

URA FINANCE COMMITTEE AGENDA ITEM SUMMARY

Staff: Josh Birks, Executive Director; Andy Smith, Redevelopment Manager;

Date: October 8, 2026

SUBJECT FOR DISCUSSION

An Update on the North College Urban Renewal Plan Finances and Funding Availability

EXECUTIVE SUMMARY

The Fort Collins Urban Renewal Authority (“FCURA”) Finance Committee asked for an update on the finances and funding availability for the North College Urban Renewal Plan (“Plan”) at their August 13, 2026 meeting. This item provides an update on the current financial situation within the Plan Area and availability of funding to support both the Community Hub and other projects prior to the termination of the Tax Increment Financing (“TIF”) collection period.

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

- 1. Do the committee members have any specific questions regarding the current financial status and funding availability to support the Plan?*
- 2. What else would the committee like to receive as part of ongoing financial updates on this and other Plans?*

BACKGROUND/DISCUSSION

The North College Urban Renewal Plan (Plan) was adopted in 2004 and governs all activities that remediate or prevent blight within the Plan boundaries. In an effort to effectively invest remaining TIF funds generated within the Plan boundaries, FCURA adopted a strategic funding plan in 2020 that identified three primary focus areas: Community Hub, Connected & Vibrant Neighborhoods, and Infrastructure. The strategic funding plan called for an allocation of available funds split fifty (50), twenty-five (25), and twenty-five (25) percent across the three categories respectively. At the time of adoption, there was approximately \$13.8 million in projected available TIF funding across the remainder of the collection period (see **Table 1**).

FUND AVAILABILITY HEADING INTO 2026

In 2025, the estimated TIF funding available between 2026 and 2030 grew significantly. In addition, FCURA had identified several strategic property acquisitions that would support the objectives of the Plan. As a result, FCURA authorized the issuance of bonds and closed on that funding in June of 2025. The resulting available funds, including cash on hand, projected net cash¹, and bond proceeds had increased to \$26.4 million. At that time, FCURA staff engaged the

¹ This amount excludes estimated operating costs and other obligations of FCURA to support the plan.

Board regarding its desire to continue to allocate funding consistently with its previously adopted North College Strategic Funding Plan. The board reaffirmed its desire to use the plan to allocate available funds. The resulting allocation meant \$13.2 million would be available to support the Community Hub concept and \$6.6 million each for Vibrant Neighborhoods and Infrastructure support (see **Table 1**).

Table 1
Plan Area Funding Availability, 2020 and Present

	Community Hub	Vibrant Neighborhood	Infrastructure	Total
2020 Planned Distribution	50%	25%	25%	100%
Projected Net Cash (2021-2030)**	\$6.5	\$3.6	\$3.7	\$13.8
2025 Planned Distribution (Reaffirmed)	50%	25%	25%	100%
Cash Balance (End of 2024)	\$4.4	\$2.2	\$2.2	\$8.7
Projected Net Cash (2026-2030) **	\$3.4	\$1.7	\$1.7	\$6.8
Bond Proceeds (2025)	\$5.5	\$2.7	\$2.7	\$10.9
Anticipated Fund Availability	\$13.2	\$6.6	\$6.6	\$26.4
Less: Adjusted Net Cash Forecast (2027-2030)	(\$1.3)	(\$0.6)	(\$0.6)	(\$2.5)
Updated Fund Availability	\$12.0	\$6.0	\$6.0	\$23.9

*NOTE: All numbers in Millions

** Net of Estimated Operating, Debt Service, and Contractual Expenses

FUNDING AVAILABILITY HEADING INTO 2027

Every August, FCURA staff receive a preliminary tax increment warrant from the Larimer County Assessor (“Assessor”). This represents a first look for staff at the Assessor’s estimate of TIF revenue for the next year, in this case 2027. The preliminary tax warrant for the Plan shows a decrease in anticipated revenue in 2027 over 2026 revenue of approximately \$500,000, which would result in approximately a \$2.0 million cumulative reduction in net cash available between 2027 and 2030. The reduction is likely due to two factors: (1) an adjustment in the assessment ratio for commercial property because of State legislation, and (2) revisions to market values through property tax protests by area property owners. The result of this estimated reduction in revenue is a proportionate reduction in the available funds to support the FCURA’s three key focus areas in North College (see **Table 1**), leaving a total of \$24.4 million available.

NOTE: Staff continue to discuss the preliminary August TIF warrant internally and with the County Assessor. The final warrant will be issued by the Assessor in November.

PROJECT EXPENDITURES SINCE 2020

Since 2020, FCURA has invested or earmarked approximately \$18 million of its available cash, projected net revenue, and bond proceeds towards the three focus areas. Between two major property acquisitions (1636 N. College and 1630 N. College) approximately \$8.0 million has been invested to secure roughly 6.0 acres of land for the development of a neighborhood center to include community service assets thereby delivering on the Community Hub focus area.

Approximately \$5.0 million has been invested in expenditures supporting the Vibrant Neighborhood focus area including approximately \$4.75 million in acquisition, demolition, or earmarked to acquire nuisance properties (1513 N. College and 1220 N. College) as well as approximately \$285,000 to support the Back Gate Farms project located at 1505 N. College. Finally, roughly \$5.0 million has been invested in infrastructure improvements, including a significant contribution of \$4.75 million towards North Mason Stormwater and Right-Of-Way acquisition and a quarter of a million dollars towards bike and pedestrian improvements at Vine and Jercoe. See **Table 2** below for details.

