

February 26, 2026

URBAN RENEWAL AUTHORITY BOARD

Regular Meeting – 5:00 PM

A) CALL MEETING TO ORDER

Vice Chair Kristin Stephens called the regular meeting to order at 5:00 p.m. in the C I C room at 300 Laporte Avenue, Fort Collins, Colorado, with hybrid participation available via the City's Zoom platform.

B) ROLL CALL

PRESENT

Vice Chair Kristin Stephens
Commissioner Chris Conway
Commissioner Julie Pignataro
Commissioner Josh Fudge
Commissioner Amy Hoeven
Commissioner Jessica Zamora
Commissioner Dan Sapienza
Commissioner Matt Schild
Commissioner Anne Nelsen

ABSENT

Chair Emily Francis
Commissioner Melanie Potyondy

STAFF

Acting Executive Director Josh Birks
Redevelopment Manager Andy Smith
Secretary Amani Chamberlin

C) EXECUTIVE DIRECTORS' AGENDA REVIEW

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

- One change to the published agenda, an update to the exhibit within the Exclusive Negotiation Agreement for Resolution No. 157.
- Five Discussion items and one Other Business item.

D) PUBLIC PARTICIPATION

Eric Sutherland opposed the work of the Urban Renewal Authority and stated the funds the URA receives from property tax increment are restricted. He stated there is no such thing as an unallocated cash reserve and commented on financial issues with the School District.

E) PUBLIC PARTICIPATION FOLLOW-UP

None.

F) ADOPTION OF CONSENT CALENDAR.

None.

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. Swearing in of Jessica Zamora

The purpose of this item is to conduct the swearing in of Jessica Zamora to the Fort Collins Urban Renewal Authority Board.

Secretary Chamberlin administered the oath of office to Jessica Zamora.

2. Consideration for Approval of the Minutes of January 22, 2026, Urban Renewal Authority Board Regular Meeting.

The purpose of this item is to consider the approval of minutes of January 22, 2026, Urban Renewal Authority Board Regular Meeting.

PUBLIC COMMENT

None.

BOARD DISCUSSION

None.

Commissioner Pignataro noted a scrivener's error in the last paragraph of the minutes.

Commissioner Pignataro moved, seconded by Commissioner Hoeven, that the Fort Collins Urban Renewal Authority approve the Minutes of January 22, 2026 Regular Meeting as amended.

The motion carried 9-0.

3. Resolution No. 156 Appointing Jessica Zamora as the Fifth Member to the Authority Finance Committee.

The purpose of this item is to appoint Jessica Zamora as the fifth member to the Authority Finance Committee.

STAFF PRESENTATION

Acting Executive Director Birks noted the Finance Committee is the only committee that is part of the Board and it traditionally consists of five members, four of whom were appointed at the last meeting. He noted Commissioner Zamora has agreed to serve as the fifth member.

PUBLIC COMMENT

None.

BOARD DISCUSSION

None.

Commissioner Fudge moved, seconded by Commissioner Pignataro, that the Fort Collins Urban Renewal Authority adopt Resolution No. 156 Appointing Jessica Zamora as the Fifth Member to the Authority Finance Committee.

The motion carried 9-0.

4. Resolution No. 157 to approve an Exclusive Negotiation Agreement between the Fort Collins Urban Renewal Authority (Authority) and the Urban Land Conservancy (ULC) to act on the Authority's behalf as Neighborhood Revitalization Partner (NRP).

The purpose of this item is to consider approving an agreement to enter Exclusive Negotiations with the Urban Land Conservancy, a Denver-based 501(c)3 nonprofit, to establish and clarify the role of Neighborhood Revitalization Partner (NRP). In September 2025, staff shared with the Fort Collins Urban Renewal Authority (Authority) Board the emergence of potential partners and opportunities for a more holistic redevelopment of the Authority owned property at 1636 N. College and adjacent properties. At that time, staff suggested a pivot towards a strategy that begins with selecting a NRP to act as the Authority delegate for planning and development. In addition, staff recommended the Authority maintain ownership over its own property through a ground lease and focus on a phased approach to development.

