



REGULAR MEETING AGENDA

July 21, 2021

6:30 PM

9900 Park Avenue

Firestone, CO 80504

1. Access Information

- a. Town of Firestone is inviting you to a scheduled Zoom meeting.

Topic: 07-14-2021 Firestone Urban Renewal Authority Meeting

Time: Jul 21, 2021 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88179457231?pwd=VG5RVi8zS2xSdnpTT3RDQStqM25odz09>

Meeting ID: 881 7945 7231

Passcode: 035790

One tap mobile

+16699009128,,88179457231#,,,,*035790# US (San Jose)

+12532158782,,88179457231#,,,,*035790# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 881 7945 7231

Passcode: 035790

Find your local number: <https://us02web.zoom.us/j/88179457231?pwd=VG5RVi8zS2xSdnpTT3RDQStqM25odz09>

2. Call to Order & Roll Call

3. Pledge of Allegiance

4. Approval of Agenda

5. Public Comment * (maximum time permitted for all Public Comment is 30 minutes)

* Individuals that desire to address the Firestone Urban Renewal Authority are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes for each Public Comment noted on Agenda.

If you need special assistance in order to participate in a Firestone Urban Renewal Authority meeting, please contact the Town Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

6. Consent Agenda

- a. Approval of May 19, 2021 Meeting Minutes

7. Discussion/Action

- a. **FURA RESOLUTION 2021-11:** A RESOLUTION AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE FIRESTONE URBAN RENEWAL AUTHORITY REGARDING COORDINATION AND STAFFING OF SERVICES
- b. Property Purchase Within an Urban Renewal Plan Area Discussion
- c. **FURA RESOLUTION 2021-12:** A RESOLUTION APPROVING AN INCENTIVE POLICY FOR THE EXECUTIVE DIRECTOR OF THE FIRESTONE URBAN RENEWAL AUTHORITY

8. Adjournment

* Individuals that desire to address the Firestone Urban Renewal Authority are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes for each Public Comment noted on Agenda.

If you need special assistance in order to participate in a Firestone Urban Renewal Authority meeting, please contact the Town Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

AGENDA INFORMATION MEMORANDUM



AIM#: 6.a

Consent Agenda

Meeting Date: July 21, 2021

Initiated By: Jessica Koenig

Dept: Town Clerk

AGENDA TITLE

Approval of May 19, 2021 Meeting Minutes

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

Approval of May 19, 2021 Draft Meeting Minutes

ALTERNATIVES

ATTACHMENTS

1. May 19, 2021 Draft Meeting Minutes

FINANCIAL CONSIDERATIONS

TOWN OF FIRESTONE, COLORADO
Firestone Urban Renewal Authority Regular Meeting
MINUTES
May 19, 2021

1. Access Information

- a. Town of Firestone is inviting you to a scheduled Zoom meeting.

Topic: 05-19-2021 Firestone Urban Renewal Authority Meeting
Time: May 19, 2021 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88504924822?pwd=TEIzTnhYYVI4VWJ4NDVOL1doQTd5UT09>

Meeting ID: 885 0492 4822

Passcode: 676394

One tap mobile

+16699009128,,88504924822#,,,,*676394# US (San Jose)

+12532158782,,88504924822#,,,,*676394# US (Tacoma)

Dial by your location

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+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 885 0492 4822

Passcode: 676394

Find your local number: <https://us02web.zoom.us/j/88504924822?pwd=TEIzTnhYYVI4VWJ4NDVOL1doQTd5UT09>

2. Call to Order & Roll Call

The Firestone Urban Renewal Authority of the Town of Firestone met for a Regular Meeting on May 19, 2021, at the Police Department, 9900 Park Avenue, Firestone, Colorado. Chair Meiring called the meeting to order at 6:43 PM.

The following were present upon the call of the roll:

Chair: Samantha Meiring

Vice-Chair: Don Conyac

Commissioners:

Frank A. Jimenez

Sean Doherty

Doug Sharp

Scott James

Bobbi Sindelar
Scott James

3. Pledge of Allegiance

Chair Meiring led the pledge of allegiance.

4. Approval of Agenda

Motion by Commissioner Sindelar, **second** by Vice-Chair Conyac, to Approve the Agenda, All in Favor, **Motion carried.**

5. Public Comment * (maximum time permitted for all Public Comment is 30 minutes)

There was no one present that wished to give public comment.

