July 23, 2026

URBAN RENEWAL AUTHORITY BOARD

Regular Meeting – 4:30 PM

A) CALL MEETING TO ORDER

Chair Emily Francis called the regular meeting to order at 4:33 p.m. in Council Chambers at 300 Laporte Avenue, Fort Collins, Colorado, with hybrid participation available via the City's Zoom platform.

B) ROLL CALL

PRESENT
Chair Emily Francis
Vice Chair Kristin Stephens
Commissioner Chris Conway
Commissioner Julie Pignataro
Commissioner Josh Fudge
Commissioner Melanie Potyondy
Commissioner Amy Hoeven
Commissioner Anne Nelsen
Commissioner Jessica Zamora
Commissioner Matt Schild

ABSENT
Commissioner Dan Sapienza

STAFF
Executive Director Josh Birks
Secretary Alia Jackson

C) EXECUTIVE DIRECTORS' AGENDA REVIEW

Executive Director Josh Birks provided an overview of the agenda, including:

- No changes to the published agenda;

D) PUBLIC PARTICIPATION

None.

E) PUBLIC PARTICIPATION FOLLOW-UP

None.

~~F) ADOPTION OF CONSENT CALENDAR~~.

G) COMMISSIONER REPORTS

None.

H) DISCUSSION ITEMS

The method of debate for discussion items is as follows:

• Chair introduces the item number and subject; asks if formal presentation will be made by staff
• Staff and/or Applicant presentation (optional)
• Chair requests public comment on the item (three minute limit for each person)
• Board questions of staff on the item
• Board motion on the item
• Board discussion
• Final Board comments
• Board vote on the item

Note: Time limits for individual agenda items may be revised, at the discretion of the Chair, to ensure all have an opportunity to speak**. If attending in person, please sign in at the table in the back of the room**. The timer will buzz when there are 30 seconds left and the light will turn yellow. It will buzz again at the end of the speaker's time.

1. **Consideration for Approval of the Minutes of May 28, 2026, Urban Renewal Authority Board Regular Meeting and Minutes of the June 4, 2026, Urban Renewal Authority Board Special Meeting.**

The purpose of this item is to consider the approval of minutes of May 28, 2026, and the June 4, 2026 Draft meeting Minutes Urban Renewal Authority Board Regular Meeting.

Vice Chair Stephens moved, seconded by Commissioner Pignataro, that the Fort Collins Urban Renewal Authority approve the Minutes of May 28, 2026 Regular Meeting and Minutes of the June 4, 2026 Special Meeting.

PUBLIC COMMENT

None.

BOARD DISCUSSION

None.

The motion carried 10-0.

2. **Public Hearing and Resolution No. 166 to Approve a supplemental Budget Resolution, and a Redevelopment Agreement in support of improvements to the property at 1505 North College Avenue.**

The purpose of this item is to consider a Redevelopment and Reimbursement Agreement (Exhibit A) to provide grant funding for façade, infrastructure, and community use improvements at 1505 North College Ave. ("Project"). Additionally, the resolution considers a supplemental budget appropriation of $285,000.

STAFF PRESENTATION

Andy Smith, Redevelopment Manager, stated this item relates to property improvement grants for 1505 North College Avenue, one for the storefront façade reimbursement and one for ongoing programming to aid in preventing blight returning. He noted the storefront grant is a one-time payment with the programming grant to be paid over a few years based on the performance of the project. He also noted the programming piece is intended to promote local food systems, creative ventures, and the circular economy while engaging the neighborhood.

Smith discussed the location of the property between the Bike Co-op and Budget Host Motel, which is owned by the URA and is set to be demolished. He noted the property is historic, is an operating CSA, and the location where Compost Queen currently operates. Smith showed photos of the property and noted the owner was deterred from making investments in the property due to the nuisance of the Budget Host Motel and associated trespassing, vandalism, and theft.

