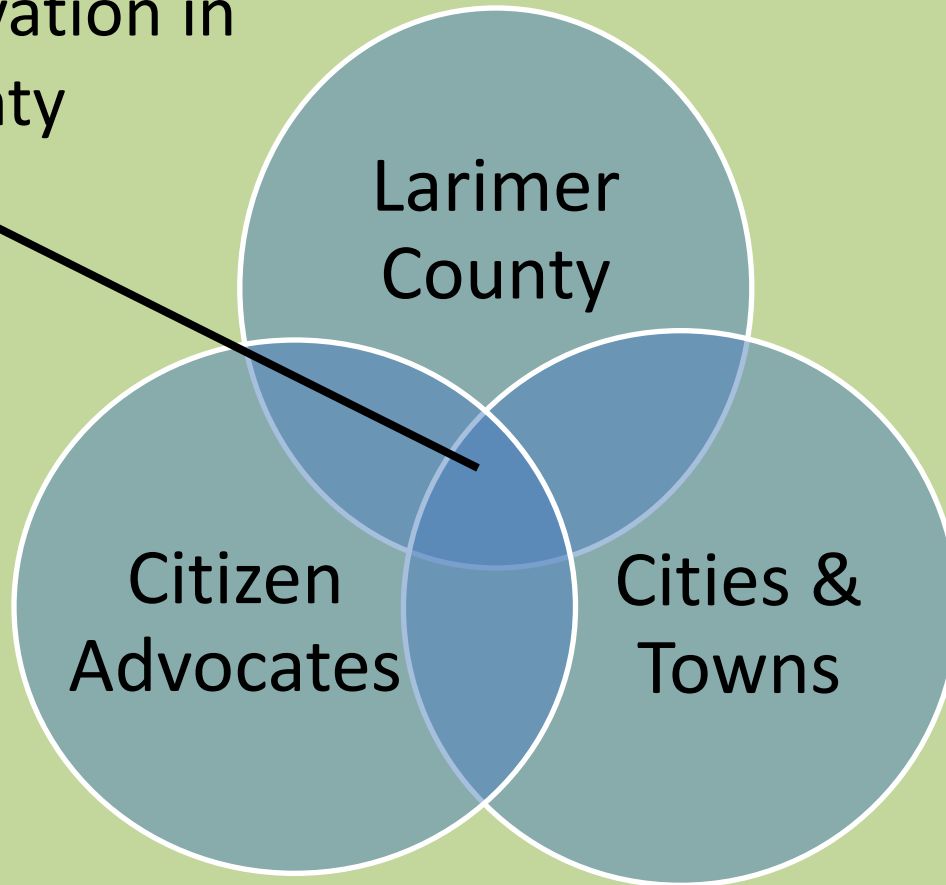


# Help Preserve Open Spaces Sales Tax Scenarios

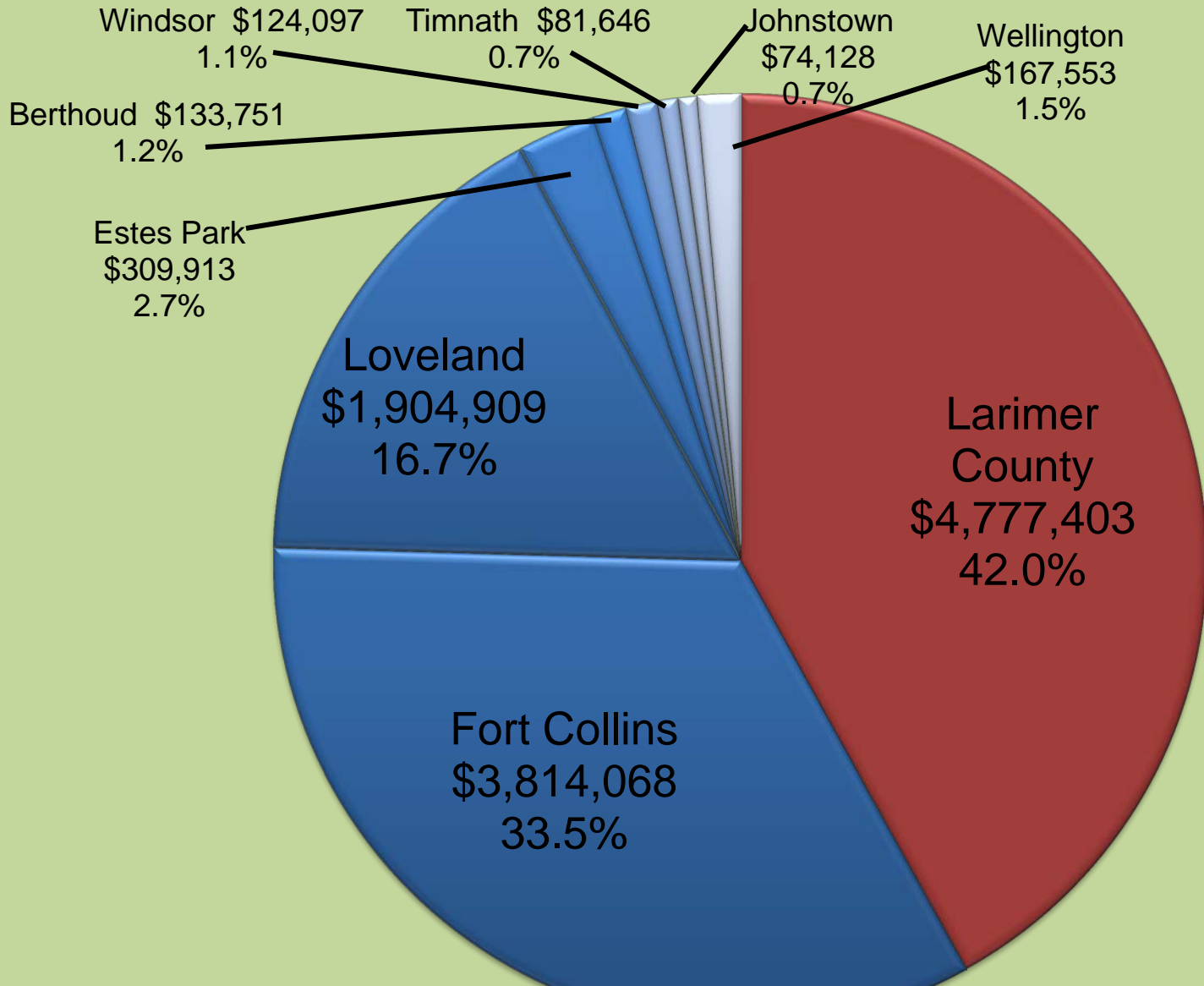


# Help Preserve Open Spaces Citizen's Initiated Sales Tax

Land Conservation in  
Larimer County



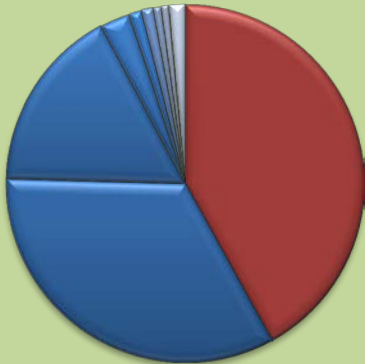
# 2013 Open Space Tax Distribution (58% Cities/42% County)





