



AGENDA ITEM SUMMARY

General Improvement District

STAFF

Michael Bussmann, Lead Business Specialist
SeonAh Kendall, Economic Health Director

SUBJECT

Second Reading of Ordinance No. 078, Acting as the Ex-Officio Board of Directors of General Improvement District No. 1, Approving the Fiscal Year 2025 Budget, Determining and Fixing the Mill Levy for Fiscal Year 2025, Directing the Secretary of the District to Certify such Levy to the Board of Commissioners of Larimer County and Making the Fiscal Year 2025 Annual Appropriation for the General Improvement District No. 1.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on November 19, 2024, sets the mill levy of 4.924 and authorize the fiscal year 2025 appropriation for General Improvement District No. 1 (GID). The sum of \$310,000 is anticipated to be collected from the mill levy of 4.924 mills for property taxes payable fiscal year 2025 imposed within the GID boundaries. Additional revenue for the GID from automobile specific ownership taxes and interest earnings in 2025 are estimated to total \$66,964 resulting in an expected GID revenue total of \$376,964 for 2025. The Ordinance appropriates funds in the amount of \$319,731 from ongoing revenue for the operation of the GID in 2025.

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 No. 1 (GID) 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. Council members 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 2025 budget is attached as Exhibit A to the Ordinance.

2025 Annual Fiscal Appropriation

Budget	Description
\$90,000	Transfer payment to Parks for Holiday Lighting
\$75,000	Priority sidewalk and curb replacements
\$50,000	Parks and Forestry work in the Downtown area
\$25,000	General capital improvements and maintenance
\$40,000	Residential Property Tax Rebate Program
\$33,531	Operating Expenses
\$6,200	Larimer County Treasurer's Fees
\$319,731	Total

Priority Sidewalk and Curb Replacements

Engineering, Economic Health, and Downtown Development Authority staff will do walk-throughs of the Downtown GID throughout the year to identify priority sidewalks and paver work with the highest safety risk and greatest need for repair.

Forestry and Parks Improvements

GID will continue to work with Forestry and Parks on priorities to continue the beautification and enhancement of the Downtown area. These priorities include replacement of tree grates, removal and replacement of trees when needed, and the Downtown Parks improvements associated with Oak Street Plaza, Tenney Court, and other GID related assets.

CITY FINANCIAL IMPACTS

This Ordinance includes the GID’s annual appropriation for 2025 at \$319,731. This item also sets the GID mill levy for 2024 at 4.924 mills for taxes payable in 2025, which will generate approximately \$310,000 for fiscal year 2025. The mill levy remains unchanged from previous years. Additional revenue includes automobile specific ownership taxes and interest earnings which together are projected to be \$66,964 in fiscal year 2025. As of September 1, 2024, the GID’s reserve balance is \$661,740. The anticipated reserve balance at the end of 2025 is forecasted at \$718,000.

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