



Cañon City Area for Reinvestment Expansion

CITY OF CAÑON CITY

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To: C-CARE Members
From: Ryan Stevens, Executive Director
Date: December 8, 2021
Subject: 2022 Budget

The Cañon City Area for Reinvestment Expansion (C-CARE)'s mission is to encourage investment and reinvestment within targeted areas of the community while strengthening the tax base of the whole city and growing the area's job base. The Authority was organized in 2020.

CCARE provides gap financing incentives to developers interested in projects that address blight remediation, improve aging infrastructure and redevelop key historic structures, utilizing Tax Increment Financing (TIF) on a reimbursement basis. TIF is a mechanism that captures net-new and incremental tax revenues (sales or property tax) that are created when blighted, vacant or underutilized properties are redeveloped, and channels them into cost reimbursement for developers. It helps relieve the financial "gap" of development costs that results from the added costs of construction caused by the need to replace aging, blighted infrastructure and modernizing historic structures. TIF

Since its inception in 2020, CCARE has assisted three developments, two of which are historic, all of which address blight in key areas of the community:

- Renovation of the historic Hotel St. Cloud; Main Street
- Renovation of the historic Fremont County National Bank building; Main Street
- Faricy Brother Ford redevelopment project; US 50 East Access Corridor

The 2022 Budget reflects a conservative outlook for next year with an understanding CCARE's role in helping to restore the City of Cañon City's economy.

Two community grant programs are accounted for in the 2022 Budget including \$50,000 for Life Safety, and \$25,000 for Façade Improvements.

C-CARE

BUDGET STATEMENT

	<u>2021 Budget</u>	<u>2021 Estimate</u>	<u>2022 Budget</u>
Revenues			
Tax Increment	\$ -	\$ -	\$ 150,000
Interest	500	-	-
Total Revenues	<u>\$ 500</u>	<u>\$ -</u>	<u>\$ 150,000</u>
Expenditures by Function			
Operations	\$ 36,400	\$ 42,000	\$ 51,500
Debt Service	-	-	-
Grants/Contribtuions	614,100	209,526	175,000
Total Expenditures	<u>\$ 650,500</u>	<u>\$ 251,526</u>	<u>\$ 226,500</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	\$ (650,000)	\$ (251,526)	\$ (76,500)
Other Financing Sources (Uses)			
Matching Funds Projects	\$ 150,000	\$ -	\$ -
Intergovernmental Loan	500,000	500,000	-
Total Other Financing Sources (Uses)	<u>\$ 650,000</u>	<u>\$ 500,000</u>	<u>\$ -</u>
Excess (Deficiency) of Revenues and Other Sources Over (Under) Expenditures and Other Uses	\$ -	\$ 248,474	\$ (76,500)
Fund Balances, Beginning of Year	<u>-</u>	<u>-</u>	<u>248,474</u>
Fund Balances, End of Year	<u><u>\$ -</u></u>	<u><u>\$ 248,474</u></u>	<u><u>\$ 171,974</u></u>

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REVENUE DETAIL

Account #	Description	2021	2021	2022
		Budget	Estimate	Budget
Operating Revenues				
40-310-31101	Sales Tax Increment	\$ -	\$ -	\$ 150,000
40-310-31301	Property Tax Increment	\$ -	\$ -	\$ -
	Total Tax Increment	\$ -	\$ -	\$ 150,000
Non-Operating Revenues				
40-360-36101	Earnings on Deposits & Invest	\$ 500	\$ -	\$ -
	Total Non-Operating Revenue	\$ 500	\$ -	\$ -
Other Financing Sources				
40-345-00601	Matching Funds Projects	\$ 150,000	\$ -	\$ -
40-390-39203	Intergovernmental Loan	\$ 500,000	\$ 500,000	\$ -
	Total Other Financing Sources	\$ 650,000	\$ 500,000	\$ -
	GRAND TOTAL REVENUES	\$ 650,500	\$ 500,000	\$ 150,000

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EXPENDITURE DETAIL

Account #	Description	2021 Budget	2021 Estimate	2022 Budget
	Supplies & Materials (200)			
40-400-400-200	Office Supplies	\$ 500	\$ 100	\$ 500
40-400-400-210	Operating Supplies - General	1,000	-	1,000
	Total Supplies & Materials (200)	\$ 1,500	\$ 100	\$ 1,500
	Purchased Services (300)			
40-400-400-300	Professional Services	\$ -	\$ 10,000	\$ 10,000
40-400-400-315	Postage/Freight	1,000	500	1,000
40-400-400-320	Printing	1,000	500	1,000
40-400-400-325	Publications/Advertising	1,000	-	1,000
40-400-400-330	Subscriptions/Membership Fees	1,000	-	1,000
40-400-400-350	Other Fees & Charges	30,900	30,900	36,000
	Total Purchased Services (300)	\$ 34,900	\$ 41,900	\$ 50,000
	Debt Service (600)			
40-400-400-6	Principal	\$ -	\$ -	\$ -
	Interest	-	-	-
	Total Debt Service (600)	\$ -	\$ -	\$ -
	Grants/Contributions (700)			
40-400-400-397	Life Safety Grant	\$ 100,000	\$ 50,000	\$ 50,000
40-400-400-398	Facade Grant Program	50,000	4,000	25,000
40-400-400-901	Urban Renewal Projects	268,134	-	100,000
40-400-400-902	Water Street Sewer Line	195,966	155,526	-
	Total Grants/Contributions (700)	\$ 614,100	\$ 209,526	\$ 175,000
	TOTAL C-CARE	<u>\$ 650,500</u>	<u>\$ 251,526</u>	<u>\$ 226,500</u>

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INCENTIVE DETAIL

Business Name	Project	Agreement	Agreement	Paid to Date	Remaining
		End Date	Amount		
Unbridled Holdings III, LLC	Hotel St. Cloud	2/3/2026	\$1,200,000	-	\$1,200,000
FB Properties, Inc.*	Faricy Boys Ford Facility	TBD	1,000,000	-	1,000,000
Tezak Heavy Equipment Co.*	Fremont National Bank	TBD	800,000	-	800,000
ABRI Inc.	Holiday Inn Express	TBD	200,000	-	200,000

The information provided is for agreements entered into or anticipated to be entered into by December 31, 2021.

This information is not required as part of the budget but is presented for transparency.

*Agreement amounts are estimated

CAÑON CITY AREA FOR REINVESTMENT EXPANSION

RESOLUTION NO. 4, SERIES OF 2021

TITLE: A RESOLUTION TO ADOPT THE 2022 BUDGET FOR THE CAÑON CITY AREA FOR REINVESTMENT EXPANSION AND TO MAKE APPROPRIATIONS FOR THE SAME

WHEREAS, in accordance with the Colorado law, the proposed 2022 budget for the Cañon City Area for Reinvestment Expansion has been prepared and submitted;

WHEREAS, notice of the public hearing regarding the proposed 2022 budget was published in accordance with Colorado law; and

WHEREAS, a public hearing was conducted on the proposed 2022 budget was held on November 3, 2021, during which public comment was permitted.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CAÑON CITY AREA FOR REINVESTMENT EXPANSION, that:

Section 1. The 2022 budget for the Cañon City Area for Reinvestment Expansion, which is attached hereto as Exhibit A and incorporated by this reference, is hereby adopted and the amounts so indicated are hereby appropriated for expenditure in 2022 for the purposes so stated.

Section 2. The budget herein approved shall be signed by the Chair and Clerk and made part of the public records of the Cañon City Area for Reinvestment Expansion.

Dated this 8th day of December, 2021.


Tim Payne, Chair
Ryan Stevens, Executive Director