



dda

DOWNTOWN DEVELOPMENT AUTHORITY  
FORT COLLINS • COLORADO

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TO: DDA Board of Directors  
FROM: Kristy Klenk  
DATE: May 8, 2025

**RE: Financial Update**

Attached are the financials for the DDA's three funds through April 30, 2025, to give the DDA staff and Board members a current financial picture of revenue and expenditures, including open commitments for the Projects & Programs Fund. April interest had been posted at time of publication.

Also included is the recap of the *Façade Grant Program* (Schedule A) and *Projects/Programs Overview* (Schedule B). This includes commitments made by the Board not yet expended. Schedule B also includes *Previous Years Commitment Details* (to be expended).

Staff will be available to answer questions if needed.

**Downtown Development Authority**  
**Projects & Programs Fund**  
**Financial Position as of 4/30/2025**

**Funds**

Previous Year Funds	12,433,814	
Less Prior Year Unrealized gain	(78,638)	
Line of Credit Received	0	
Other Revenue and Interest Income	395,831	
Current Year Unrealized Gain/(Loss)	136,060	
Less: Project Management Fees transferred to O&M	0	
Less: Expenditures YTD	(610,202)	
<b>Total Funds</b>		<b>12,276,865</b>

**Commitments**

Alley Operations & Maintenance	443,462	
Alley Capital Reserve & Replacement	498,044	
Alley Enhancements 2024-2025 (E Myrtle to Mulberry, Chestnut to Jefferson)	3,495,310	
Alley Enhancements 2026-2027 (E Olive to E Magnolia, Whitton Court) - pending LOC	0	
Alley Trash Enclosure Lease Payments	18,181	
Bridge Design at Downtown River Crossings	55,000	
Business Marketing & Communications Program Gift Card Sales	17,938	
Business Marketing & Communications Program	242,089	
Crime Prevention Through Environmental Design (CPTED) Project Fund	5,345	
DDA Land Bank	3,000,000	
Downtown Bike Racks	6,643	
Downtown River District Improvements - Willow Street	338,468	
Downtown Wayfinding	40,000	
Equipment One-Time Purchase (mini street sweeper & mini bucket lift)	215,000	
Façade Grant Program	340,000	See Schedule A
FCDDA LLC Loan	121,869	
Gateway Entrances (Jerome Street Project)	144,000	
General Awareness PR Campaign	21,500	
Holiday Lights Partnership	35,000	
Interactive Light Display in Old Town Square	93,000	
Jack Benny Handprint Restoration	14,409	
Multi-Year Reimbursements	909,293	
Murals & Public Art	9,000	
Nighttime Economy Economic Impact Study	35,000	
Oak 140 Project Operations	114,278	
Oak 140 Cap Replacement Work Plan	25,000	
Old Firehouse Alley Garage IGA	300,000	
Old Town Parking Structure 24 hour Enforcement Technology	175,000	
Old Town Square Operating & Maintenance	285,256	
Old Town Square Capital Reserve & Replacement	211,320	
Old Town Square Programming	38,572	
Old Town Square Skate Rink	10,942	
Opera Galleria	11,138	
Parking Implementation Plan Scope 2024	65,000	
Parking Projects (River District Parking) - pending LOC	0	
Project Management Fees	135,781	
Sculpture on Loan Program	9,820	
Street Outreach Team	40,000	
Surveillance Cameras	23,546	
Surveillance Cameras Operations	33,272	
Tree Canopy	12,203	
Uncommitted Discretionary Funds - pending LOC	252,785	
Urban 'Micro-Space' Design Plan	113,314	
Vendor Carts for DDA Owned Spaces	2,500	
Warehouse Operating & Capital Reserve/Replacement	53,464	
<b>Total Commitments</b>		<b>12,011,743</b>

**Uncommitted Funds**

Current Year Business Unit Investment Revenue: Interest Only	129,062	
Current Year Business Unit Investment Revenue Unrealized Gain/(Loss)	136,060	
Other Miscellaneous Revenue	0	
<b>Total Uncommitted Funds</b>		<b>265,122</b>

**SUMMARY for Projects & Programs Fund**

Fund Balance after unrealized gain/losses	12,276,865	
Commitments		12,011,743
Uncommitted Funds (Interest and Other Revenue)		129,062
Unrealized Gain/(Loss)		136,060