6. Consent Agenda

Motion by Commissioner Doherty, **second** by Vice-Chair Conyac, to Approve the Consent Agenda

Roll Call Vote:

Yes: Vice-Chair Conyac, Chair Meiring, Commissioner Jimenez, Commissioner Doherty, Commissioner Sindelar, Commissioner Sharp, Commissioner James

No: None

Abstain: None

Motion carried.

a. Approval of March 17, 2021 Meeting Minutes

7. Discussion/Action

a. **PUBLIC HEARING: Resolution 2021-10: A RESOLUTION OF THE FIRESTONE URBAN RENEWAL AUTHORITY, APPROVING A SUPPLEMENTAL BUDGET APPROPRIATION TO THE FIRESTONE URBAN RENEWAL AUTHORITY'S 2020 BUDGET**

Chair Meiring opened the public hearing at 6:47 PM.

Jessica Clanton, Finance Director, presented to the Firestone Urban Renewal Authority.

There was no one present that wished to give public comment.

Ms. Clanton responded to the Authority's questions regarding how much was over budget.

Chair Meiring closed the public hearing at 6:50 PM.

Motion by Commissioner Jimenez, **second** by Vice-Chair Conyac, to Approve **Resolution 2021-10**: A RESOLUTION OF THE FIRESTONE URBAN RENEWAL AUTHORITY, APPROVING A SUPPLEMENTAL BUDGET APPROPRIATION TO THE FIRESTONE URBAN RENEWAL AUTHORITY'S 2020 BUDGET

Roll Call Vote:

Yes: Vice-Chair Conyac, Chair Meiring, Commissioner Jimenez, Commissioner Doherty, Commissioner Sindelar, Commissioner Sharp, Commissioner James

No: None

Abstain: None

Motion carried.

b. Piper Sandler & Co. FURA Bond Update

8. Adjournment

Motion by Vice-Chair Conyac, **second** by Commissioner Doherty, to Adjourn at 7:19 PM, All in Favor, **Motion carried.**

Introduced and Approved the 21st of July, 2021.

TOWN OF FIRESTONE, COLORADO

ATTEST

Samantha Meiring, Chair

Jessica Koenig, Secretary

AGENDA INFORMATION MEMORANDUM



AIM#: 7.a

Discussion/Action

Meeting Date: July 21, 2021

Initiated By: Paula Mehle

Dept: FURA

AGENDA TITLE

FURA RESOLUTION 2021-11: A RESOLUTION AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE FIRESTONE URBAN RENEWAL AUTHORITY REGARDING COORDINATION AND STAFFING OF SERVICES

SUMMARY

The proposed amendment to the current intergovernmental agreement between the Firestone Urban Renewal Authority (FURA) and the Town of Firestone (Town) is to clarify the support services the Town will provide FURA. In addition, the amendment addresses the reimbursement of the Town by FURA for staffs time dedicated to providing support services to FURA and compensation of the Executive Director.

HISTORY AND PREVIOUS BOARD ACTION

At the March 17, 2021, regular Firestone Urban Renewal Authority meeting, the Commissioners approved FURA Resolution No. 2021-09 authorizing the execution of an amended and restated intergovernmental agreement between the Town of Firestone and the Firestone Urban Renewal Authority regarding coordination and staffing of services. On March 24, 2021, the Board of Trustees approved Resolution No. 21-38, agreeing to the amended and restated said agreement.

RECOMMENDATION

Approve FURA Resolution No. 2021-11 authorizing the execution of the first amendment to the amended and restated intergovernmental agreement between the Town of Firestone and the Firestone Urban Renewal Authority regarding coordination and staffing of services.

ALTERNATIVES

ATTACHMENTS

1. FURA RESOLUTION 2021-11
2. First Amendment to IGA for Administrative Sharing with Town

FINANCIAL CONSIDERATIONS

FURA RESOLUTION NO. 2021-11

A RESOLUTION AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE FIRESTONE URBAN RENEWAL AUTHORITY REGARDING COORDINATION AND STAFFING OF SERVICES

WHEREAS, the Firestone Urban Renewal Authority (“FURA”) is a public body corporate and politic organized as of July 24, 2009 and authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S.; and

WHEREAS, the Town of Firestone (the “Town”) is a statutory town of the State of Colorado authorized to exercise its powers under and pursuant to the Colorado Constitution and state law; and

