

***Resolution Nos. 144 & 145:
Items Relating to the North College Urban
Renewal Bonds - Series 2025***

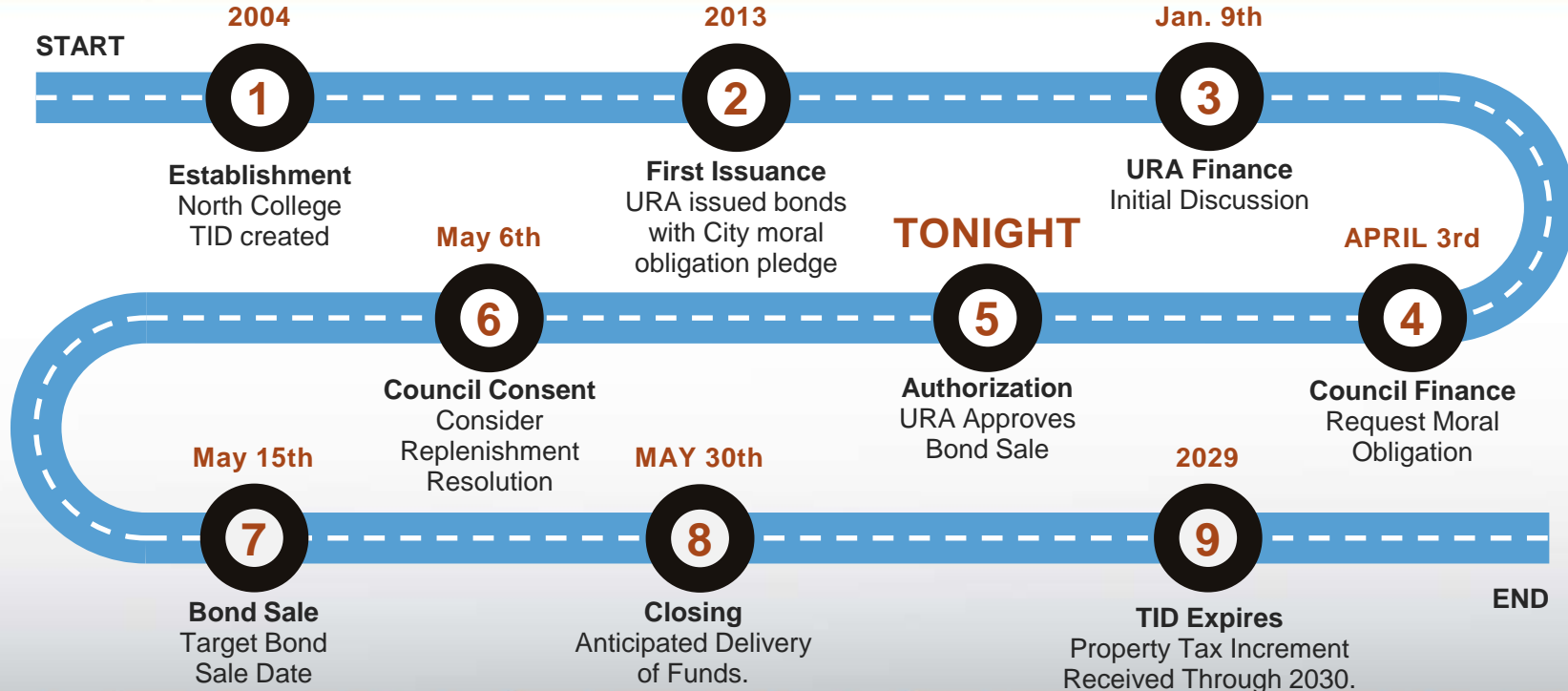
- Resolution No. 144 – Authorizes, Approves and Directs the Issuance, Sale and Delivery of Bonds in the Maximum Aggregate Principal Amount of \$18,000,000
- Resolution 145 – Authorizes the Authority to finance certain capital projects to be reimbursed from bonds (*provides flexibility*)

Need for Bond Issuance

Item	Amount
Bond Capital	\$12,400,000
Cash Balance	<u>\$8,000,000</u>
Available for Use	\$20,400,000
<i>Less: Known/Potential Projects</i>	
Albertson's Acquisition	(\$7,700,000)
1513 N. College Acquisition	(\$2,150,000)
Supporting 302 Conifer	<u>(\$3,200,000)</u>
Subtotal	(\$13,050,000)
<i>Less: Additional Blight Remediation Activities</i>	(\$6,000,000)
Remaining Balance	\$1,350,000

- **Authority Cash Balance.**
Insufficient to meet immediate needs (*next 12-18 months*)
- **Projected Short Fall.**
\$11.15 million
- **Proposed Bond Amount.**
\$12.4 million
(*shortfall + contingency*)

Leveraging TIF before it Expires



- Generate \$12.4 million in new money
- Manage total interest and net debt service so as not to increase existing costs
- Maximize available funds annually (after debt service) to fund additional blight remediation projects

City of Fort Collins, CO
Fort Collins Urban Renewal Authority
Tax Increment Revenue Bonds, Series 2025 (Assumes Aa3 Underlying + Bond Insurance)
Financing Scenarios

Structure Option	<u>Series 2025 Bonds Only</u>		<u>Series 2013 and Series 2025 Parity Bonds</u>		<u>Series 2025 Refunding and Improvement Bonds</u>	
	2029 Maturity	2030 Maturity	2029 Maturity	2030 Maturity	2029 Maturity	2030 Maturity
Total Par Amount	12,295,000	12,210,000	16,495,000*	16,410,000*	15,575,000	15,490,000
Project Fund	12,400,000	12,400,000	12,400,000	12,400,000	12,400,000	12,400,000
Total Interest	1,661,748	2,076,088	2,194,873	2,609,213	1,990,365	2,400,204
Total Net Debt Service	13,956,748	14,286,088	17,740,910	18,070,250	17,565,365	17,890,204
True Interest Cost	3.66%	3.68%	N/A	N/A	3.66%	3.68%
Annual Average Debt Service	3,095,767	2,593,541	4,042,392	3,540,166	3,896,199	3,247,843

*Includes outstanding par of the Series 2013 Bonds at issuance

Source: D.A. Davidson & Co.; Rates as of April 15, 2025

Financial Impacts

Scenario	Current	A – Parity	B – Refunding & Improvement	Max Difference
Avg. Annual Debt Service	\$950,000	\$3,500,000	\$3,250,000	\$2,550,000
Avg. Annual Cash Flow	\$3,000,000	\$500,000	\$750,000	(\$2,500,000)
Project Total Cash for Projects	\$27,900,000	\$9,800,000	\$10,000,000	(\$18,100,000)

Rough estimates for illustrative purposes; additional forecasting will be complete once bonds are formally priced in the market



Remedies Blight Now

Enables critical projects and acquisitions without delay
Creating the opportunity for community revitalization



Leverages Existing Taxes

Smartly uses TIF revenues before they expire



Financially Sound Plan

Proposed debt is conservatively sized
Focuses on immediate and anticipated needs that enable important projects to be considered now rather than later due to cash flow

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