

RESOLUTION NO. 169
OF THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL
AUTHORITY COMMISSIONING AND APPROPRIATING FUNDS FOR AN EXISTING
CONDITIONS STUDY OF AN AREA AROUND THE DRAKE AND COLLEGE
INTERSECTION AND DIRECTING AUTHORITY STAFF TO PREPARE AN
AMENDMENT TO THE EXISTING COLLEGE AND DRAKE URBAN RENEWAL PLAN
TO INCLUDE THIS AREA

A. The Fort Collins Urban Renewal Authority (the "Authority") was established in 1982 by the City Council of the City of Fort Collins (the "Council") by Resolution 82-10 under and in accordance with the Colorado Urban Renewal Law, Colorado Revised Statutes ("C.R.S.") § 31-25-101, et seq. (the "Urban Renewal Law"); and

B. The Authority's Board of Commissioners (the "Board") is authorized in C.R.S. § 31-25-107(1)(b) of the Urban Renewal Law to commission an existing conditions study (the "Study") of any area within the Authority's boundaries to determine if the area is a "blighted area," as this term is defined in the Urban Renewal Law, and to propose an amendment to the existing College and Drake Urban Renewal Plan (a "Plan Amendment") to include the area, provided the Council first finds, after conducting an evidentiary public hearing, that the Study and other evidence presented at the hearing establish that the area is a blighted area that is appropriate for an urban renewal project to eliminate and prevent the identified blight ("URA Project") and the Council approves a Plan Amendment describing the URA Project; and

C. An area located near the northwest and southwest corners of the Drake Road and College Avenue intersection and adjacent to the area defined in the Existing Plan, has been identified by Authority staff as an area within the Authority's boundaries that is likely a blighted area appropriate for a Study, which area is depicted in the map attached as Exhibit "A" and incorporated by reference (the "Study Area"); and

D. Based on the preliminary information presented to the Board in connection with its consideration of this Resolution, it appears that the Study Area is likely a blighted area appropriate for a Study and for Authority staff to prepare a Plan Amendment including the Study Area and describing a URA Project for the elimination and prevention of the blight identified in the Study, which Plan Amendment should include, without limitation, a proposal for offering tax increment financing as a tool to fund public improvements in and around the Study Area to stimulate and leverage private development in the Study Area; and

E. It is in the best interest of the businesses within the Study Area, the City and the Authority that the Study Area become more economically viable and, in order for this to occur, a comprehensive approach to revitalization may be necessary through the implementation of a URA Project under a Plan Amendment approved by Council and the first step to accomplish this is for this Board to commission the Study, to appropriate the funds for the Study and to direct Authority staff to proceed with the preparation of a Plan Amendment to eliminate and prevent the blight identified in the Study; and

F. Authority staff estimates that total costs for the Study, for the preparation of

a Plan Amendment and for other related activities required by the Urban Renewal Law before the Council can hold its evidentiary hearing to determine if blight exists in the Study Area and to approve a Plan Amendment if it determines blight exists, will be \$100,000; and

G. The commissioning of the Study, the preparation of a Plan Amendment and the performance of other related activities required by the Urban Renewal Law before the Authority can implement a URA Project for the Study Area are all necessary for the public's health, safety and welfare.

In light of the foregoing recitals, which the Authority hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL AUTHORITY as follows:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The Board hereby commissions a Study of the Study Area pursuant to C.R.S. § 31-25-107(1)(b) of the Urban Renewal Law. Within thirty (30) days of the Board's commissioning of this Study, Authority staff is directed to send by regular mail to every fee title owner of real property in the Study Area, addressed to each owner's last-known address of record, a notice stating that the Authority is commencing a study necessary under the Urban Renewal Law for making a determination as to whether the Study Area is a blighted area.

Section 3. The Board further directs Authority staff to prepare a Plan Amendment to include the Study Area to address the elimination and prevention of the blight identified in the Study and to take all other actions as are necessary and required by the Urban Renewal Law before the Study and the proposed Plan Amendment can be considered by Council in an evidentiary public hearing as contemplated in C.R.S. Section 31-25-107.

Section 4. There is hereby appropriated for expenditure from the Authority's unappropriated and unencumbered reserves the sum of one hundred thousand dollars (\$100,000) to be expended for the commissioned Study, for the preparation of a Plan Amendment and to fund the other activities required by the Urban Renewal Law before the Council can consider the Study and a Plan Amendment as contemplated in C.R.S. Section 31-25-107.

Section 5. The Board finds that the required notice and opportunity for public inspection were properly made and held in accordance with C.R.S. §§ 29-1-106 and 29-1-109.

Section 6. This Resolution is enacted as a supplemental budget and appropriation pursuant to C.R.S. § 29-1-109.

Section 7. If necessary, the Secretary of the Authority is directed to file a certified copy of this Resolution with the Division of Local Government, Department of Local Affairs, State of Colorado.

Passed and adopted at a regular meeting of the Fort Collins Urban Renewal Authority this 24th day of September, 2026.

FORT COLLINS URBAN RENEWAL
AUTHORITY

By:

Chair

ATTEST:

Acting Secretary