

**Fort Collins Urban Renewal Authority (URA) Budget Message
Fiscal Year 2023 Budget****Budget Features**

The URA's 2023 budget is comprised of the budgets for the URA's current plan areas and associated districts, known as the North College District, the Prospect South District, the Foothills District, and the Drake & College District. The budget includes revenues from property and sales tax increment (where applicable) and interest earned on investments and expenses which include general operations, project obligations and debt service payments.

The URA aims to deliver services which achieve the objectives specified by the individual urban renewal plans for the each of the four districts. These include:

- To facilitate redevelopment and new development by private enterprise through cooperation among developers and public agencies to plan, design, and build needed improvements
- To address and remedy conditions in the area that impair or arrest the sound growth of the City
- To implement the City's Comprehensive Plan and its related elements
- To redevelop and rehabilitate the plan area in a manner which is compatible with and complementary to unique circumstances in the area
- To effectively utilize undeveloped and underdeveloped land
- To improve pedestrian, bicycle, and vehicular circulation and safety
- To ultimately contribute to increased revenues for all taxing entities
- To encourage the voluntary rehabilitation of buildings, improvements and conditions
- To facilitate the enforcement of the laws and regulations applicable to the plan area
- To watch for market and/or project opportunities to eliminate blight, and when such opportunities exist, to act within the financial, legal and political limits of the URA to acquire land, demolish and remove structures, provide relocation benefits, and pursue redevelopment, improvement and rehabilitation projects.

Summary of the Adopted 2023 URA Budgets

- North College URA
 - 1) Tax Increment Collections in 2023 are based on the December 2021 certification of the 2021 property tax (that will be collected in 2022) with a projected a 3% increase in TIF revenue for 2023 and 2024.
 - 2) The Larimer County Fee 2% of tax collections remitted to the County. The 2023 budget is based on the December 2021 certification of the 2021 property tax (that will be collected in 2022) with a projected a 3% increase in TIF revenue for 2024.
 - 3) Operating expenses are budgeted 14% higher in 2023 than 2022 due to 5% increase in personnel costs, increases in consulting and legal services in anticipation of work on Albertson's site.
 - 4) The Lyric redevelopment agreement will require an estimated \$18k in payments in 2023.

- Prospect South URA
 - 1) Tax Increment Collections in 2023 are based on the December 2021 certification of the 2021 property tax (that will be collected in 2022) with a projected a 2% increase in TIF revenue for 2023 and 2024.
 - 2) The Larimer County Fee 2% of tax collections remitted to the County. The 2023 budget is based on the December 2021 certification of the 2021 property tax (that will be collected in 2022) with a projected a 2% increase in TIF revenue for 2024.
 - 3) The Prospect South General Operations expense is an estimate of staff time and other expenses attributable to the URA which will be reimbursed to the North College URA annually.
- Foothills Mall URA
 - 1) Tax Increment Collections in 2023 are based on the December 2021 certification of the 2021 property tax (that will be collected in 2022) with a projected a 2% increase in TIF revenue for 2023 and 2024.
 - 2) Sales Tax Increment Collections for 2022 are \$661,753. The 2023 and 2024 budgets are somewhat conservative at \$400,000 due to the unknown schedule for the redevelopment of the Mall.
 - 3) The City keeps 1.5% of the Property Tax increment for administrative costs which will be reimbursed to the North College URA annually.
- Drake & College District URA
 - 1) Property tax increments collections are forecast at less than \$2,000 for each year based on actual 2021 and 2022 collections. There are no expenses anticipated for this URA in 2023 and 2024 so we did not enter a budget for approval for this URA.

Budgetary Basis of Accounting

The URA budget and fund financial statements are prepared on the modified accrual basis of accounting.