



## Downtown General Improvement District #1

Fixing the Mill Levy and Fiscal Year 2023 Annual Appropriation (1<sup>st</sup> Reading)

Rachel Rogers

11-01-2022





### General Improvement District #1 – History

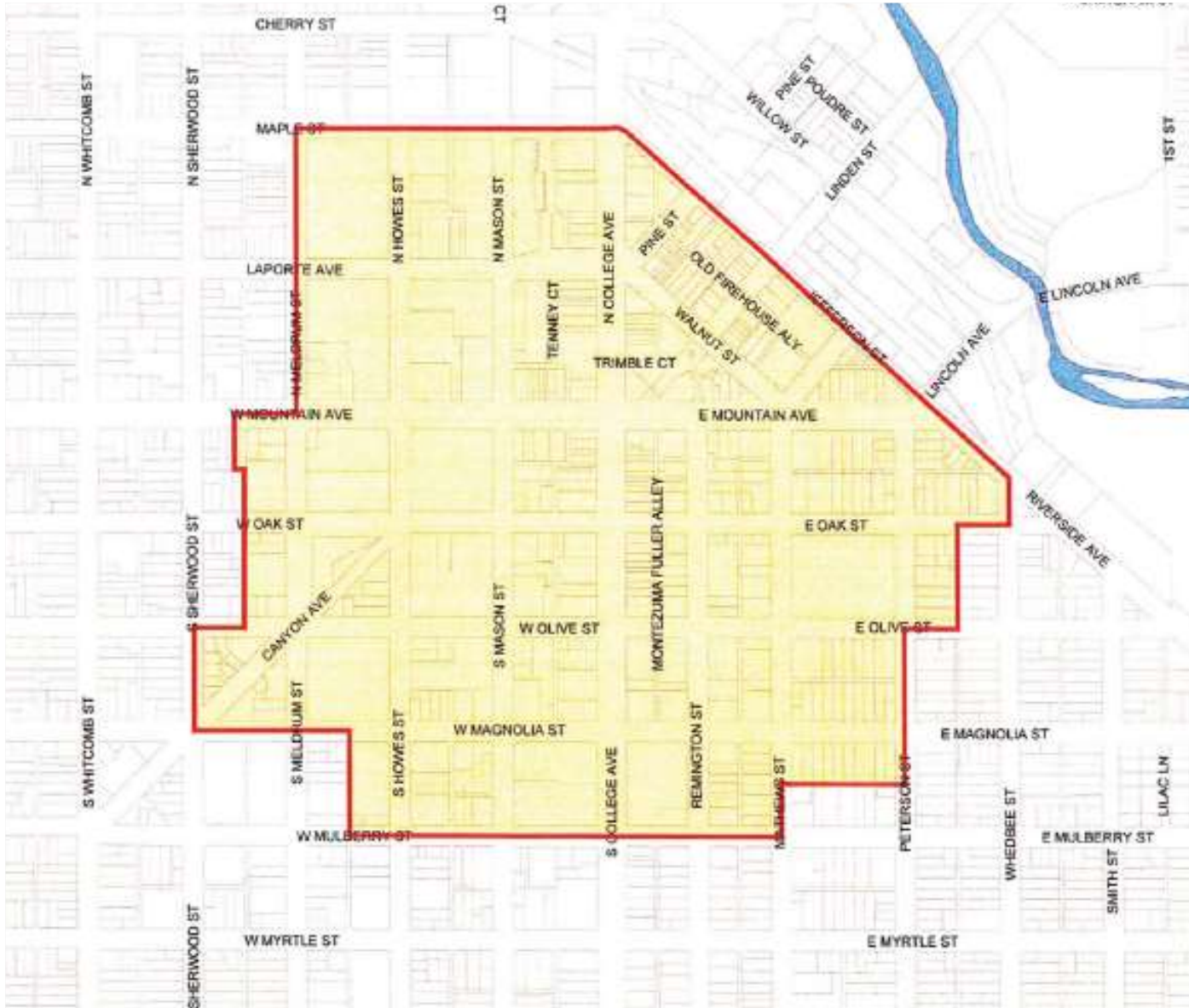
- Established in 1976 by Council
- Initiated by a petition of downtown leaders who recognized the need to improve the area's identity and appearance
- Receives revenue from an additional 4.924 mils of property tax on commercial property

### Function in Downtown

- Fund construction and maintenance of – *parking, pedestrian, and street beautification* improvements in the Downtown Area

### Governance

- By statute (CRS 31-25-609): ***“The governing body of the municipality in which the district is located shall constitute ex officio the board of directors of the district.”***



**District encompasses an area generally bounded by:**

- Maple Street and Jefferson Street to the North;
- Peterson Street to the East;
- Mulberry Street to the South; and
- Sherwood Street and Meldrum Street to the West



## Oak Street Plaza Continued Renovation (offer 36.6)

- A 2021 offer was funded to improve the safety and function of the fountain, as well as resolve surface runoff and flooding of adjacent buildings. For 2022 additional pump system improvements are needed to provide long-term longevity and function of the system. The planting beds, turf areas and associated irrigation system need upgrades and repair and the existing planter pots have reached the end of their lifecycle and need replacement. Work will continue into 2023.