**Downtown Development Authority**  
**O&M Fund**  
**Financial Position as of 4/30/2025**

**Funds**

Previous Year Funds	1,542,909	
Add: Prior Year Unrealized Loss	14,103	
DDA 5 Mill Property Tax Revenue	330,936	
Other Revenue and Interest Income	36,431	
Current Year Unrealized Gain/(Loss)	16,342	
Project Management Fees transferred to O&M (pending LOC)	0	
DDA 5 Mill Property Tax TIF Revenue transferred to O&M (pending LOC)	0	
Less: Expenditures YTD	(403,108)	
<b>Total Funds</b>		<b>1,537,614</b>

**Downtown Development Authority**  
**Debt Service Fund**  
**Financial Position as of 4/30/2025**

**Funds**

Previous Year Funds	278,913	
Less: Prior Year Unrealized Gain	(3,191)	
DDA Property Tax Increment Revenue	3,199,029	
Interest Income	10,630	
Current Year Unrealized Gain/(Loss)	6,119	
Less: Line of Credit Principal	0	
Less: Line of Credit Interest	0	
Less: Woodward Bond Principal	0	
Less: Woodward Bond Interest	0	
<b>Total Funds</b>		<b>3,491,502</b>

## Downtown Development Authority

Financial Position as of 4/30/2025

## Facade Grant Program

Description of Activity	Board Commitment Date	Deposits	Expenditures	Complete	Committed - Not Spent	Running Balance	Notes
2006 Creation, Funded by 2007 Bonds	6/1/2006	500,000		<input checked="" type="checkbox"/>		500,000	
215-217 Jefferson, Glazer	11/2/2006		35,690	<input checked="" type="checkbox"/>		464,310	
210 S. College, Eliot's Mess	11/2/2006		28,358	<input checked="" type="checkbox"/>		435,952	
137 S. College, Julian's	12/7/2006		12,490	<input checked="" type="checkbox"/>		423,462	
123 N. College, Opera Galleria Façade	2/1/2007		32,102	<input checked="" type="checkbox"/>		391,361	
158 S. College, Robertson Building	4/3/2007		100,000	<input checked="" type="checkbox"/>		291,361	
417 W. Mountain, Kneeland	4/10/2008		11,036	<input checked="" type="checkbox"/>		280,325	
210 E. Oak, Hickman	6/5/2008		36,998	<input checked="" type="checkbox"/>		243,327	
2009 Appropriation	8/13/2009	350,000		<input checked="" type="checkbox"/>		593,327	
117-119 W. Oak, Indigo Gallery	1/8/2009		12,922	<input checked="" type="checkbox"/>		580,405	
151 S. College, Silvertree Plaza	5/14/2009		50,000	<input checked="" type="checkbox"/>		530,405	
152 S. College, Cupboard	6/11/2009		35,619	<input checked="" type="checkbox"/>		494,786	
110 N. College, The Avery Building	8/13/2009		135,484	<input checked="" type="checkbox"/>		359,302	
150 N. College, Surfside 7	11/12/2009		19,220	<input checked="" type="checkbox"/>		340,082	
148 W. Oak, Taj Mahal	8/12/2010		35,791	<input checked="" type="checkbox"/>		304,291	
146 N. College, Vault	8/12/2010		21,840	<input checked="" type="checkbox"/>		282,451	
216 Linden, Indigo Rose	11/12/2010		25,890	<input checked="" type="checkbox"/>		256,561	
221-227 Jefferson, Holt	6/9/2011		14,930	<input checked="" type="checkbox"/>		241,631	
201 Linden, Linden Hotel	9/8/2011		13,611	<input checked="" type="checkbox"/>		228,020	
430 N. College, CSURF EELC	11/10/2011		150,000	<input checked="" type="checkbox"/>		78,020	
2012 Prioritization	5/10/2012	100,000		<input checked="" type="checkbox"/>		178,020	
130 W. Laurel, Ram Bookstore	6/13/2013					178,020	Project Owner declined grant
120 W. Olive, Mokler	6/13/2013		16,502	<input checked="" type="checkbox"/>		161,518	
205 N. College, Beau Jo's	8/8/2013		85,638	<input checked="" type="checkbox"/>		75,880	
2013 Re-Appropriation	11/14/2013	100,000		<input checked="" type="checkbox"/>		175,880	
316 Willow Street, Wolverine Farm	2/13/2014		23,197	<input checked="" type="checkbox"/>		152,683	
514 S. College, JD Dollar	4/10/2014					152,683	Project Owner declined grant
321 Firehouse Alley, Prost Brewing Co.	3/10/2016		7,165	<input checked="" type="checkbox"/>		145,517	
148 Remington, Poudre Garage	10/13/2016		92,479	<input checked="" type="checkbox"/>		53,038	
2017 Allocation	2/9/2017	20,000		<input checked="" type="checkbox"/>		73,038	
200 Linden, The Wright Life	12/13/2018		59,569	<input checked="" type="checkbox"/>		13,469	
2019 Allocation	3/14/2019	150,000		<input checked="" type="checkbox"/>		163,469	
2022 Allocation	6/9/2022	214,000		<input checked="" type="checkbox"/>		377,469	
200 Mathews Street, Carnegie Building	6/9/2022		214,000	<input checked="" type="checkbox"/>		163,469	
2023 Allocation	3/9/2023	150,000		<input checked="" type="checkbox"/>		313,469	
2024 Allocation	3/14/2024	26,531				340,000	
		<b>\$1,610,531</b>	<b>\$1,270,531</b>		<b>\$0</b>	<b>\$340,000</b>	