# Larimer County has mandated splits on how funds are spent

•\$18.2M since 1996 for Long Term Management

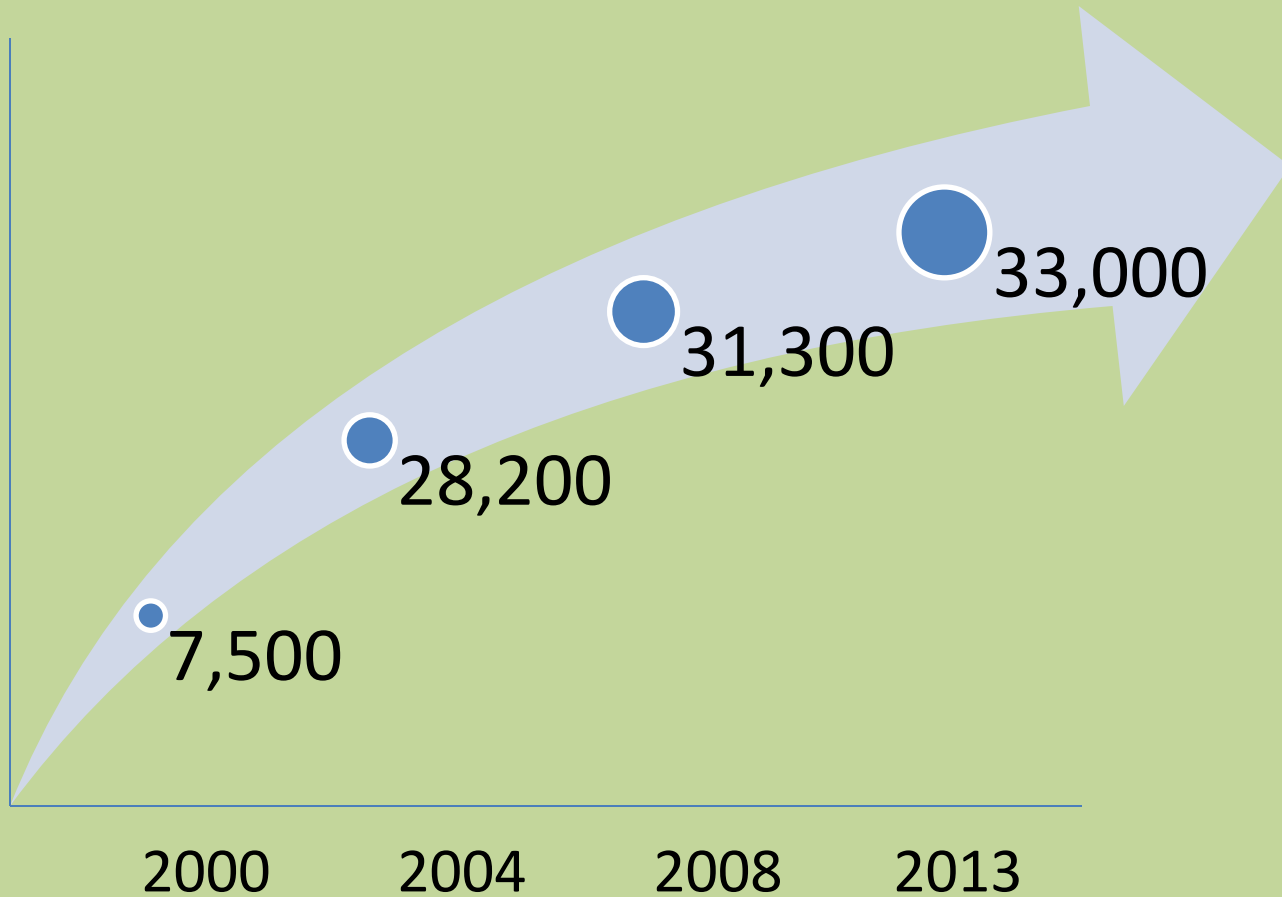


Long Term Management allocation 30%

Acquisition & Development 70%

- \$42.4M since 1996 for Acquisition & Development
- Conserved 25,000 ac of public open space & 8,000 ac conservation easement
- Helped conserve additional 10,000 acres through local partnerships
- Developed 11 trailheads & 82 miles of trail

