

AGENDA ITEM SUMMARY

Urban Renewal Authority



STAFF

Josh Birks, Executive Director
Wendy Bricher, Financial Analyst II
Andy Smith, Redevelopment Manager

SUBJECT

Resolution No. 173 Adopting the 2027 Budget for the Fort Collins Urban Renewal Authority.

EXECUTIVE SUMMARY

The purpose of this item is to adopt the 2027 Budget for the Fort Collins Urban Renewal Authority. Staff submitted two budget requests for the Urban Renewal Authority (URA) as part of the City's Budgeting process in June, 2026. The first request covered the costs of performing core functions of the URA plus two 1x projects approved in 2026 (Stormwater & NRP). The second offer was for the URA's debt service payments. Combined, the total original appropriation for the 2027 URA budget was \$10,241,297. Staff forecasted \$3.9 million in available cash in the North College plan area and \$3.6 million in available cash for the Prospect South plan area by the end of 2027.

The available cash balance in North College assumes that two one-time approved projects will be paid out (\$2.5 million for Stormwater, and \$200,000 for the Neighborhood Revitalization Partner) in 2027. Additionally, approximately \$203k for temporary North College maintenance costs and an increase of \$250,000 for North College legal needs was also included. Any additional support for new and/or earmarked projects will need to be appropriated separately in 2027.

** In addition, the URA is submitting a revision request to the 2027 Budget for \$700,000. This amendment is intended to cover the additional costs associated with the approved Stormwater project. \$1.4 million was originally earmarked and put into the budget by the June deadline, a final amount of \$2.5 million for 2027 was later confirmed (difference of \$700,000).

STAFF RECOMMENDATION

Staff recommend adoption of the Resolution.

BACKGROUND / DISCUSSION

The budget offer consists of two elements: operational costs and debt service. Both elements are ongoing budget offers, meaning they are essential to running the day-to-day operations of the URA. Operational costs cover the costs of staffing, insurance, and retaining legal counsel, amongst other costs. The debt service budget offer covers payments of all outstanding debt for all plan areas.

The URA budget, as adopted by its Board, will be incorporated into the City's budget when it goes up for adoption by Council in August 2025 (revision ordinance).

The table below summarizes the amount of money staff seeks for appropriation to fund these budget offers and a comparison to the 2025 budget:

Offer Name	2026 Budget Request	2027 Original Budget Request	2027 Amended Budget Request
Offer 8.1 - URA Core Offer	726,400	3,138,201	3,838,201
Offer 8.2 - URA Debt Service	\$4,056,573	\$7,103,096	\$7,103,096
TOTAL	4,782,973	10,241,297	10,941,297

Changes in the original 2027 URA budget compared to the 2027 Revised Budget Request include:

- Added \$700,000 to move from \$1.4 million originally entered to \$2.1 million for stormwater projects previously approved for 2027.

By the end of 2027, North College is anticipated to have nearly \$3.9 million Fund balance while Prospect South will have close to \$3.6 million in Fund balance (Pre 2026 Warrants). The Foothills Mall plan area passes TIF revenues directly to the Foothills Metro District. Any fund balance in Foothills is due to interest earned and will be used to help cover Admin or legal costs for Foothills as needed.

Expense Type	North College	Prospect South
Cash Inflows 2027	\$5,158,965	\$1,136,142
Cash Outflows 2027	(\$5,776,274)	(\$571,392)
Net Change in Cash 2027	(\$617,309)	\$564,750
Projected Ending Fund Balance 2026	\$7,559,798	\$3,343,499
Projected Ending Fund Balance 2027	\$6,942,489	\$3,908,249
Restricted Cash Balance 2027	(\$2,963,250)	(\$299,500)
Net Available Cash Balance Ending 2027	\$3,979,239	\$3,608,749

Collections of TIF revenue are on track with estimates for 2025. With the County Assessor reassessing property values in 2021 and the URA collecting property taxes a year in arrears, staff expect stable revenues through 2026.

COMMITTEE RECOMMENDATION

URA staff presented the proposed 2027 budget to the URA Finance Committee on October 8, 2026. The Finance Committee asked questions, did not express notable concerns, and recommended consideration by the Board.

AUTHORITY FINANCIAL IMPACTS

See report above and attachments.

ATTACHMENTS

1. URA Budget Offers
2. TIF Revenue Summary
3. Presentation
4. Resolution No. 173
5. Exhibit A to Resolution No. 173
6. Exhibit B to Resolution No. 173