Smith stated the property is 4.16 acres and the farm has been in the same family since the 1940's with the CSA portion on the west. He noted the east portion of the property is largely vacant and in poor condition. Smith stated the applicant is proposing to program the property with an assortment of uses such as a bake shop, café, retail, meeting spaces, outdoor patio, food trucks, and a teaching kitchen.

Smith outlined the financial aspects of the project noting it is slated to be right around $1 million for the adaptive reuse and rehabilitation. He stated the total request from the URA is $285,000 with $85,000 being the one-time grant for improvements and up to $200,000 for the programming to be paid out in annual increments over up to five years. He noted evaluation criteria have been formed for the $200,000 grant, including whether the property is being well-maintained, free of visible blight, consistent with completed improvements, and is actively used and occupied.

Smith provided a history of various North College Plan Area projects and summarized the public benefits of property improvement grants, including blight remediation, strengthening the tax base, improving the public realm, and encouraging additional reinvestment.

PUBLIC HEARING

Joe Rowan spoke in support of the grants and stated the project would provide an opportunity for people in the neighborhood to flourish. He stated the project fits the character of the neighborhood and would support individuals starting new businesses.

David Garner, Back Gate Farm Owner, stated five generations of his family have worked this land and spoke in support of the grants.

BOARD DISCUSSION

Vice Chair Stephens commended the proposal. She stated the timeline seems a bit ambitious and asked if any of the construction has started. Mr. Garner replied the timeline piece was originally set to be submitted in March, so much of the timeline has been pushed back. He stated the current goal is for project completion in December of 2027.

Vice Chair Stephens asked if this is a reimbursement project. Executive Director Birks replied in the affirmative and noted construction must be completed and demonstrated with things like invoices, cleared checks, and lien releases. He noted that will be the case for both of the grants, with the second grant going through one or two cycles of validation of the reimbursement amount based on the criteria.

Vice Chair Stephens expressed support for the project and its meeting of some City goals around local food production. She asked if there may be other properties on North College that may also want to take advantage of façade improvement dollars. Executive Director Birks replied the façade improvement program was never actively marketed but has been discussed informally with some property owners, though there was no previous interest. He stated he hopes others may be spurred by this project.

Commissioner Nelsen commended the project and stated it is a good use of URA dollars. She also acknowledged the continued commitment of the family to the neighborhood.

Chair Francis also commended the project and its planned use.

Vice Chair Stephens moved, seconded by Commissioner Potyondy, to adopt Resolution No. 166 to Approve a supplemental Budget Resolution, and a Redevelopment Agreement in support of improvements to the property at 1505 North College Avenue.

The motion carried 10-0.

3. **Public Hearing and Resolution No. 167 to Approve a supplemental Budget Resolution to Provide Local Grant Match Funds in Support of Transit Oriented Development Planning Around the Proposed Front Range Passenger Rail Station.**

The purpose of this item is to consider a resolution authorizing a supplemental budget appropriation of $50,000, funded through Tax Increment Financing (TIF) revenues from active Urban Renewal Plan areas, to support the City of Fort Collins' application to the Federal Transit Administration's Pilot Program for Transit-Oriented Development (TOD) Planning.

STAFF PRESENTATION

Executive Director Birks stated the URA has been engaged in a partnership with the City in the Midtown area, and this item is an opportunity for the URA to continue to partner and evaluate how to leverage the investment that will be coming through the Front Range Passenger Rail. He stated this action would appropriate $50,000 that would be split between the two area Plan Areas in order to support the City's application to the Federal Transit Administrations Pilot Program for transit-oriented development in and around the Passenger Rail Station as well as the broader influence area.

Executive Director Birks noted the anticipated location of the future rail station is just north of Drake Road along the alignment of the MAX line just outside the current boundary of the College and Drake Plan Area and Prospect South Plan Area; however the planning that will be undertaken through the project will cover a significant portion of the southern part of Prospect South as well as all of the College and Drake Plan Area. He outlined some of the current uses in the area and discussed the financial impact of the appropriation on each of the Plan Areas.

PUBLIC HEARING

None.