# Larimer County's Open Lands Program Growth (acres)



# Land Conservation and Recreation Portfolio

High Recreational Use  
Open Space Properties

Moderate Recreational Use  
Open Space Properties

Low Recreational Use  
and/or Agricultural  
Open Space Properties

Conservation  
Easements

Hermit Park  
Open Space



Blue Sky Trail



River Bluffs  
Open Space



Eagle's Nest  
Open Space



Ramsay Shockey  
Open Space



Ackerman II CE



Miller CE



Horsetooth Mountain  
Open Space



Lions  
Open Space



Red Mountain  
Open Space



Devil's Backbone  
Open Space



Higher  
Cost

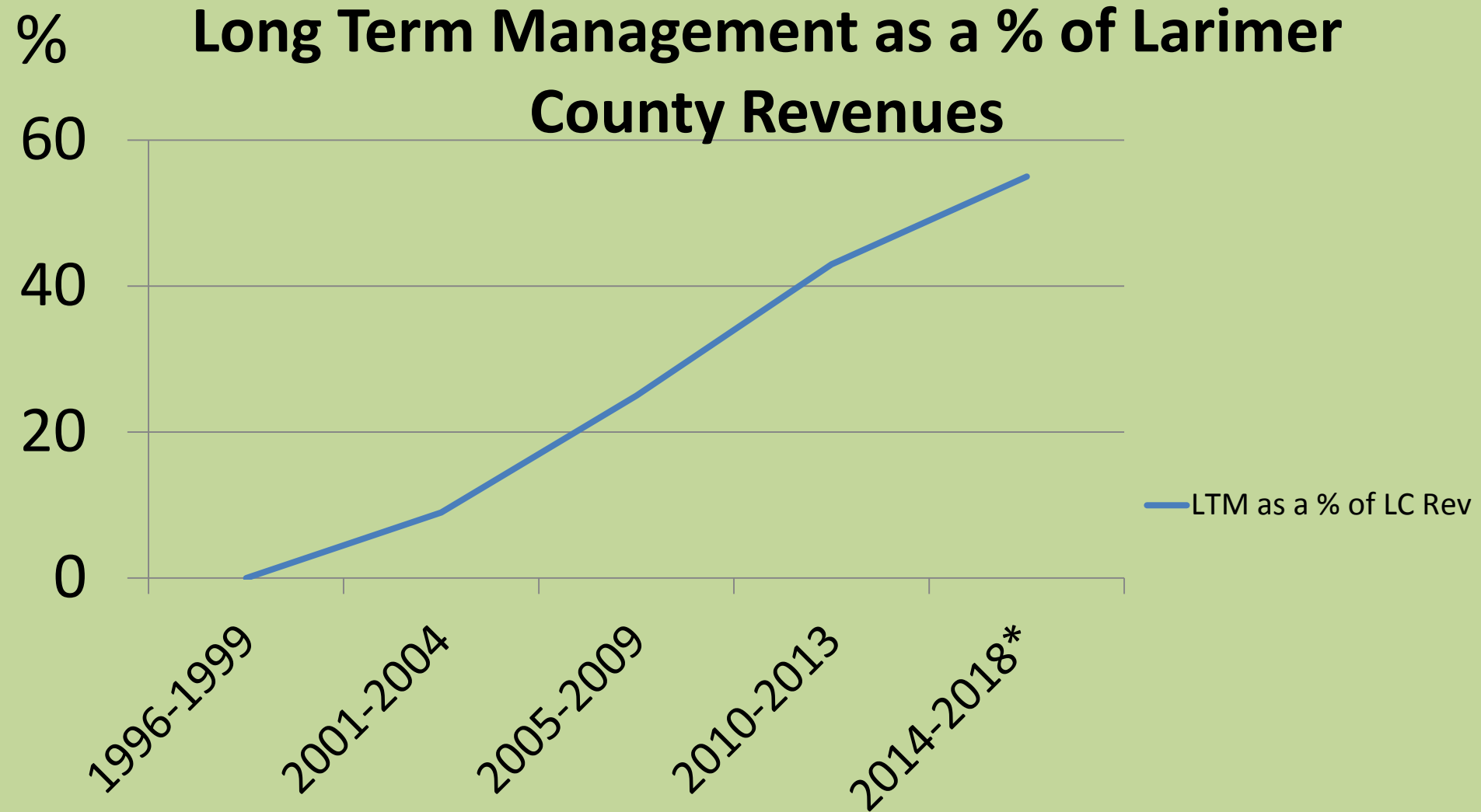
In 2013 the average management cost per  
acre across all categories was \$72.

