,862	9,261,784	9,578,375	9,000,282
Public safety	21,790,833	22,162,407	25,809,762	29,434,807	32,307,910
Public works	33,034,515	36,904,188	39,648,726	41,912,708	43,527,987
Parks, recreation and golf	12,850,757	15,421,500	18,489,801	22,195,739	22,827,340
Interest	11,083,648	10,995,172	11,153,065	10,722,751	9,518,813
Total	\$112,036,909	\$119,391,771	\$128,480,338	\$136,626,932	\$143,809,333

Data Source: Applicable years' ACFR Statement of Activities

Governmental Activities Revenues & Expenses 2020-2024



2024 Total Cost of Services



	2020	2021	2022	2023	2024
Governmental Activities Revenues	\$128,796,272	\$154,865,798	\$153,511,731	\$190,329,703	\$189,128,235
Governmental Activities Expenses	\$112,036,909	\$119,391,771	\$128,480,338	\$136,626,932	\$143,809,333

PROPRIETARY FUNDS

Proprietary funds include the city’s one Enterprise Fund (Solid Waste Management) and four Internal Service Funds (Fleet Management, Information Technology, Benefits, and Facility Services). All five of these proprietary funds report services for which the city charges customers a fee. The Enterprise Fund is reported as Business-type Activities, while the four Internal Service Funds are reported as Governmental Activities.

- The Solid Waste Management Fund collects 5% of fees earned by the Republic Services landfill operation. The revenues are used for solid waste management projects and services within the city. In 2024 the city collected \$1,485,620 in fees.

INTERNAL SERVICE FUNDS

The city has four funds that support all city departments in their operations and administration of activities. They provide the funding necessary to run the city’s internal operations. These internal service funds include fleet management, information technology, benefits, and facility services. Below are the operating expenses for each fund in 2024.



Fleet Management – \$4,794,735



Information Technology – \$8,446,424



Facility Services – \$4,598,059



Benefits – \$6,480,232

Fund balance at end of 2024

These remaining funds can be rolled over to the next year.

Balance
\$21,945,528

GENERAL FUND

Fund balance at the end of 2024

Balance

\$107,972,341

The General Fund is the city's primary operating fund and the largest source of day-to-day service delivery. For this reason, the main focus of this report will revolve around the General Fund. This fund is used to account for all financial resources traditionally associated with government, except those required to be accounted for in another fund.

General Fund Balances

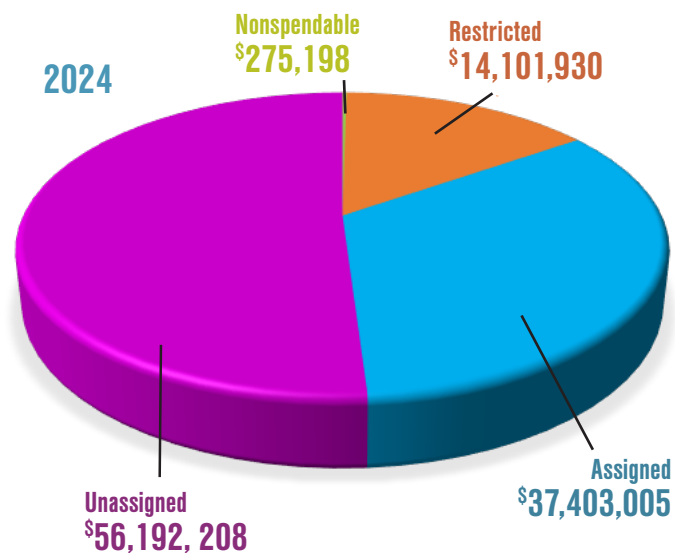
	2020	2021	2022	2023	2024
Nonspendable	\$268,115	\$224,596	\$249,068	\$251,433	\$275,198
Restricted	\$18,882,057	\$20,014,931	\$17,787,133	\$15,610,429	\$14,101,930
Assigned	\$5,227,435	\$5,393,402	\$4,447,162	\$34,965,723	\$37,403,005
Unassigned	\$62,168,516	\$89,936,865	\$63,754,614	\$52,955,302	\$56,192,208
Total	\$86,546,123	\$115,569,794	\$86,237,977	\$103,782,887	\$107,972,341

General Fund Revenues

Where the money comes from:

In 2024, this fund reported \$142,487,554 in revenues an increase of 2.9% from 2023. This is in line with the previous years revenues. Total tax revenues increased by roughly \$5 million, attributed primarily to the increase in licensed businesses remitting sales tax to the City. A majority of the General Fund revenue comes from the collection of sales and use taxes.

General Fund Balance



General Fund revenue highlights:

2K sales and use tax increased by
2.3%

Sales and Use Tax increased by
2.3%

Photo red light enforcement decreased by
-35.2%

Building Permits decreased by
2.8%

Franchise fees decreased by
0.6%

Recreation/golf fees increased by
14.2%

A 1% sales and use tax increase took effect in 2014 and contributes to continued increases in the General Fund. This tax is dedicated toward the building and maintenance of new parks, recreation and road projects. The ballot measure was a result of a two-year, community-driven process to identify how to implement programs and services that address growing population needs, achieve vision and build a better Commerce City.

The city's expenses continue to increase to support the city's growing population.

