



## **Resolution Regarding Foothills Tax Increment Financing (TIF) District**

***WHEREAS***, Larimer County realizes the importance of the Foothills Tax Increment Financing (TIF) District to the economic vitality of the City of Fort Collins and particularly as a catalyst project in the Midtown Urban Renewal Authority (URA) area and supports the redevelopment of the Mall, and

***WHEREAS***, Larimer County has been and wishes to continue to be a willing, collaborative partner with the City of Fort Collins in economic development and other projects, supporting the responsible and cooperative use of TIF for such efforts, and

***WHEREAS***, the City of Fort Collins has negotiated one of the largest publicly financed incentive packages in the history of the City for the Foothills Mall TIF District at over \$53 Million, and

***WHEREAS***, TIF is a mechanism whereby the future tax increment for a 25 year period of time is withheld from other local property taxing entities and instead transferred to the URA for expenses a developer would otherwise pay as an incentive for the redevelopment of blighted areas, and

***WHEREAS***, 89% of the property tax captured by the Foothills TIF District comes from sources other than the City of Fort Collins, and

***WHEREAS***, TIF in Larimer County diverted over \$18.4 Million from local entities in 2012, including \$3.5 Million from Larimer County, \$122,104 from Foothills Gateway, \$139,928 from the Health District of Northern Larimer County, \$193,717 from the Poudre River Public Library District, and \$269,080 from the Poudre Fire District, in some cases includes funds the voters specifically directed towards these entities, and

***WHEREAS***, the Foothills TIF would deprive Larimer County, Foothills Gateway, the Health District of Northern Larimer County, the Northern Colorado Water Conservancy District, the Poudre River Public Library District and other local taxing entities of over \$15 Million for the next 25 years while those districts still would have the obligation of providing services to the area, and

***WHEREAS***, 86 % of the County budget goes to providing services inside of municipalities including public health, public safety, employment and training, transportation, child welfare and adult protection, and comprehensive services to our veterans and seniors, and

***WHEREAS***, the City of Fort Collins' own economic analyses indicate additional costs to Larimer County will be generated by redevelopment of the Foothills TIF District in excess of \$12 Million and in the South Prospect TIF District new cost will exceed \$3 Million, and

***WHEREAS***, the City of Fort Collins has created the Midtown URA containing the South Prospect TIF District and the Foothills TIF District with the City's consultant report identifying 8 additional possible TIF Districts and 19 total "opportunity sites" in the URA, the total impact of which is unidentified at this time, and

**BOARD OF COUNTY COMMISSIONERS**

Lew Gaiter III  
District 1

Steve Johnson  
District 2

Tom Donnelly  
District 3

**WHEREAS**, Larimer County has offered additional possible property tax share back scenarios that would allow the Mall package to go forward without such a damaging impact on the County and other taxing entities and which would cause only a minor reduction on the return on investment to the City.

**NOW, THEREFORE BE IT RESOLVED** that the Larimer County Board of Commissioners urges the City Council of Fort Collins to reject the staff financing package for the Foothills TIF District, and

**BE IT FURTHER RESOLVED** that the Board urges the City Council of Fort Collins to adopt instead the proposal submitted by the County Commissioners on April 26, 2013 which provides a 50% property tax share back to the County and other local taxing entities, and

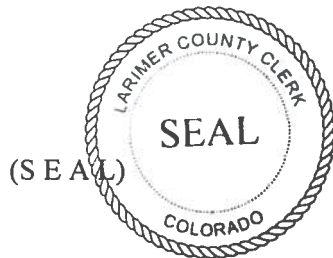
**BE IT FURTHER RESOLVED** that the Board urges the City Council of Fort Collins to work collaboratively with the County and other local governments on future tax increment financing strategies that are beneficial to all. Specifically such a framework should include a target of 50% property tax TIF, adherence to the principle that the County receives sufficient new revenue to provide the additional services created in the URA, and that municipal revenues are contributed in commensurate amounts as compared to the other local government entities that are being affected.

Adopted this day 7<sup>th</sup> of May, 2013.

THE BOARD OF LARIMER COUNTY COMMISSIONERS



Steve Johnson, Chair



ATTEST:



Dana S Bouchard  
Deputy County Clerk