BOARD DISCUSSION

Chair Francis asked what would occur if the ballot initiative to fund the extended Front Range Passenger Rail service does not pass. Executive Director Birks replied he is unsure of the grant application timeline, and stated he would follow-up with additional details.

Vice Chair Stephens noted there is enough money to fund the three daily round-trips from Fort Collins to Denver without the ballot initiative. Executive Director Birks concurred and noted the Fort Collins station will occur regardless of the outcome of the ballot initiative. Additionally, there is a MAX station in the College and Drake Plan Area; therefore, the transit-oriented development will also be able to leverage the MAX line.

Vice Chair Stephens moved, seconded by Commissioner Potyondy, to adopt Resolution No. 167 to Approve a supplemental Budget Resolution to Provide Local Grant Match Funds in Support of Transit Oriented Development Planning Around the Proposed Front Range Passenger Rail Station.

The motion carried 10-0.

4. **Resolution No. 168, Authorizing the Authority Executive Director to execute a Purchase and Sale Agreement ("PSA") to purchase property located at 1629 Blue Spruce Drive, Fort Collins, Colorado ("Property"), and a supplemental 2026 budget appropriation for $200,000 to fund for the initial deposit.**

The Purpose of this item is for the Authority to consider a resolution authorizing the Authority Executive Director to execute a Purchase and Sale Agreement ("PSA") to purchase property located at 1629 Blue Spruce Drive, Fort Collins, Colorado ("Property"), and a supplemental 2026 budget appropriation for $200,000 to fund for the initial deposit.

Authority staff and legal counsel have negotiated a PSA to acquire the Property subject to several conditions described below. Purchasing the property is not under consideration with this action; only the PSA and earnest money deposit upon which the Authority may begin due diligence. The Property is located adjacent to the east of Authority-owned property located at 1636 North College Ave ("1636") and is the subject of ongoing discussions with community organizations and partners toward the goal of the long-discussed community center/hub in mind. Upon mutual execution of the PSA, the Authority will have 120 days to complete due diligence, inspections, and partnership discussions.

STAFF PRESENTATION

Executive Director Birks stated this action would authorize two activities on behalf of the Urban Renewal Authority, one of which would authorize the Executive Director to enter into the purchase and sale agreement for the property at 1629 Blue Spruce, which has already been signed by the seller, and one of which would appropriate $200,000 for the initial deposit. He noted staff would need to return to the Board for any future appropriation should acquisition move forward.

Executive Director Birks noted this property is directly adjacent to property already owned by the URA and its acquisition would allow for coordination of the property's use with the larger master planning efforts. Additionally, he noted the property is reasonably priced and is in good condition. He showed photos of the exterior and interior of the property.

PUBLIC COMMENT

None.

BOARD DISCUSSION

Commissioner Pignataro stated there was a community non-profit interested in the property and asked about the outcome of that situation. Executive Director Birks replied the Health District was in talks with the seller and prepared an offer that was not accepted by the seller. He noted URA staff met with the Health District to explain the broader master plan opportunity and some of the potential partners that could be future occupants of the site, and as a result, the Health District opted to step back from its efforts to purchase the building. He noted the Health District does want to stay engaged in the visioning process as a key stakeholder.

Commissioner Potyondy expressed support for the item noting the purchase of this building offers an unprecedented opportunity for the master planning efforts.

Chair Francis also expressed support; however, she expressed concern about how much money the URA will have to ensure the community hub gets off the ground.

Vice Chair Stephens moved, seconded by Commissioner Potyondy, to adopt Resolution No. 168, Authorizing the Authority Executive Director to execute a Purchase and Sale Agreement ("PSA") to purchase property located at 1629 Blue Spruce Drive, Fort Collins, Colorado ("Property"), and a supplemental 2026 budget appropriation for $200,000 to fund for the initial deposit.

The motion carried 10-0.

I) OTHER BUSINESS

None.

J) ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 5:13 p.m.

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Chair

ATTEST:

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Secretary