

RESOLUTION DDA-2024-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE FORT COLLINS, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY APPROVING A PETITION FOR THE INCLUSION OF ADDITIONAL PROPERTY INTO THE DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT AND RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF FORT COLLINS, COLORADO, APPROVAL OF SAID PETITION

WHEREAS, on April 21, 1981, the City Council of the City of Fort Collins, Colorado ("City Council"), adopted Ordinance No. 046, 1981, creating the Fort Collins, Colorado, Downtown Development Authority (the "DDA") and establishing the boundaries of the Downtown Development District (the "DDA District");

WHEREAS, Section 31-25-822, C.R.S., as amended, allows for the inclusion of additional property in the boundaries of the DDA District subject to the receipt of a satisfactory petition therefor from the owner in fee and approval by the Board of Directors of the DDA (the "Board") and City Council;

WHEREAS, the Board has received a petition from the Larimer County Historic Alliance, a Colorado non-profit corporation, the owner in fee of the property commonly known as 313 North Meldrum Street, Fort Collins, Colorado 80521, requesting that such property be included within the DDA District (the "LCHA Petition");

WHEREAS, the subject property is adjacent to the DDA District;

WHEREAS, a copy of the LCHA Petition, which includes the legal description of the subject property, is attached hereto and incorporated herein by reference as Exhibit A, and a copy of the deed to the subject property is attached hereto and incorporated herein by reference as Exhibit B; and

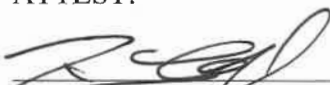
WHEREAS, the Board has duly considered the LCHA Petition and has found that such petition meets the requirements of C.R.S. § 31-25-822.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FORT COLLINS, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY, that it hereby approves the LCHA Petition and recommends to City Council approval of the LCHA Petition.

Passed and adopted at a regular meeting of the Board of Directors of the Fort Collins, Colorado; Downtown Development Authority this 11th day of April, 2024.


David Lingle, Chair

ATTEST:


Dwight Hall, Secretary



P.O. Box 1909
Fort Collins, CO 80522
www.historiclarimercounty.org

BOARD OF DIRECTORS

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4 April 2024

Matt Robenalt, Executive Director
Fort Collins Downtown Development Authority
19 Old Town Square
Fort Collins, CO 80524

Subject: Petition for Inclusion in the DDA District

Dear Mr. Robenalt,

The Larimer County Historic Alliance (dba Historic Larimer County) is a not-for-profit 501(c)(3) organization that is dedicated to preservation of the historical and archaeological integrity of Larimer County through programming and action rooted in education and advocacy. Until recently, the organization has had no home, with meetings and administration taking place in a variety of locations throughout the county. In May 2023, the Alliance received a donation of the Emma Malaby Store on Meldrum St. We have recently been awarded grants from the Colorado State Historical Fund and Cache la Poudre National Heritage Area that are covering the costs of a professional study of the building's needs. This will determine the work that will be required to rehabilitate it for use as our organization's headquarters and to open it to the public for interpretation and education.

The Larimer County Historic Alliance seeks to petition the DDA Board of Directors for inclusion of the Malaby Store property into its district boundaries. The property's address is 313 N. Meldrum St., and its legal description is as follows: Lot 3, Block 53 of the City of Fort Collins, County of Larimer, Colorado. The Larimer County Historic Alliance is the fee owner of the property.

Thank you for your consideration of our request.

Sincerely,

R. D. Sladek

Ron D. Sladek, President

BARGAIN AND SALE DEED

JAMES E. BURRILL and CAROL S. BURRILL (the "Grantors"), donate, sell and convey to LARIMER COUNTY HISTORIC ALLIANCE, a Colorado Nonprofit Corporation authorized by the internal revenue service as a 501(c)(3) entity (the "Grantee"), whose street address is 6818 Grainery Road, Timnath, CO 80547, the following real property, to wit:

LOT 3, Block 53 of the City of Fort Collins, County of Larimer, State of Colorado,

also known by street address as: 313 N Meldrum Street, Fort Collins, Co 80521, with all its appurtenances, including water and sewer taps, if any, appurtenant or assigned to such property.

This deed is subject to a right of reversion in favor of Grantors. The subject property shall revert to Grantors if any of the following conditions are not met by December 31, 2023:

- 1) Grantee must be a Colorado non-profit corporation and an IRC 501(c)(3) entity, and
- 2) Continue to own the subject property in Grantee's name, and
- 3) Grantee must provide Grantors with an updated appraisal of the Residential Appraisal Report 2207046-RNK, prepared for the Don and May Wilkins Charitable Trust by Nathan Kimple and Kyler Knudsen, MAI, of Freestone Real Estate Advisors, LLC, as of 06/03/2022, which report shall be certified to Grantors as of the date of this deed, and
- 4) Grantee shall obtain a suitable charitable grant or otherwise replace the roof of the store structure on the subject property and must otherwise maintain the structure and grounds.

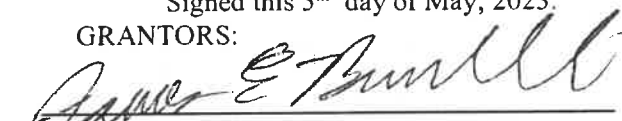
Grantors, or either of the Grantors, may waive any of the foregoing conditions including by writing recorded with the Clerk and Recorder of Larimer County, Colorado. This right of reversion will expire on December 31, 2023.

Grantors shall have access to the subject property to remove Grantors' tangible property and may retain Grantors tangible property on the Property through July 31, 2024. Any tangible property remaining on subject property shall be deemed abandoned after July 31, 2024, and shall thereafter be deemed tangible property of the Grantee and Grantee may do with the remaining tangible property as Grantee elects, including disposal thereof.

THIS DEED IS A TAX-FREE TRANSFER WITHOUT CONSIDERATION.

Signed this 5th day of May, 2023.

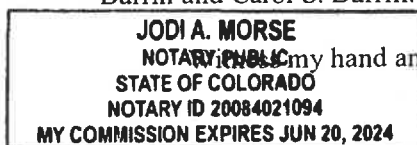
GRANTORS:


James E. Burrill


Carol S. Burrill

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 5th day of May, 2023., by James E. Burrill and Carol S. Burrill.




Notary Public