

URBAN RENEWAL AUTHORITY BOARD

May 23, 2024

5:00 PM

- **PLEDGE OF ALLEGIANCE**
- **CALL MEETING TO ORDER**

Chair Arndt called the meeting to order at 5:04 p.m.

- **ROLL CALL**

PRESENT: Arndt, Gutowsky (remote, non-voting), Pignataro, Canonico, Potyondy, Ohlson, Francis, Sapienza, and Schild (added after Item #2)

ABSENT: Stephens and Draper

- **AGENDA REVIEW**

Acting Executive Director Birks reviewed the agenda noting there were no changes to the published agenda.

Item #1: Approving the meeting minutes from the April 25, 2024, board meeting.

Item #2: Resolution No. 133 Accepting the Appointment of a Commissioner to the Urban Renewal Authority.

Item #3: Resolution No. 134 Appointing a New Member to the Board Finance Committee.

- **PUBLIC PARTICIPATION**

None.

- **COMMISSIONER REPORTS**

None.

- **DISCUSSION ITEMS**

1. Consideration and Approval of the Minutes for the April 25, 2024 Urban Renewal Authority Board Meeting.

The purpose of this item is to approve the minutes of the April 25, 2024 Urban Renewal Authority Board meeting.

Commissioner Pignataro made a motion, seconded by Commissioner Ohlson, to approve the April 25, 2024, meeting minutes.

- **PUBLIC PARTICIPATION – No public in attendance.**

None.

Commissioner Pignataro made a motion, seconded by Commissioner Ohlson, to approve the April 25, 2024, meeting minutes.

RESULT:	April 25, 2024 Minutes APPROVED (UNANIMOUS: 7-0)
MOVER:	Julie Pignataro
SECONDER:	Kelly Ohlson
AYES:	Arndt, Pignataro, Canonico, Potyondy, Ohlson, Francis, and Sapienza
EXCUSED:	Stephens and Draper
REMOTE:	Gutowsky

2. **Resolution No. 2024-133 Accepting the Appointment of a Commissioner to the Urban Renewal Authority.**

The purpose of this item is to accept the appointment of a Commissioner representing the special districts to the Authority Board. In March 2024, Fred Colby's term on the Poudre River Library District Board of Trustees ended. This change of status created a vacancy on the Board representing the special districts levying a mill levy within the boundaries of the Urban Renewal Authority (URA). On April 23, 2024, the special districts appointed Matt Schild from the Poudre River Library District Board of Trustees to the URA Board.

- **PUBLIC PARTICIPATION** – No public in attendance.

None.

Matt Schild introduced himself as the president of the Poudre Library Board of Trustees and Communications Manager for the Colorado State University (CSU) College of Business.

Commissioner Ohlson made a motion, seconded by Commissioner Canonico, to adopt Resolution No. 2024-133.

RESULT:	Resolution No. 2024-133 APPROVED (UNANIMOUS: 7-0)
MOVER:	Kelly Ohlson
SECONDER:	Tricia Canonico
AYES:	Arndt, Pignataro, Canonico, Potyondy, Ohlson, Francis and Sapienza
EXCUSED:	Stephens and Draper
REMOTE:	Gutowsky

Interim Secretary Walls administered the oath of office to Matt Schild.

3. **Resolution No. 2024-134 Appointing a New Member to the Board Finance Committee.**

The purpose of this item is to appoint a new member to the Urban Renewal Authority (URA) Finance Committee. The Board has a vacancy on the Finance Committee due to Fred Colby's term on the Poudre River Library District Board of Trustees ending in March 2024. As a result, Colby's term on the URA Board of Commissioners and the Finance Committee also came to an end.

Acting Executive Director Birks reviewed the role of the Board Finance Committee and noted Chair Arndt and Commissioners Ohlson, Stephens, and Draper, currently serve on the Committee.

Commissioner Sapienza expressed interest in serving on the Committee.

Commissioner Francis made a motion, seconded by Commissioner Potyondy, to adopt Resolution No. 2024-134 adding Dan Sapienza's name to Section 2.

RESULT:	APPROVED (UNANIMOUS: 8-0)
MOVER:	Emily Francis
SECONDER:	Melanie Potyondy
AYES:	Pignataro, Canonico, Potyondy, Ohlson, Francis, Sapienza, Schild, and Arndt
EXCUSED:	Stephens and Draper
REMOTE:	Gutowsky

● **OTHER BUSINESS**

A. Consideration of a motion to go into executive session to discuss the potential purchase or acquisition of real property interests, including eminent domain, to receive legal advice on specific legal questions, and to determine positions relative to matters that may be subject to negotiations related to the former Albertsons' site and nearby properties.

"I move that the Fort Collins Urban Renewal Authority go into executive session pursuant to: C.R.S. § 24-6-402(4)(a), (b) and (e) for the purpose of discussing with the Authority's attorneys and appropriate management staff the following items, all related to the former Albertsons' site and nearby properties:

- *Potential Purchase or Acquisition of Real Property Interests, including Eminent Domain,*
- *Specific Legal Advice on Specific Legal Questions, and*
- *Determine Positions Relative to Matters that may be Subject to Negotiations, Develop Strategy for Negotiations and Instruct Negotiators."*

Commissioner Potyondy made a motion, seconded by Commissioner Francis, that the Fort Collins Urban Renewal Authority go into executive session pursuant to: C.R.S. § 24-6-402(4)(a), (b) and (e) for the purpose of discussing with the Authority's attorneys and appropriate management staff the following items, all related to the former Albertsons' site and nearby properties:

- Potential Purchase or Acquisition of Real Property Interests, including Eminent Domain,
- Specific Legal Advice on Specific Legal Questions, and
- Determine Positions Relative to Matters that may be Subject to Negotiations, Develop Strategy for Negotiations and Instruct Negotiators.

RESULT:	APPROVED (UNANIMOUS: 8-0)
MOVER:	Melanie Potyondy
SECONDER:	Emily Francis
AYES:	Pignataro, Canonico, Potyondy, Ohlson, Francis, Sapienza, Schild, and Arndt
EXCUSED:	Stephens and Draper
REMOTE:	Gutowsky

(**Secretary's Note: The Board adjourned to Executive Session at this point in the meeting and returned at 6:48 p.m.)

Commissioner Francis made a motion, seconded by Commissioner Potyondy, to direct URA staff to prepare a resolution for the Board’s consideration at the next Fort Collins Urban Renewal Authority meeting authorizing the use of eminent domain to acquire interest in real property in furtherance of the North College Plan related to the former Albertsons’ site including any leasehold interest.

RESULT:	APPROVED (UNANIMOUS: 8-0)
MOVER:	Emily Francis
SECONDER:	Melanie Potyondy
AYES:	Pignataro, Canonico, Potyondy, Ohlson, Francis, Sapienza, Schild, and Arndt
EXCUSED:	Stephens and Draper
REMOTE:	Gutowsky

- **ADJOURNMENT**

The meeting was adjourned at 6:48 p.m.

Chair

ATTEST:

Interim Secretary