As of 05/12/11, the DDA Board has elected to reimburse "up to 25%" of eligible feature costs instead of "up to 50%"

Total Committed - Not Spent	\$0
Available (pending Line of Credit)	\$340,000
Total Fund Balance	<b>\$340,000</b>

**Downtown Development Authority**  
**Projects & Programs 4/30/2025**

Committed: not yet expended					
Project/Program		Commitment Amount	FY2025	Forecasted Amount	Notes
Financed through Line of Credit	Project Management Fees		64,826	1,507,688	2006-2023 (YTD) activities, Woodward bond and façades, MYR projects below, façade grants committed 2013 to current less fees taken
	Total	\$0	\$64,826	\$1,507,688	
	Multi-Year Reimbursements				
	1001, 1081, 1197 Woodward Way	2,300,000	159,637		Woodward, Agréement 4/16/2013, Payout through 2031
	242 Linden Street	183,674	22,959		Galvanize, Board Commitment 12/11/2014: 8 year payout
	302 S. College	718,220	68,402		Uncommon, Board Commitment 2/11/16: 11 year payout
	359 Linden Street	465,325	38,777		Ginger and Baker, Board Commitment 5/12/16: 12 year payout
	215 Mathews	136,280	19,469		Mathews Street Offices, Board Commitment 5/12/16: 7 year payout
	320 Maple	200,603	33,433		320 Maple, Board Commitment 12/8/16: 6 year payout
	250 Jefferson	170,129	17,959		Union Restaurant, Board Commitment, 3/9/17: 10 year payout
	234 N College	387,852	55,407		The Exchange, Board Commitment, 2/9/17: 7 year payout
	221 E Oak	76,655	8,062		L'Avenir, Board Commitment, 8/10/17: 10 year payout
	401 Linden	358,520	63,118		Confluence, Board Commitment, 8/10/17: 6 year payout
	310 W Olive	18,322	6,122		Oasis on Olive, Board Commitment, 8/9/18: 3 year payout
	223 Willow	355,935	69,640		CA Ventures, Board Commitment, 10/11/18: 6 year payout
	221 E Mountain	719,712	102,775		Elevations Credit Union, 2/14/19: 7 year payout
	Block 23	274,737	0		Block 23, 3/11/2021; 4 year payout TIF, 5 year payout Public Facilities Grant
	220 E Oak	128,789	0		La Vie Lumiere, Board Commitment, 2/13/25: 4.5 year payout; 3 year payout Renewable Energy Systems; 3 year payout Public Facilities Grant
	Penny Flats	657,400	0		Total project commitment was \$1,187,000, less building 4 (\$122,300), building 3 (\$112,300), building 5 and public improvements (\$295,000)
	Current Year Shortfall Collections		0		Shortfall Collections from Lump Sum Payment Projects
	Total		\$7,152,153	\$665,760	
Public Facilities Grants					
2020 No Projects to the Board		0	0	0	
2021		90,000	0	90,000	Block 23 Board Commitment 3/11/2021; Payments @ \$18,000, 2026-2030
2022-2024 No Projects to the Board		0	0	0	
2025		130,000	0	130,000	La Vie Lumiere Commitment 2/13/25; Payments @ ~\$43,000, 2028-2023
Total		\$220,000	\$0	\$220,000	

<b>Previous Years Commitments: funded, to be expended</b>				
<b>Description of Activity</b>	<b>Amount</b>	<b>FY2025</b>	<b>Not Spent</b>	<b>Notes</b>
Alley Trash Enclosure Lease Payments	18,181	2,335	15,846	Board approved 2008 - Lease payments in MFA & OFAW thru 12/31/2030
<b>Description of Activity</b>	<b>Amount To Date</b>	<b>Available after LOC</b>	<b>Committed</b>	<b>Notes</b>
Façade Grant Program	1,610,531	340,000	0	Board approved 2007 - Additional funding in 2009, 2012, 2013, 2017, 2019, 2022, 2023, 2024