



AGENDA ITEM SUMMARY

General Improvement District

STAFF

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

SUBJECT

First Reading of Ordinance No. 079, Acting Ex-Officio as the Board of Directors of General Improvement District No. 1, Approving the Fiscal Year 2026 Budget, Determining and Fixing the Mill Levy for Fiscal Year 2026, Directing the Secretary of the District to Certify such Levy to the Board of Commissioners of Larimer County, and Making the Fiscal Year 2026 Annual Appropriation for General Improvement District No. 1.

EXECUTIVE SUMMARY

The purpose of this item is to approve the 2026 fiscal year budget for General Improvement District No. 1 (the "GID"), including the setting of the mill levy of 4.924 to be collected and making necessary appropriations. During the 2026 fiscal year, the mill levy of 4.924 mills is estimated to generate \$310,000 to be collected from property taxes within the GID boundaries. Additional revenue for the GID from automobile specific ownership taxes and interest earnings in 2026 are estimated to total \$66,933, resulting in an expected GID total revenue of \$376,933 for 2026. The Ordinance appropriates funds in the amount of \$381,296 from ongoing revenue for the operation of the GID in 2026.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First 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 the 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 2026 budget is attached as Exhibit A to the Ordinance.

2026 Annual Fiscal Appropriation

Budget	Description
\$ 90,000	Transfer Payment to Parks for Downtown Holiday Lights Program
\$ 60,247	Transfer Payment to Parks for Downtown Flower Program
\$ 75,000	Priority Sidewalk and curb replacements
\$ 50,000	Parks and Forestry Work in the GID Boundary
\$ 25,000	Miscellaneous capital improvements within GID Boundary
\$ 40,000	Residential Property Tax Rebate Program
\$ 34,849	Operating Expenses
\$ 6,200	Larimer County Treasurer's fees
\$ 381,296	Total

Holiday Lighting

The Downtown Holiday Lights Program is a cherished community feature that enriches the aesthetic and atmosphere of the historic district during the winter season.

Downtown Flower Program

Parks budget limitations have prompted a request for the GID to contribute \$60,247 to the Downtown Flower Program. While this one-time contribution won't impact projects within the boundary, assuming this cost long term would limit funding available for other GID initiatives.

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 2026 at \$381,296. This item also sets the GID mill levy for property tax year 2025, collected in 2026, at 4.924 mills, which will generate revenue of approximately \$310,000 for fiscal year 2026. The mill levy set in this item would remain the same as the mill levy rate set in previous years. Additional 2026 revenue being appropriated by this item includes anticipated revenues from automobile specific ownership taxes and interest earnings, which together are projected to be \$66,933 in fiscal year 2026.

As of September 1, 2025, the GID's reserve balance is \$755,220. The anticipated reserve balance at the end of 2026 is forecasted at \$730,013. Some of these reserves are budgeted for expenditure in fiscal year 2026 for projects outlined in the current Capital Improvement 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

1. Boundary Map
2. Presentation
3. Ordinance No. 079