

## Fort Collins General Improvement District 2021 and 2022 Years in Review

Since Fort Collins' earliest days, the area we call Downtown has been the heart of the community. With its distinctive historic buildings, unique shopping and dining, and beautiful Old Town Square, Downtown is Fort Collins at its finest.

In 1976, City Council established General Improvement District #1 (the GID) to fund parking, pedestrian, and street beautification improvements in the Downtown commercial area. The GID is a property tax district initiated by a petition of property owners in the district. In the 1970's, Downtown leaders recognized the need to improve the identity and appearance of the main street to enhance the area as a business and commercial area.

The GID is a major factor in the look and feel of Downtown's public spaces today. The concentration of streetscape improvements funded largely from the GID has had a dramatic impact on the appearance and attraction of the downtown area. These improvements include special pavers used in place of concrete for sidewalks, contributions to alley enhancements, renovation of Old Town Square and Oak Street Plaza, and yearly contribution to the annual holiday lights.

While 2021 and 2022 continued to be challenging year for our community due to the COVID virus and its impact on the economy, the GID was still able to get the job done. We made significant improvements with paver replacements, addressing safety concerns as well as visual improvements, contributed to sidewalk work for some of our local businesses, and replaced several tree grates that were broken, unsightly, and not ADA compliant.

### OVERVIEW OF 2021 AND 2022 ACTIVITIES

- **Paving and Sidewalk Work (\$70k over two years)**

Every year Engineering provides the GID working group a prioritized list of intersections that needed repair and replacement in the GID area. The following work has been completed:

- **110 N. Howes** – alley driveway concrete work.
- **201 S College (Blue Agave)** –paver replacement.
- **120 W Olive** (near West Oak St Alley) – paver repair.
- **Ace Hardware** – sidewalk and tree grate replacement.
- **261 Pine** – removed and replaced concrete tripping hazards.
- **Mountain Ave east of College** – significant repair work including removed and replaced sidewalk chases, sidewalk, and apron construction.

## Mountain Avenue east of College

Before



After



261 Pine St - After



- **Oak Street Plaza (\$170k total GID project cost)**

Oak Street Plaza was in need of repair, due to water runoff from the laminar fountains in the plaza impacting adjacent buildings. The Downtown Development Authority (DDA) met with the City and the General Improvement District and requested the fountains be restored in order to improve and enhance activity in the plaza and discourage undesirable behavior in the plaza that has increased since the fountains were turned off several years ago.

Oak Street Plaza reopened in July 2021 after roughly ten weeks of repair work that fixed years of fountain infrastructure issues. The reopened space features a flatter area and a more centrally-located splash pad feature, which will allow for pedestrians to get through the area more easily.

**Before**



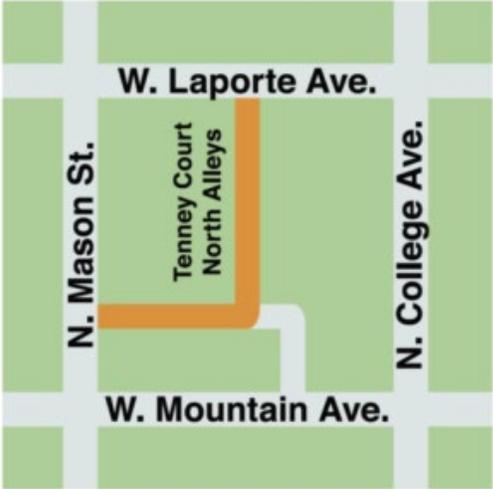
**After**



- **DDA Alleys: Tenney Court North and West Oak Street (\$300k in 2021)**

In 2022, two new alleys were completed: Tenney Court North that features vinyl wrap mural installations at select locations on the façade of the Civic Center Parking Structure, and West Oak Street Alley with fan art structures at the access points.

**Tenney Court North**



**West Oak Street**



- **Downtown Parks Maintenance - Flagpole replacement in the College Ave median at Oak St.**

The flagpoles in the median had significant deterioration at the base of each pole. Replacement was necessary for safety reasons. This project was initially scheduled and budgeted in 2020 but due to delays from the contractor, work was completed in 2021.

## 2021 AND 2022 BUDGETS

- Revenue**

The revenue budget consists of mostly of property taxes from commercial properties at 4.924 mills. The GID receives the tax on the base property tax, while the DDA receives the tax increment from that levy, which equates to about 50% of the total property tax or of about \$300k per year (this is pursuant to Ordinance 60 of 2011).

Other revenue includes revenue from the State for Auto Specific Ownership Motor Vehicle Registration and interest on GID cash balances. Actual revenue in 2021 and 2022 were slightly under budget.