GENERAL FUND EXPENSES

What it takes to run the city

The city's total cost of services to run day-to-day operations is \$110,973,277. This amount increased \$1.4 million over 2023. In addition, approximately \$31.4 million was transferred from the General Fund to support other funds. Included in this amount were transfers of \$17.8 million to the Capital Expenditures Fund and \$13.0 million to the Debt Service Fund. General Fund expenditures help to improve and maintain continuing operations throughout the city. The following totals include operating costs and personnel for the following functions of government:



General Government
\$10,684,161



Human Resources
\$2,639,640



Finance
\$7,868,752



Community Development
\$8,277,451



Public Safety
\$32,545,294



Public Works
\$22,794,209



Parks, Recreation and Golf
\$20,204,490



Debt Service
\$5,959,280

The expenditures highlighted in the General Fund include internal service fund allocations. For more information please refer to the city's 2024 published ACFR at c3gov.com/FinancialReports.



Public art installations like this sculpture enrich community spaces and reflect local pride, supported through strategic capital investments throughout the City.



The main entrance sign for Commerce City, Colorado, a growing city.

Capital Expenditure Fund

The Capital Expenditure Fund pays for major capital projects such as building roads and parks. During 2024 this fund incurred \$23.8 million in capital costs.

Balance
\$153,905,284

The major projects include:

- Paradise Island repairs and sprayground - **\$2,995,357**
- Pavement Management - **\$3,116,167**
- Monaco Park Renovation - **\$2,949,651**

Northern Infrastructure GID Fund

The Northern Infrastructure General Improvement District Fund was established in 2008 to support the city’s growth and expansion in the north. To date, completed projects include infrastructure work along East 104th Avenue. Expenditures within this Fund are largely related to debt service payments for the general obligation bonds issued to complete these projects in Northern Infrastructure GID Fund. During 2024, the GID refinanced the 2013 outstanding bonds, reducing its total debt service payments \$4.4 million over the next 13 years.

Balance
\$7,313,571

Urban Renewal Authority Fund

The Commerce City Urban Renewal Authority (URA) Fund is used to account for the expenditures related to acquisition, clearance, rehabilitation, conservation, development and redevelopment in the interest of public health, safety, and welfare for residents of the city.

Major URA successes in the last 20 years include Victory Crossing (where the civic center is located) and the Mile High Greyhound Park (MHGP) redevelopment project. MHGP was purchased by the URA in 2011 for mixed-use redevelopment. The site is well on its way to becoming a vibrant, mixed-use area in the coming years. At full buildout, MHGP will provide residential, retail, office, hospitality and educational uses to the historic part of Commerce City.

This fund expended \$741,063

Balance
\$4,670,058

CITY DEBT AND ASSETS

Assets


The city’s total governmental activity assets, net of depreciation, for 2024 were reported as \$485,729,429, with a 3.8% increase from 2022.


Non-depreciable assets
(Including land, golf course, water rights, and construction in progress)


\$102,583,225


Depreciable assets, net of depreciation

\$383,146,204

- 

Buildings - \$71,574,458
 - Decreased by 3.9%
- 

Infrastructure - \$265,133,644
 - Increased by .01%
- 

Parks and trails - \$28,913,767
 - Increased by 7%
- 

Machinery, equipment and intangibles - \$17,524,315
 - Increased by 60.6%



The city invested approximately \$23.8 million in capital assets for fiscal year 2024. These funds were dedicated to road/pavement management, parks, street lights, buildings, land, equipment and construction in progress.

LONG-TERM DEBT

The city's total long-term bonded debt outstanding is \$272,767,235 million. More than half of that debt is due to sales tax revenue bonds which support the city's capital improvement and preservation plan. For more details of the capital plan, please click here: capitalprojects.c3gov.com/building-a-quality-community/cip-map

General Improvement Districts General Obligation (GO) Bonds and Loan

\$40,650,000 - NIGID GO Bonds

\$13,170,000 - ECAGID GO Loan

Sales Tax Revenue Bonds

\$187,735,000

Certificates of Participation

\$21,970,000

Net Deferred Premiums

\$9,242,235

For more detailed information about the city's long-term debt, please refer to the 2024 ACFR, which can be found at c3gov.com/FinancialReports.



Modern water features like this splash pad promote outdoor activity and family fun, demonstrating the City's commitment to recreational infrastructure and accessible amenities.

The city has three General Improvement Districts (GIDs)

1. The Northern Infrastructure General Improvement District (NIGID)
2. The E-470 Commercial Area General Improvement District (ECAGID)
3. The E-470 Residential Area General Improvement District (ERAGID)

The objective of the NIGID is the development of roadway, water, and wastewater improvements in the District that will promote the health, prosperity, security, and general welfare of the citizens of the City and the District.

The objective of the ECAGID is the development of roadway, water, and wastewater improvements in the District that will promote the health, prosperity, security, and general welfare of the inhabitants of the City and the District.

The objective of the ERAGID is the construction, installation, maintenance, and operation of water and sewer improvements, roadway and related improvements, and recreation improvements, for the benefit of its municipal residents.

The GIDs have their own property tax levies to generate revenue necessary to retire debt.

CONTACT THE CITY'S FINANCE DEPARTMENT

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