Lower  
Cost

# Who uses County Open Spaces?

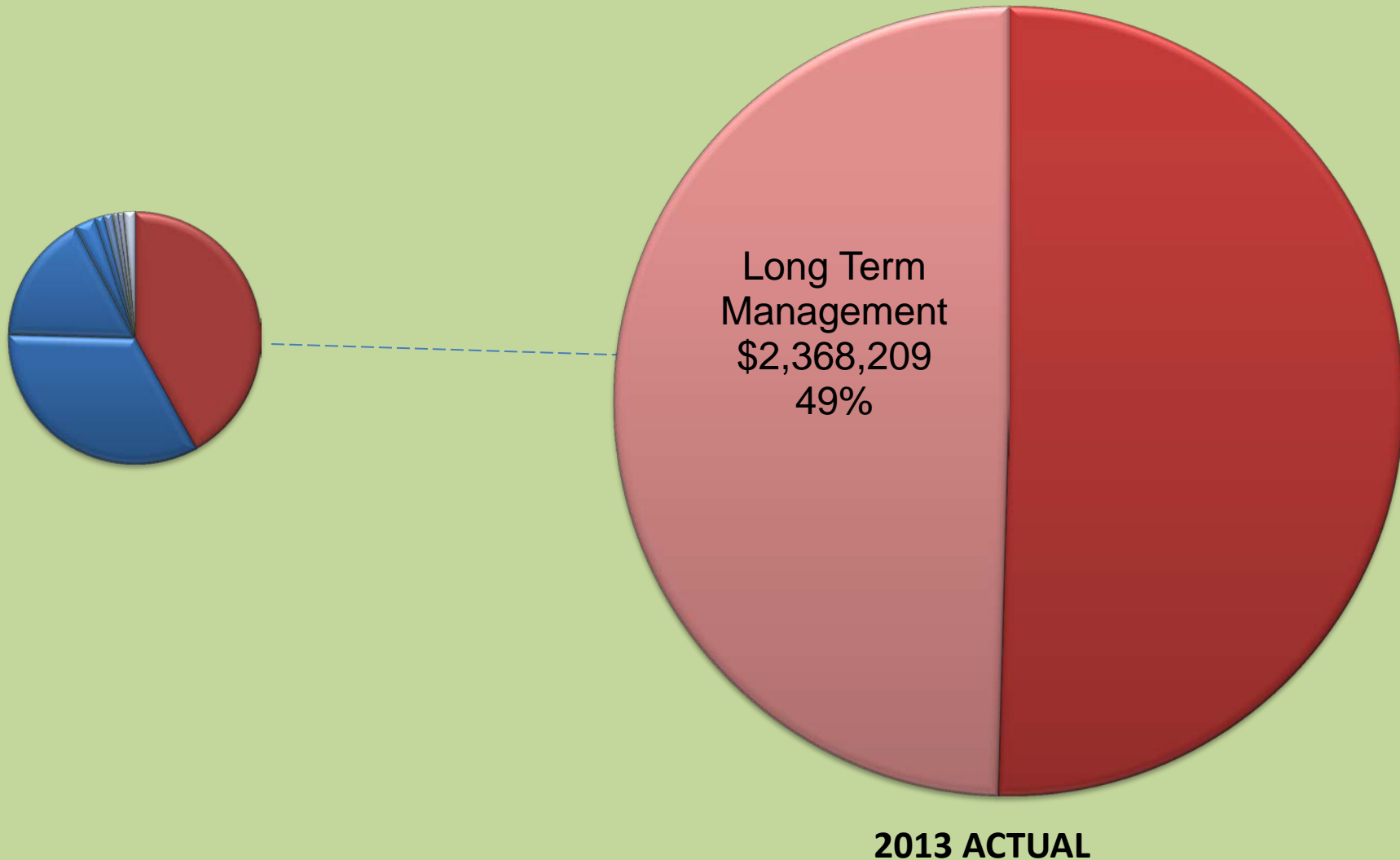
- Citizens from all cities and town use County Open Space, particularly those closest to city centers
- County open space tends to be larger in acreage and trail systems
- Jan-June 2014 hard count at Devil's Backbone OS main trailhead (Hwy 34 in Loveland) has seen over 60,000 visitors. When accessing from Blue Sky (north near Horsetooth) or Coyote Ridge (east from Taft Hill Rd), almost 90,000 visitors have already enjoyed the Devil's Backbone the first half of this year!
- Horsetooth Mountain OS saw 100,000 visitors in a 2013 hard count.

