







## Work Session Memorandum

Date: June 13, 2025  
To: Mayor and City Councilmembers  
Through: Kelly DiMartino, City Manager;   
Tyler Marr, Deputy City Manager;   
Jacob Castillo, Chief Sustainability Officer   
From: Josh Birks, Deputy Director, Sustainability Services ([jbirks@fcgov.com](mailto:jbirks@fcgov.com))   
Subject: June 5, 2025 - Work Session Summary: Remington/Oak Parking Lot Update

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This memorandum summarizes the Council's discussion of the work session item *Remington/Oak Parking Lot Update*.

### Bottom Line

The discussion recognized the value of pausing to receive additional information from the Downtown Parking Optimization Study ("Parking Study"). Council requested follow-up on this subject in October. At this time, no changes will be made to the existing Memorandum of Understanding ("MOU") between the City of Fort Collins ("City") and Housing Catalyst ("HC"). Council expressed a desire to advance the project on a timeline consistent with allowing HC to apply for Low Income Housing Tax Credits in September 2026.

### Discussion Summary

Staff presented an overview of the discussions with HC since 2022. In addition, staff provided their rationale for pausing the project until after the Parking Study. HC staff addressed several questions regarding the project and their perspective on the discussions.

### Key Highlights:

- The Remington/Oak Parking Lot ("Property") currently offers 163 public parking spaces: seventy-five (75) permitted spaces (restricted between 8:00 am and 6:00 pm), eighty-one (81) two-hour parking spaces, and seven (7) handicap spaces. The site has one hundred twenty-six (126) current permit holders.

- The City operates 2,615 parking spaces (945 on street and 1,670 off street) in the downtown core: an area generally bounded by Jefferson Street, Mathews Street, Olive Street, and Mason Street.
- The Property is well suited for affordable housing development: it is in the urban core, near transit services, within a Qualified Census Tract, and includes an offer to contribute the land.
- HC's current plan focuses on the northern half of the Property and includes approximately seventy-five (75) deed restricted affordable housing units and required parking.
- Developing the northern half of the Property would displace approximately 80 parking spaces.
- The Parking Study and implementation plan will include a scenario evaluating the impact of redeveloping the Property.
- The output of the study should be used to influence continued discussions regarding redevelopment of the Property assuming that housing will be a component.
- Staff will ensure that public engagement occurs as part of advancing the discussions regarding redevelopment of the Property.

### **Next Steps**

Follow-up on this subject will occur in October 2025 – either by memo or work session depending on how things have advanced in the intervening months.

### **Follow-up Items**

The following items will be provided under separate communication:

- Maps including the number of parking spaces: (a) that totals the 9,000 number shared by a resident; and (b) the City's numbers.
- Description of the process that accounts for private demand and private spaces in our downtown parking needs analysis.
- Growth rate of the community over the past several years.

CC: Drew Brooks, Deputy Director, Planning, Development, and Transportation  
Eric Keselburg, Sr. Manager, Parking Services

Sylvia Tatman-Burruss, Sr. Project Manager, City Manager's Office  
Susan Beck-Ferkiss, Lead Specialist, Social Sustainability



## Work Session Memorandum

Date: June 10, 2025  
To: Mayor and City Councilmembers <sup>DS</sup>  
Through: Kelly DiMartino, City Manager <sup>Initial</sup>  
From: Caleb Weitz, Chief Financial Officer <sup>Initial</sup>  
Subject: June 5, 2025 Work Session Summary: 2025 Budget Update / 2026 Revision  
Process Preview

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### Bottom Line

The purpose of this memo is to document the summary of discussions during the June 5, 2025 Work Session. All Councilmembers except for Tricia Canonico were present, with Susan Gutowsky attending remotely.

### Discussion Summary

The presentation started with an economic overview including national and state-level trends and indicators. The level of economic uncertainty being experienced across the country is having direct impact on the labor force, business investment and consumer buying behaviors.

Year to date revenue shortfalls, primarily with Sales Tax, were then covered. Although combined Sales and Use Tax results look good on the surface, that is driven by significant one-time revenue. Ongoing Sales Tax collections are under budget and are a financial concern the City is working to address. This financial reality is being experienced by many cities along the Front Range, especially in northern Colorado.

The conversation then shifted to the expense side of the ledger, where the greatest financial challenges are being experienced with personnel costs. The City budgets those costs at less than 100%, knowing there will always be vacancies in a non-hourly workforce of nearly 2,000 people. This allows for more resources to be directed toward service delivery to the community. Staff turnover to date, however, is significantly less than anticipated, partially due to national, state and local economic uncertainty. Although this is beneficial from a staffing perspective, it is driving expense pressures that need to be managed.

## **Next Steps**

Staff is currently working to determine specific areas where budgets will be reduced in the 2<sup>nd</sup> half of the year to address both the revenue and expense challenges the City is experiencing. A summary of any community facing impacts will be communicated to Council later this year. Actions to date include a hiring 'pause' to help address personnel costs, along with guidance for departments to limit discretionary expenses, like conferences, travel, food and supplies.

At the same time, the organization is preparing for the 2026 Budget Revision process where changes will be proposed to Council for year two of the adopted 2025-2026 Budget. The governmental side of City operations (non-utilities) will have reductions in 2026. The 2026 Budget Revisions are scheduled to be discussed with City Councilmembers at the Council Finance Committee (CFC) meeting on September 4. That will be followed by work sessions in the fall, prior to adoption of the 2026 Annual Appropriation (spending authorization).

## **Follow-up Items**

Downtown Fort Collins taxable sales follow up:

Tax District 21, which includes downtown Fort Collins, represents 10% of citywide taxable sales. The "Restaurant, Caterers and Bars" category in Tax District 21 represents 24% of citywide taxable sales in that category.