

AGENDA ITEM SUMMARY

City Council



STAFF

Andy Smith, Redevelopment Manager

SUBJECT

Resolution 2025-108 Approving the 2026 Operating Plan and Proposed Budget of the Fort Collins Midtown Business Improvement District.

EXECUTIVE SUMMARY

This item was added to the agenda on 12/1/2025.

The purpose of this item is to consider approval of the Midtown Business Improvement District 2026 Budget and Operating Plan.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

On December 5, 2017, Council adopted Ordinance No. 165, 2017, creating and establishing the Midtown Business Improvement District (BID), approving the BID's initial budget and operating plan, and appointing the BID's initial board of directors. On November 6, 2018, a TABOR election regarding the formation of the BID passed unanimously.

Council created the BID under, and in accordance with, the Business Improvement District Act in Part 12 of Article 25 in Title 31 of the Colorado Revised Statutes (the "Act"). Section 31-25-1211 of the Act requires that Council review and either approve or disapprove the BID's budget and operating plan by December 5th for each upcoming fiscal year. The BID has submitted its proposed 2026 Budget and Operating Plan for Council's consideration and approval. The Resolution approves the BID's 2026 Budget and Operating Plan.

BID Boundaries

The BID includes parcels fronting South College Avenue from Drake Road in the north to Boardwalk Drive in the south, as well as those fronting East Foothills Parkway between East Swallow Road and South College Avenue in the City of Fort Collins, County of Larimer, State of Colorado.

The BID's Role in Midtown

The BID provides a sustainable funding source to leverage public sector investments and provide private sector stakeholders in the area with a stronger platform through which to advocate for – and directly fund – needed improvements as Midtown comes into a new era.

The BID aims to:

- Create a collective voice to accomplish the goals of the neighborhood, provide leadership for the neighborhood, and champion the vision of Midtown.
- Purposefully improve and advance Midtown urban design to facilitate economic growth and overall increased vitality in Midtown.
- Develop and establish Midtown's character and personality, communicate it succinctly, and bring it to life. Working with the City's previously developed Midtown Plan and Midtown in Motion Plan, various improvements are envisioned over the next 10 years that will transform the Midtown Corridor from classic suburban strip to vital exciting urban form.
- Create synergistic relationships with the City of Fort Collins to create an accessible and desirable place for locals and visitors.
- Provide awareness, recognition, promotion, and education about Midtown.
- Be an administrative umbrella that brings the neighborhood together and maximizes funding opportunities for the future of Midtown.

BID Assessment Method and Budget

The BID will utilize an assessment method that is based upon linear frontage of a property on College Avenue and Foothills Parkway within the BID boundary. The assessment will be \$10 per linear foot, annually. Only commercially assessed properties will be included. The BID will raise approximately \$160,000 in 2026.

2026 Proposed BID Budget and Services

The 2026 Operating Plan reflects annual property tax revenue of \$160,000, which is split into an operations budget of approximately \$55,000 plus \$101,000 into the Placemaking and Maintenance fund (which is a reserve/savings fund). Then, as noted in the Budget document, \$500,000 will be spent from the Placemaking and Maintenance fund, which will include the \$101,000 from 2026 revenues plus approximately \$400,000 from fund reserves accumulated over previous years.

The table below outlines the proposed 2026 budget for the BID.

Table 1
Proposed 2026 Midtown BID Budget

Expenditure	Annual Budget Amount
Management And Administration Funds for a part-time staff position to support the board and administer the programs and projects of the BID.	\$36,000
Accounting and Tax Services	\$11,500
Legal	\$1,500

Expenditure	Annual Budget Amount
Larimer County Collection Fees	\$200
Insurance	\$2,800
Office Rent, Parking, Supplies and Misc	\$750
Promotion, Management and Business Support In 2026, the BID will continue to support businesses through advocacy, an updated website and more	\$1,000
Branding, Marketing and Activation In 2025, the BID will continue to support promotions and marketing of the BID through communications and PR.	\$1,000
Placemaking and Maintenance A critical aspect of the BID work is to enhance the visible impact on the district. The BID will continue to leverage City and other funding to implement the 100% design of S. College Ave., as identified in the Midtown in Motion Plan.	\$500,000
Total 2026 Budget	\$554,750

BID BOARD MEMBERS

The BID's Operating Plan includes a list of the members of the BID's Board of Directors. Currently eight of the nine seats on the BID's Board are filled.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Resolution 2025-108