# Long Term Mgt as a % of LC Sales Tax Revenue





# Where are we in 2013 with Mgt Costs compared to total revenue?



# Financial Analysis Tools

TABLE 5: COST PARAMETERS & RESULTS													
Type of Land	Acquisition / Protection Costs (1-time)			Capital Improvement Costs			Operations & Maintenance (O&M) Costs (Annual)						
	Avg. Cost Per Acre	Inflation Rate		Avg Cost Per acre	Avg. Acres	Inf. Rate	Avg Cost/Acre Existing	Avg Cost/Acre New	Inflation Rate				
Urban Open Space	\$20,000	2%		\$2,000	200	8%	\$300	\$300	8%				
Regional Open Space	\$2,500	2%		\$2,000	1000	5%	\$102	\$102	5%				
Conservation Easement	\$2,200	2%		\$0	n/a	8%	\$70,000 (flat, 2012)	\$0	0%				
Nominal Year		Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Cumulative
Calendar Year		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	w/ Inflation
Regional Open Space	\$2,500	2%		\$2,000	1000	5%	\$102	\$102	5%				
Conservation Easement	\$2,200	2%		\$0	n/a	8%	\$70,000 (flat, 2012)	\$0	0%				
Nominal Year		Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Cumulative
Calendar Year		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	w/ Inflation
<b>SCENARIO #1 - Costs</b>													
<b>ANNUAL INCREMENTAL COSTS - ACQUISITION / PROTECTION - Expanded Acreage</b>													
Urban Open Space & Trails			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Regional Open Space			\$1,162,800	\$1,186,056	\$1,209,777	\$1,233,973	\$1,258,652	\$0	\$0	\$0	\$0	\$0	\$6,051,258
Conservation Easement			\$448,800	\$457,776	\$466,932	\$476,270	\$485,796	\$0	\$0	\$0	\$0	\$0	\$2,335,573
Total			\$1,611,600	\$1,643,832	\$1,676,709	\$1,710,243	\$1,744,448	\$0	\$0	\$0	\$0	\$0	\$8,386,831
<b>ANNUAL INCREMENTAL COSTS - CAPITAL IMPROVEMENTS - Expanded Acreage</b>													
<i>Actual capital improvements would not occur on an annual basis as this model run implies but when a site is ready.</i>													
Urban Open Space & Trails			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Regional Open Space			\$957,600	\$1,005,480	\$1,055,754	\$1,108,542	\$1,163,969	\$0	\$0	\$0	\$0	\$0	\$5,291,344
Conservation Easement			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total			\$957,600	\$1,005,480	\$1,055,754	\$1,108,542	\$1,163,969	\$0	\$0	\$0	\$0	\$0	\$5,291,344
<b>ANNUAL INCREMENTAL O&amp;M COSTS - Expanded Acreage</b>													
<i>These are costs associated with new land each year. Figures need to be cumulated to estimate annual O&amp;M costs. (See next set of figures.)</i>													
Urban Open Space & Trails			\$0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Regional Open Space			\$48,838	\$51,279	\$53,843	\$56,536	\$59,362	\$0	\$0	\$0	\$0	\$0	\$0
Conservation Easement (flat figure)			\$70,000					\$0	\$0	\$0	\$0	\$0	\$0
Total			\$118,838	\$51,279	\$53,843	\$56,536	\$59,362	\$0	\$0	\$0	\$0	\$0	\$0
<b>ANNUAL O&amp;M COSTS - Expanded Acreage</b>													
Urban Open Space & Trails			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Regional Open Space			\$48,838	\$100,117	\$153,961	\$210,496	\$269,859	\$283,351	\$297,519	\$312,395	\$328,015	\$344,416	\$2,348,966
Conservation Easement			\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$700,000