	<b>Actual 2020</b>	<b>Actual 2021</b>	<b>Budget 2022</b>	<b>Actual (prelim) 2022</b>	<b>Budget 2023</b>
<b>Revenue</b>					
Property Tax Increment	\$307,486	\$305,076	\$316,200	\$304,233	\$310,000
Shared Revenue (Auto Specific Own	44,020	46,311	46,000	39,468	46,311
Other Miscellaneous	16,672	(5,000)	7,005	0	7,504
<b>Total Revenue (Cash Inflow)</b>	<b>\$368,177</b>	<b>\$346,387</b>	<b>\$369,205</b>	<b>\$343,701</b>	<b>\$363,815</b>

- Expense**

The 2021 and 2022 operating expense budgets consist of funding for staff, utilities, Larimer County Fees, property tax rebates, contributions to downtown holiday lights, and in 2022, cost related to outreach for the GID Capital Investment Plan.

The 2021 and 2022 capital expense budgets include pavers and sidewalks, forestry tree grate replacement, other construction needs, funding for upgrades to Oak Street Plaza and specific to 2021, contributions to the DDA for parks-related downtown maintenance. Based on historical spending, the paver/sidewalk budget has been reduced from \$100k to \$75k in 2023 and 2024.

	<b>Actual 2020</b>	<b>Actual 2021</b>	<b>Budget 2022</b>	<b>Actual (prelim) 2022</b>	<b>Budget 2023</b>
<b>Expense</b>					
Operating	\$10,092	\$23,922	\$28,748	\$28,053	\$30,075
Property Tax and Parking Rebates	36,053	35,420	37,740	34,982	37,000
Larimer County Fees	6,150	6,101	6,324	6,002	6,200
CIP Outreach and Engagement	0	0	0	1,925	0
Transfers to Other Funds (Holiday Lights)	55,000	90,000	90,000	90,000	90,000
<b>Sub-total Operating</b>	<b>107,295</b>	<b>155,443</b>	<b>162,812</b>	<b>160,962</b>	<b>163,275</b>
<b>Capital/Construction Project Contributions</b>					
Construction Services/Concrete Work	\$106,583	\$10,793	\$100,000	\$56,364	\$75,000
Flagpole Replacement	0	11,374	0	0	
Forestry Work and Tree Replacement	29,940	0	19,690	0	50,000
DDA Alley Improvements		300,000	0	0	0
Other Repairs (Capital Infrastructure)	27,784	2,833	15,000	7,761	25,000
Oak St Plaza Repairs (transfer)		85,000	85,000	3,599	0
Additional Downtown Parks Maintenance	175,000	125,000	0	0	0
<b>Sub-total Capital</b>	<b>339,307</b>	<b>535,000</b>	<b>219,690</b>	<b>67,724</b>	<b>150,000</b>
<b>Total Expense (Cash Outflow)</b>	<b>\$446,602</b>	<b>\$690,443</b>	<b>\$382,502</b>	<b>\$228,686</b>	<b>\$313,275</b>

## Fund Balance/Reserves

The past few years GID reserve balances have been between \$700-900k. 2021 funding for DDA Alleys, Downtown Parks maintenance and the renovation of Oak Street Plaza reduced the reserves just over \$500k by then end of 2021. Lower capital spending in 2022 increased the reserves by \$115k to an ending 2022 reserve of almost \$623k. Reserves are accumulated over time to enable the GID to fund capital projects in the GID area.

	Actual 2020	Actual 2021	Actual (prelim) 2022	Budget 2023
Prior Year Ending Fund Balance	\$930,442	\$852,017	\$507,961	\$622,976
Revenue	368,177	346,387	343,701	363,815
Expense	(446,602)	(690,443)	(228,686)	(313,275)
Net Change in Cash	(78,425)	(344,056)	115,015	50,540
<b>Ending Fund Balance</b>	<b>\$852,017</b>	<b>\$507,961</b>	<b>\$622,976</b>	<b>\$673,516</b>

## PLANNED 2023 ACTIVITIES

- Paving and Sidewalks – \$75,000 for customary upgrades and repair and maintenance to pavers and sidewalks in the GID. This includes:
  - Review of Oak Street between Mason St. and Oak St. Plaza (sidewalk and forestry repairs) – the GID team did a walk about on Oak Street in May 2022. Work anticipated in 2023.



- Review of south side of Jefferson Street between Pine and Linden (see pictures) – the GID team did a walk about on Jefferson Street in September 2022 after a business owner expressed concerns about the condition of the sidewalk and the tree elements. Work anticipated in 2023.



- Parks and Forestry – \$50,000 for priority projects including tree replacement on medians along College Ave., new waterfall/water feature at the North and South medians at College and Mountain Ave, and pressure washing the median half walls to maintain structural integrity. Includes the purchase of café tables and chairs for Linden Street (February 2023)
- Downtown Holiday Lights – \$90,000 for downtown holiday lights (cost shared with DDA).
- Capital Improvement Plan update – the GID will present to the Board a new capital improvement plan in the first half of 2023. The GID has worked with City departments, the DDA and business stakeholders to put together the priority capital projects for the next five years.
- Outline process required for expansion of the GID area.
- Review residential rebate program for process improvement opportunities.