Table 2
Expenditure Allocation by Category, 2020 to Present

Item	Community Hub	Vibrant Neighborhood	Infrastructure	Total
1636 N. College Acquisition	\$6.75			\$6.75
1630 N. College Acquisition	\$1.28			\$1.28
1513 N. College Acquisition		\$1.63		\$1.63
1513 N. College Clean-Up & Demo.		\$0.52		\$0.52
1220 N. College Acquisition		\$2.60		\$2.60
Back Gate Farms (1505 N. College)		\$0.29		\$0.29
Vine & Jerome			\$0.24	\$0.24
N. Mason Stormwater			\$4.75	\$4.75
Total	\$8.03	\$5.04	\$4.99	\$18.05
<i>% of Dollars Spent/Allocated</i>	<i>44%</i>	<i>28%</i>	<i>28%</i>	<i>100%</i>
<i>Estimated Issuance Costs & Interest Impact</i>				(\$1.55)
2025 Estimated Funds Available (2026-2030)	\$4.40	\$1.18	\$1.22	\$6.80
<i>Less: Revised Operating Cost Increases</i>				(\$0.50)
2026 Revised Funds Available (2027-2030)	\$3.15	\$0.55	\$0.60	\$4.30

*NOTE: All numbers in Millions

REVISED FUND AVAILABILITY BY CATEGORY

Based on current expenditures, forecasted operating costs, and earmarks, prior to the August TIF warrant, the balance of available funds to support the Plan was approximately \$6.8 million. The adjustments to forecasted revenue from the TIF warrant and increased operating costs associated with Plaza Unidas and property maintenance reduced that estimate to approximately \$4.3 million (see **Table 2**). As a result, funding available by category, after allocating all project expenditures since 2020 and earmarked future project costs, is approximately \$3.15 million towards the Community Hub, and roughly \$0.55 to \$0.6 million towards Vibrant Neighborhood and Infrastructure (see **Table 3**). This allocation of funding would deliver on FCURA’s original and reaffirmed targets of 50, 25, 25 percent investment by category respectively.

Table 3
Fund Availability by Category, 2025 compared to 2026 Revised

Item	Community Hub	Vibrant Neighborhood	Infrastructure	Total
Current Dollars Spent <i>% of Dollars Spent/Allocated</i>	\$8.03 44%	\$5.04 28%	\$4.99 28%	\$18.05 100%
2025 Estimated Funds Available (2026-2030)	\$4.40	\$1.18	\$1.22	\$6.80
Total Planned/Available for Allocation (2025) <i>% of Dollars allocated by Category</i>	\$12.43 50%	\$6.21 25%	\$6.21 25%	\$24.85 100%
2026 Revised Funds Available (2027-2030)	\$3.15	\$0.55	\$0.60	\$4.30
Total Planned/Available for Allocation (2026) <i>% of Dollars Spent/Allocated</i>	\$11.18 50%	\$5.59 25%	\$5.59 25%	\$22.35 100%

**NOTE: All numbers in Millions*

The board will continue to receive requests for funding between now and 2030. One such request is for a loan of up to \$2.0 million towards a low-income housing project known as Bristlecone Apartments. This context will be helpful to both the committee in evaluating and making recommendations to the Board and the Board itself in determining how to use the remaining available resources to deliver on the outcomes of the Plan.

ADDITIONAL FUNDING SOURCES

Projected net cash is not the only source of funding available to support FCURA’s objectives within North College. Additional funds may be available from a variety of sources:

- **Grant Funds.** FCURA has had productive conversations with the Colorado Department of Local Affairs (“DOLA”) regarding available Transit Oriented Communities (“TOC”) grant funds. Another round of funding will open at the beginning of 2027. FCURA staff plan to work collaboratively with the City of Fort Collins to submit a grant application, which may result in additional funds for the redevelopment of 1636 N. College, essentially augmenting the funds available to support the Community Hub focus area.
- **State Funding.** During the 2026 legislative term the Colorado General Assembly passed House Bill 26-1065 creating Transit and Housing Investment Zones. Allows a local

government and transit agency to jointly undertake a transit investment project. To finance the project, the local government may apply to the Colorado economic development commission to designate a transit investment area and an approved financing entity. The bill authorizes an urban renewal authority as an approved financing entity that can receive state sales tax increment revenue to support the investment. This revenue consists of the state sales tax collected in the designated area above a base amount, plus an additional 20% to account for out-of-area deliveries. Staff are still evaluating the applicability of this funding source as a method for supporting aspects of the 1636 redevelopment.

- **Owned Assets.** The URA owns or will own several properties that might generate additional funds for Plan objectives. Both the property at 1513 N. College and 1220 N. College may not make sense for long-term FCURA ownership. Depending on their future use, FCURA may be able to recoup a portion of its cost to acquire and remediate both sites. Many things remain to be considered before either property is sold and staff will continue to develop both disposition plans and estimates of potential revenue from the sale of one or both properties.
- **Property Value.** The 6.0 acres of land owned or soon to be acquired by FCURA, also creates significant value, if not revenue, towards any future redevelopment at the site of the former grocery store. The fact that this land is owned without debt and can be offered at little to no cost for the right type of development can significantly reduce the cost of redevelopment of the site. Additionally, the property may be able to generate revenue in the future to support the Plan depending on the nature of the ground lease(s) entered as part of the redevelopment process.

Currently, the exact value of these other funding sources is not known. However, staff will continue to evaluate and estimate their ability to generate funds to support the Plan.

ATTACHMENTS

1. Staff Report