# Scenario 1

- **Cities/county split formula remains at 58%/42% (pending feedback from the cities)**
- **Allows for future conservation of approx. 12,000 ac**
- **Larimer County's internal splits are adjusted:**

Acquisition & Development	Long Term Management	Flex
35%	50%	15%

- **In order to make this option work for the County:**
  - Development stays with Acquisition
  - Allows management of current & future lands for **10 years**

# Scenario 2 – preferred scenario

- Preferred by staff & sales tax committee (OLAB members, citizen advocacy group, and Legacy Land Trust)
- Allows for future conservation of approx. 36,000 ac
- Larimer County's internal splits are adjusted:

Acquisition & Restoration	Long Term Management & Development (moved from Acquisition)	Flex
35%	50%	15%

- In order to make this option work for the County:
  - County share changes from 42% to 50%
  - Cities share changes from 58% to 50%
  - Allows management of current & future lands for **20 years**



# Scenario 3

- Allows for future conservation of approx. 22,500 ac
- Larimer County's internal splits are adjusted:

Acquisition & Restoration	Long Term Management & Development (moved from Acquisition)	Flex
35%	50%	15%

- In order to make this option work for the County:
  - County share goes from 42% to 48%
  - City share goes from 58% to 52%
  - Allows management of current & future lands for **15 years**