WHEREAS, FURA and the Town entered into the Cooperation Agreement approved by the governing bodies of FURA and the Town on September 23, 2010 regarding inter alia the provision of support services to FURA by the Town, as amended and restated by the Amended and Restated Cooperation Agreement approved by FURA by Resolution No. 17-57 on December 13, 2017 (the “Prior Agreement”); and

WHEREAS, the Town and FURA entered into the Amended and Restated Intergovernmental Agreement Between the Town of Firestone and the Firestone Urban Renewal Authority Regarding Coordination and Staffing of Services approved by FURA by Resolution No. 2021-09 on March 17, 2021 (the “IGA”) to amend and restate the Prior Agreement and confirm mutual understandings regarding the provision of support services to FURA by the Town; and

WHEREAS, the Town and FURA desire to enter into an amendment to the IGA (the “First Amendment to the IGA”) to permit FURA to reimburse the Town for support services provided to FURA by Town employees and to provide compensation to the Town Manager for performing the duties of the Executive Director of FURA; and

WHEREAS, Colorado law, C.R.S. § 29-1-201 *et seq.*, authorizes and encourages local governments to contract with one another to provide any function, service, or facility, and C.R.S. § 31-25-112 provides that the Town may cause funds and administrative or other services to be expended or furnished to FURA.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE FIRESTONE URBAN RENEWAL AUTHORITY AS FOLLOWS:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. FURA hereby approves the First Amendment to the IGA negotiated by FURA and the Town in essentially the form attached hereto as Exhibit A.

Section 3. The Chair and the Executive Director of FURA are hereby authorized to execute the First Amendment to the IGA on behalf of FURA.

Section 4. This Resolution shall be effective immediately upon its adoption.

INTRODUCED, READ, and ADOPTED this ___th day of July, 2021.

FIRESTONE URBAN RENEWAL AUTHORITY,
a body corporate and politic of the State of
Colorado

By: _____
Samantha Meiring, Chairperson

ATTEST:

By: _____
Jessica Koenig, Secretary

Exhibit A

First Amendment to IGA
[*see attached – 4 pages*]

**FIRST AMENDMENT TO
AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN
THE TOWN OF FIRESTONE AND THE FIRESTONE URBAN RENEWAL
AUTHORITY REGARDING COORDINATION AND STAFFING OF SERVICES**

THIS FIRST AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE FIRESTONE URBAN RENEWAL AUTHORITY REGARDING COORDINATION AND STAFFING OF SERVICES (the “**Amendment**”) is entered into by and between the TOWN OF FIRESTONE, COLORADO (the “**Town**”) and the FIRESTONE URBAN RENEWAL AUTHORITY (“**FURA**”) (individually, a “**Party**” and collectively, the “**Parties**”) and shall be effective as of July __, 2021 (the “**Effective Date**”).

RECITALS

WHEREAS, the Town is a statutory town of the State of Colorado authorized to exercise its powers under and pursuant to the Colorado Constitution and state law; and

WHEREAS, FURA is a public body corporate and politic organized as of July 24, 2009 and authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “**Urban Renewal Law**” or the “**Act**”); and

WHEREAS, FURA and the Town entered into the Cooperation Agreement approved by the governing bodies of the Parties on September 23, 2010, regarding inter alia the provision of support services to FURA by the Town, as amended and restated by the Amended and Restated Cooperation Agreement approved by FURA by Resolution No. 17-57 on December 13, 2017 (the “**Prior IGA**”); and

WHEREAS, the Town and FURA entered into the Amended and Restated Intergovernmental Agreement Between the Town of Firestone and the Firestone Urban Renewal Authority Regarding Coordination and Staffing of Services approved by FURA by Resolution No. 2021-09 on March 17, 2021 (the “**IGA**”) to amend and restate the Prior IGA and confirm mutual understandings regarding the provision of support services to FURA by the Town; and

WHEREAS, Colorado law, C.R.S. § 29-1-201 et seq., authorizes and encourages local governments to contract with one another to provide any function, service, or facility, and C.R.S. § 31-25-112 provides that the Town may cause funds and administrative or other services to be expended or furnished to FURA; and

WHEREAS, the Parties desire to amend the IGA to permit FURA to reimburse the Town for support services provided to FURA by Town employees and to provide compensation to the Town Manager for performing the duties of the Executive Director of FURA.

