



AGENDA ITEM SUMMARY

General Improvement District

STAFF

Michael Bussmann, Lead Business Specialist
SeonAh Kendall, Economic Health Director
John Duval, Deputy City Attorney
Ryan Malarky, Assistant City Attorney

SUBJECT

Second Reading of Ordinance No. 077, of the Council of the City of Fort Collins, Colorado, Acting as the Ex-officio Board of Directors of General Improvement District No. 1, Approving the Fiscal Year 2024 Budget, Determining and Fixing the Mill Levy for Property Taxes Payable Fiscal Year 2024, Directing the Secretary of the District to Certify Such Levy to the Board of Commissioners of Larimer County, and Making the Fiscal Year 2024 Annual Appropriation for General Improvement District No. 1.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on October 17, 2023, approves the fiscal year 2024 budget, sets the mill levy of 4.924 and authorizes the fiscal year 2024 appropriation for General Improvement District (GID) No. 1. The sum of \$310,000 is anticipated to be collected from the mill levy of 4.924 mills for property taxes payable fiscal year 2024 imposed within the GID boundaries. Additional revenue for the GID from automobile specific ownership taxes and interest earnings are anticipated in 2024 to total \$53,848 resulting in an expected revenue total of \$363,848 for 2024. The Ordinance appropriates funds in the amount of \$318,275 from ongoing revenue for the operation of the GID in 2024.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

BACKGROUND / DISCUSSION

In the 1970's, Downtown leaders recognized the need to improve the identity and appearance of the main street to enhance the area as a business and commercial area. Adequacy of parking was also recognized as a growing need.

In 1976, property owners in the district petitioned for the formation of a general improvement district. Council then formed General Improvement District (GID) No. 1 as enabled by the City's home rule authority and State law (CRS 31-25-601, et seq.) to fund parking, pedestrian, and street beautification improvements in the Downtown commercial area. Councilmembers serve as the governing board of the GID, as per statute.

The GID is a major factor in the look and feel of Downtown’s public spaces today. The concentration of streetscape improvements funded largely from the GID has had a dramatic impact on the appearance and attraction of the downtown area. College Avenue in the downtown area has developed a very special image and visual richness that is highly appreciated by both businesses within the district and visitors.

Staff in several departments collaborate in administering the GID, providing planning, management, finance, engineering, operations, and maintenance services. Key departments are Economic Health Office, Engineering, Parking Services, Parks, and Finance.

The GID’s proposed fiscal year 2024 budget is attached as Exhibit A to the Ordinance.

2024 Annual Fiscal Appropriation

\$90,000	For transfer payment to Parks for downtown Holiday Lighting (in Parks Offer 55.1)
\$75,000	To be used for priority sidewalk and curb replacements in the downtown area
\$50,000	To be used for work related to Parks and Forestry work in the Downtown area
\$25,000	To be used for work related to capital improvements and capital maintenance in the Downtown area not included in the priority sidewalk and curb replacements
\$37,000	For residential property tax rebate program
\$35,075	For other operating expenses (personnel, utilities, etc.)
\$6,200	For Larimer County Treasurer's fee for collecting the property tax

\$318,275 TOTAL 2024 Expenses

Priority Sidewalk and Curb Replacements

Engineering, Economic Health and DDA staff will do walk-throughs of the downtown GID throughout the year to identify priority intersections and paver work for the GID during the year with the highest safety risk and greatest need for repair.

Forestry and Parks Improvements

GID will continue to work with Forestry and Parks on downtown priorities. These include replacement of tree grates, removal and replacement of trees when needed, and the downtown flower and landscape program.

In addition to the above work, the GID team will continue working on a financial Capital Investment Plan (CIP) with the intention of presenting it to the GID Board in 2024. There were several staff transitions in 2023 with a new project manager taking over the GID. During this time, the CIP work was paused and will be restarted in winter of 2023.

Capital Investment Plan

In 2022, the GID staff reached out to GID businesses and property owners with a survey about the future priorities of the GID. In addition, an in-person presentation was held on September 9, 2022.

Next Steps for the CIP include:

- Review information from survey and outreach session and summarize for GID Team.
- Additional community engagement and outreach if necessary.
- Work with City staff to finalize projects for Plan.
- Submit CIP recommendations to GID Board in 2024.
 - Projects and programs to be funded 2025-2030.
 - Potential expansion of GID #1 boundaries to include the River District and/or the west side of Jefferson St. from College to Mountain.

CITY FINANCIAL IMPACTS

This Ordinance includes the GID's annual appropriation for 2024 at \$318,275. This item also sets the GID mill levy for 2024 at 4.924 mills for taxes payable in 2024, which will generate approximately \$310,000 for fiscal year 2024. The mill levy remains unchanged from previous years. Additional 2024 revenue includes automobile specific ownership taxes and interest earnings which together are projected to be \$53,848 in fiscal year 2024. As of December 31, 2022, the GID's reserve balance is \$603,252. The anticipated reserve balance at the end of 2023 is forecasted at \$776,645. The 2024 proposed budget would bring the forecasted reserves at the end of 2024 to about \$855,186. Part of reserve funds will be used for capital investment projects to be outlined in the 2025-2030 Capital Investment Plan.

This assistance from the GID ensures that the Fort Collins downtown area continues to be the best it can be, the jewel of the City.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

First Reading attachments not included.

1. Ordinance for Consideration
2. Exhibit A to Ordinance