# ¼-cent Extension

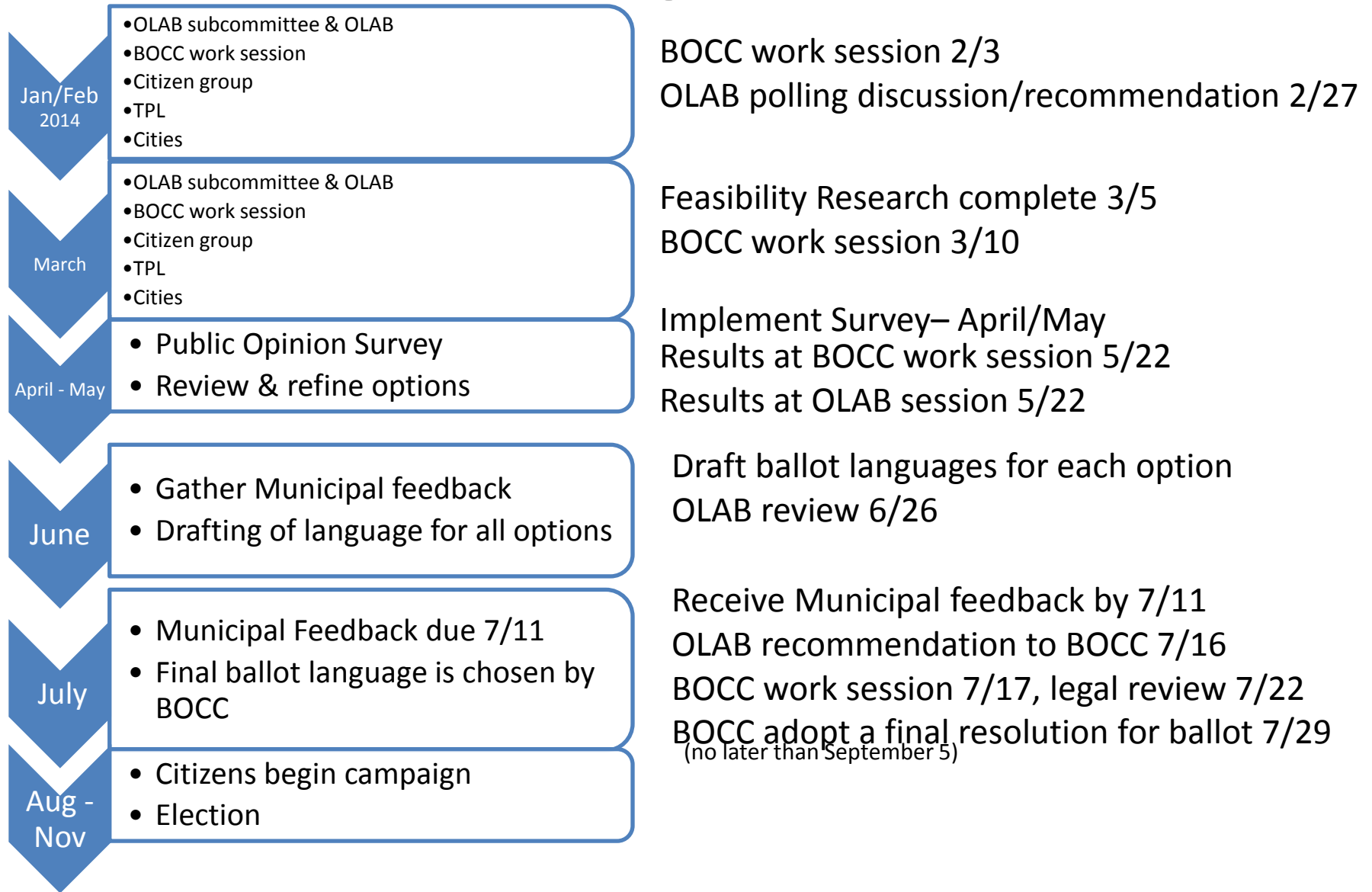
## Impacts of city/county splits

	<b>2013 (actual)</b> 58/42% current	<b>(50/50%)</b> less to cities	<b>(52/48%)</b> less to cities
– Fort Collins -	\$3,814,068	\$528,736	\$397,323
– Loveland -	\$1,904,909	\$264,073	\$198,440
– Estes Park -	\$309,913	\$42,962	\$32,284
– Berthoud -	\$133,751	\$18,541	\$13,933
– Wellington -	\$167,553	\$23,227	\$17,454
– Windsor -	\$124,097	\$17,203	\$12,927
– Johnstown -	\$74,128	\$10,276	\$7,722
– Timnath -	\$81,646	\$11,318	\$8,505

# Open Lands Volunteer Advisory Board (OLAB)

- **Current language:** “..a voluntary county-wide Advisory Board shall be established by the Board of County Commissioners to make recommendations **regarding the attributable share to Larimer County**; and membership of the Advisory Board at a minimum of one (1) elected official or appointee from the municipalities of Berthoud, Estes Park, Fort Collins and Loveland; one (1) member from the Larimer County Planning Commission; and four (4) citizens appointed at large. The membership of the Advisory Board shall represent a balance in geography, population and interest;”
- **Proposed language:** “County Commissioners appoint an Open Lands Advisory Board of at least nine (9) members based on interests, geography & population”

# 2014 Target Timeline





# Questions, Comments, Concerns?