## Ongoing Sidewalk and Paver Maintenance

- The GID continually addresses paver maintenance and sidewalk hazards in the GID area. Work in 2022 has focused on Mountain Ave. between College Ave and Mathews St. based on observed deficiencies and safety issues. This work is anticipated to be done in October.



## **Capital Investment Plan Outreach and Engagement**

- The GID is required to do a capital plan as per Resolution 92-37. Originally, the GID was to do the outreach and engagement in 2020, but due to COVID, and to schedule in alignment with the DDA capital plan, this work was done in 2022.
- A postcard (in English and Spanish) was sent to all business and property owners in the GID boundary which included a link to a survey (also in English and Spanish) and the date of the in-person outreach event on September 9, 2022.

## 2022 included strategic use of cash:

- To address sidewalk maintenance issues; and
- To support reconstruction of downtown public amenities

## Rebuilding cash in coming years:

- To support future major projects; and
- Priorities defined in the updated Capital Improvement Plan (to be presented to the Board in Spring 2023)

	Actual 2021	Budget 2022	Budget 2023	Budget 2024	2022-2023 \$ Budget	2022-2023 % Change
<b>Total Revenue (Cash Inflow)</b>	<b>\$346</b>	<b>\$369</b>	<b>\$364</b>	<b>\$364</b>	<b>(\$5)</b>	<b>-1%</b>
<b>Expense</b>						
Operating	24	29	30	31	1	5%
Property Tax and Parking Rebates	35	38	37	37	(1)	-2%
Larimer County Fees	6	6	6	6	(0)	-2%
CIP Outreach and Engagement	0	0	0	0	0	
Transfers to Other Funds (Holiday Lights)	90	90	90	90	0	0%
<b>Sub-total Operating</b>	<b>155</b>	<b>163</b>	<b>163</b>	<b>164</b>	<b>0</b>	<b>0%</b>
<b>Capital/Construction Project Contributions</b>						
Construction Services/Concrete Work	22	100	75	75	(25)	-25%
Forestry Work and Tree Replacement	0	20	50	50	30	154%
DDA Alley Improvements	300	0	0	0	0	
Other Repairs (Capital Infrastructure)	3	15	25	25	10	67%
Oak St Plaza Repairs	85	85	0	0	(85)	-100%
Additional Downtown Parks Maintenance	125	0	0	0	0	
<b>Sub-total Capital</b>	<b>535</b>	<b>220</b>	<b>150</b>	<b>150</b>	<b>(70)</b>	<b>-32%</b>
<b>Total Cash Outflow</b>	<b>\$690</b>	<b>\$383</b>	<b>\$313</b>	<b>\$314</b>	<b>(\$69)</b>	<b>-18%</b>
<b>Net Change in Cash</b>	<b>(\$344)</b>	<b>(\$13)</b>	<b>\$51</b>	<b>\$49</b>		
<b>Prior year ending cash position</b>	<b>\$852</b>	<b>\$508</b>	<b>\$495</b>	<b>\$545</b>		
<b>Ending Cash</b>	<b>\$508</b>	<b>\$495</b>	<b>\$545</b>	<b>\$595</b>		



- **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. A walk-thru of the south side of Jefferson Street between College and Oak took place on September 23<sup>rd</sup> and a priority list of will be forthcoming for work to be done in 2023.

- **Forestry and Parks Improvements**

- GID will continue to work with Forestry and Parks on priorities in downtown. These include replacement of tree grates, removal and replacement of trees when needed, and pressure washing medians along College Ave.



- Review information from survey and outreach session and summarize for GID Team.
- Work with City staff to finalize projects for Plan.
- Submit CIP recommendations to GID Board in Spring 2023.
  - Projects and programs to be funded 2024-2028
  - Potential expansion of GID #1 boundaries to include the River District and/or the west side of Jefferson St. from College to Mountain.

**THANK YOU!**





Budget (000's)	Description
\$90	Downtown Holiday Lighting
\$75	Sidewalk and curb replacements in the downtown area
\$50	Forestry and parks work, including tree replacement in the downtown area
\$25	Additional work related to capital improvements in the downtown area
\$37	Residential property tax rebate program
\$30	Estimated operating costs, including utilities
\$6	Larimer County Treasurer's fee for collecting the property tax
<b>\$313</b>	<b>TOTAL GID 2023 Budget</b>

# Historic Budget and Actual Spending

	(\$ 000's)	(\$ 000's)	(\$ 000's)	
Year	Actual Revenue	Actual Expense	End-of-Year Reserve Balance	Description
2011	\$280	\$287	\$1,011	Sidewalk replacement, downtown wayfinding sign system project
2012	\$320	\$264	\$1,068	Sidewalk replacement, downtown wayfinding sign system project
2013	\$304	\$312	\$1,059	Holiday lighting, carry forward of downtown wayfinding funds
2014	\$338	\$209	\$1,189	Holiday lighting, carry forward of funds
2015	\$320	\$1,089	\$419	Old Town Square renovations
2016	\$341	\$159	\$602	Operating expenses
2017	\$345	\$110	\$837	Operating expenses
2018	\$360	\$466	\$731	DDA Alley Enhancements, Opera Galleria funding (budget in 2018)
2019	\$374	\$175	\$930	Opera Galleria budget carry forward to 2019 and spent in 2019
2020	\$368	\$447	\$852	Significant paver work; downtown maintenance expense for DDA
2021	\$346	\$690	\$508	DDA Alley Enhancements; Oak Street Plaza renovations