NOW THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

AGREEMENT

A. Paragraph 1 of the IGA is hereby deleted and restated in its entirety as follows:

1. Support Services.

(a) Services. The Parties agree the Town in its discretion may provide support services to FURA as may be desired to carry out the duties, operations and functions of FURA. Support services may include, without limitation, administrative, managerial, planning, financing, accounting, engineering, and other services, including Town employee and/or outside consulting services, and including services performed to implement urban renewal plans on behalf of FURA (“Support Services”). The Town Manager is authorized to serve as Executive Director of FURA as provided in the Act and subject to budgetary requirements shall direct the utilization of Support Services as may be required to carry out the duties, operations and functions of FURA.

(b) Reimbursement to Town. On either an annual or monthly basis, FURA shall reimburse the Town for a portion of the salary of each Town employee who dedicated time to providing Support Services to FURA in the prior year or month, which such portion shall be calculated by multiplying (a) the approximate amount of time such Town employee spent providing Support Services to FURA in the prior year or month divided by the total amount of time such Town employee spent performing the duties of a Town employee in the prior year or month, by (b) the Town employee’s base salary for the prior year or month. FURA will distribute the costs of such reimbursement equally among all urban renewal areas established by FURA at the time of such reimbursement.

(c) Bonus Compensation to Town Manager. On an annual basis, FURA shall provide bonus compensation to the Town Manager for performing the duties of Executive Director of FURA, according to an applicable policy approved by the FURA Board. Such bonus compensation shall not be considered to be a reimbursement to the Town for staff time devoted to FURA matters, nor shall such compensation serve to reduce or otherwise affect the amount of compensation provided to the Town Manager by the Town. FURA will distribute the costs of such bonus reimbursement equally among all urban renewal areas established by FURA at the time of such bonus reimbursement.

B. Paragraph 6 of the IGA is hereby deleted and restated in its entirety as follows:

6. Reimbursement to Town by FURA. If the Town provides Operating Funds or other funds to FURA, FURA is not required to reimburse the Town for any costs incurred by the Town pursuant to this IGA, except as otherwise set forth herein.

C. All capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the IGA.

D. All language in the IGA not expressly amended by this Amendment shall remain in effect as written.

[Signature page follows.]

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the day and year first set forth above.

TOWN OF FIRESTONE, a political subdivision of
the State of Colorado

By: _____
Bobbi Sindelar, Mayor

ATTEST:

By: _____
Jessica Koenig, CMC, Town Clerk

FIRESTONE URBAN RENEWAL AUTHORITY,
a body corporate and politic of the State of
Colorado

By: _____
Samantha Meiring, Chairperson

ATTEST:

By: _____
Jessica Koenig, Secretary

AGENDA INFORMATION MEMORANDUM



AIM#: 7.b

Discussion/Action

Meeting Date: July 21, 2021

Initiated By: Paula Mehle

Dept: FURA

AGENDA TITLE

Property Purchase Within an Urban Renewal Plan Area Discussion

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM



AIM#: 7.c

Discussion/Action

Meeting Date: July 21, 2021

Initiated By: Paula Mehle

Dept: FURA

AGENDA TITLE

FURA RESOLUTION 2021-12: A RESOLUTION APPROVING AN INCENTIVE POLICY FOR THE EXECUTIVE DIRECTOR OF THE FIRESTONE URBAN RENEWAL AUTHORITY

SUMMARY

An amendment to the Amended and Restated Intergovernmental Agreement between the Town of Firestone and Firestone Urban Renewal Authority (FURA) includes an option to approve an Incentive Policy. The proposed Incentive Policy provides the ability to provide an incentive to the Town Manager for performing the duties of the Executive Director of FURA in accordance with a proposed schedule based on the amount of net tax increment finance revenues FURA generates each year from approved urban renewal plans. The proposed schedule and projections for net tax increment finance revenues are included within the policy as exhibits.

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

Staff recommends approval of FURA Resolution No. 2021-12, a resolution approving an incentive policy for the Executive Director of the Firestone Urban Renewal Authority.

ALTERNATIVES

ATTACHMENTS

1. FURA RESOLUTION 2021-12

FINANCIAL CONSIDERATIONS

FURA RESOLUTION NO. 2021-12

A RESOLUTION APPROVING AN INCENTIVE POLICY FOR THE EXECUTIVE DIRECTOR OF THE FIRESTONE URBAN RENEWAL AUTHORITY

WHEREAS, the Firestone Urban Renewal Authority (“FURA”) is a public body corporate and politic organized as of July 24, 2009 and authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Urban Renewal Law”); and

WHEREAS, FURA is authorized by C.R.S. § 31-25-105(1)(a) to make and adopt bylaws, orders, rules, and regulations to effectuate the purposes of the Urban Renewal Law; and

WHEREAS, FURA and the Town of Firestone (the “Town”) entered into the Cooperation Agreement approved by the governing bodies of FURA and the Town on September 23, 2010 regarding inter alia the provision of support services to FURA by the Town, as amended and restated by the Amended and Restated Cooperation Agreement approved by FURA by Resolution No. 17-57 on December 13, 2017 (the “Prior Agreement”); and

WHEREAS, the Town and FURA entered into the Amended and Restated Intergovernmental Agreement Between the Town of Firestone and the Firestone Urban Renewal Authority Regarding Coordination and Staffing of Services approved by FURA by Resolution No. 2021-09 on March 17, 2021, as subsequently amended (the “IGA”) to amend and restate the Prior Agreement and confirm mutual understandings regarding the provision of support services to FURA by the Town; and

WHEREAS, pursuant to the IGA, FURA may provide bonus compensation to the Town Manager for performing the duties of Executive Director of FURA, according to an applicable policy approved by the FURA Board (an “Incentive Policy”); and

WHEREAS, FURA desires to approve an Incentive Policy whereby an annual bonus to the Town Manager for performing the duties of Executive Director of FURA will be provided according to the schedule attached hereto and incorporated herein as Exhibit A, in accordance with the amount of net tax increment finance revenues FURA generates each year from approved urban renewal plans; and

WHEREAS, a projection of the net tax increment finance revenues FURA shall generate each year from urban renewal plans is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Commissioners have determined that it is in the best interests of FURA to approve the Incentive Policy as described herein.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE FIRESTONE URBAN RENEWAL AUTHORITY AS FOLLOWS:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. FURA hereby approves the Incentive Policy as described herein, including the schedule attached hereto as Exhibit A and the projection of net tax increment finance revenues attached hereto as Exhibit B.

Section 3. This Resolution shall be effective immediately upon its adoption.

INTRODUCED, READ, and ADOPTED this ___th day of July, 2021.

FIRESTONE URBAN RENEWAL AUTHORITY,
a body corporate and politic of the State of
Colorado

By: _____
Samantha Meiring, Chairperson

ATTEST:

By: _____
Jessica Koenig, Recording Secretary

Exhibit A

Bonus Compensation Schedule

FURA Development Compensation			
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First	1,000,000	1.15%
2nd	1,000,000	1.00%
3rd	1,000,000	0.70%
4th	1,000,000	0.60%
5th	1,000,000	0.50%
Over	5,000,000	0.05%

Example #1

Net TIFF Revenue	1,000,000
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First	1,000,000	1.15%	11,500
			11,500

Example #2

Net TIFF Revenue	2,000,000
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First	1,000,000	1.15%	11,500
2nd	1,000,000	1.00%	10,000
			21,500

Example #3

Net TIFF Revenue	3,000,000
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First	1,000,000	1.15%	11,500
2nd	1,000,000	1.00%	10,000
3rd	1,000,000	0.70%	7,000
			28,500

Example #4

Net TIFF Revenue	4,000,000
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First	1,000,000	1.15%	11,500
2nd	1,000,000	1.00%	10,000
3rd	1,000,000	0.70%	7,000
4th	1,000,000	0.60%	6,000
			34,500

Example #5

Net TIFF Revenue	5,000,000
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First	1,000,000	1.15%	11,500
2nd	1,000,000	1.00%	10,000
3rd	1,000,000	0.70%	7,000
4th	1,000,000	0.60%	6,000
5th	1,000,000	0.50%	5,000
			39,500

Example #6

Net TIFF Revenue	10,000,000
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First	1,000,000	1.15%	11,500
2nd	1,000,000	1.00%	10,000
3rd	1,000,000	0.70%	7,000
4th	1,000,000	0.60%	6,000
5th	1,000,000	0.50%	5,000
Over \$5M	5,000,000	0.05%	2,500
			42,000

Exhibit B

Projection of Gross and Net Tax Increment Finance Revenues

	Gross TIF Revenue	Net TIF Revenue
2021	7,669,927	2,837,873
2022	6,600,000	2,442,000
2023	6,550,000	2,423,500
2024	7,600,000	2,812,000
2025	7,850,000	2,904,500