With strong support from the Authority Board, staff prepared and issued a Request for Qualifications (RFQ) that received seven responses in late January 2026. After interviewing the top three respondents, staff are recommending that the Authority prepare a Professional Services Agreement and any other necessary agreements to advance with ULC as the selected NRP for the 1636 N. College redevelopment. The proposed resolution provides staff with this guidance and ULC with security to enter negotiations.

STAFF PRESENTATION

Acting Executive Director Birks outlined the discussion regarding bringing on a partner to develop the property at 1636 North College and stated this item brings forward an agreement to enter into exclusive negotiations with the Urban Land Conservancy (ULC) to define the extent of the scope and the types of services that will be provided by the ULC. He discussed the knowledge, skills, and abilities that were sought with the Request for Qualifications and stated there is extremely strong mission alignment with the purpose of the ULC and the objectives of the URA for the property.

Acting Executive Director Birks stated this Resolution would allow staff to enter into negotiations to develop a professional services agreement and/or potential partnership agreement with the ULC that will list exactly what services it is going to provide. He noted either party can walk away from the dialogue at any point.

PUBLIC COMMENT

Joe Rowan expressed support for entering into an agreement with Urban Land Conservancy.

BOARD DISCUSSION

Commissioner Conway asked about the cost structure. Acting Executive Director Birks replied work will start on an hourly fee basis with a defined scope and anticipated budget. He stated that as the relationship with ULC grows and the project grows, there may be a shift from a time and materials basis to more of a performance-based contract in the future.

Commissioner Conway asked how far along the discussions are regarding the proposed association and its governance structure. Acting Executive Director Birks replied there is agreement that a governance structure is needed and it is the most immediate task other than getting master planning started. He stated there is also agreement that some form of community engagement should occur.

Commissioner Nelsen asked if there will be a not to exceed limit established for the time and materials component. Acting Executive Director Birks replied in the affirmative, but noted there will likely be amendments to the initial agreement.

Commissioner Schild noted there has already been a great deal of community engagement and asked if the plan is to start over or continue with what has already been done. Acting Executive Director Birks replied the engagement has led to the North College Investment Funding Plan and other thoughts, and the plan moving forward is to translate the long list of desired things into those that can fit within the plan and garner community input as the process progresses. He stated there will likely be more targeted engagement around specific opportunities.

Vice Vice Chair Stephens asked if the board that was formed to do some of the community outreach on North College is still in existence. Acting Executive Director Birks replied there have been a couple of different entities that have organized as part of the North College efforts, including work with La Familia on the North College Investment Funding Plan. Additionally, a group of community partners has been pulled together more recently to discuss how to take the ideas that have come from that engagement and translate them into more operational considerations for a community center. Acting Executive Director Birks noted there is also a group of non-profit entities called The Vista Coalition that self-organized to start to think through how a community center would operate.

Vice Vice Chair Stephens noted some of the community engagement happened a while ago and asked if there will be attempts made to ensure people still want the same types of projects. Acting Executive Director Birks replied staff has continued to maintain good relations with La Familia to confirm what was indicated as being desired has not diminished, and there will be more efforts to confirm that moving forward. He noted there will likely need to be some tradeoffs regarding what can be delivered as part of a community center.

Andy Smith, Redevelopment Manager, noted the neighborhood has changed quite a bit since the last focused community outreach and stated that the geographic area of community dialogue will be expanded in work with the ULC.

Acting Executive Director Birks also noted that the project will be going through the City's Development Review process and there are associated engagement requirements with that process.

Commissioner Hoeven noted the language states the ULC would act as the liaison between the neighborhood stakeholders and the development teams and commented on the importance of setting everyone up for success.

Commissioner Conway moved, seconded by Commissioner Sapienza, that the Fort Collins Urban Renewal Authority adopt Resolution No. 157 to approve an Exclusive Negotiation Agreement between the Fort Collins Urban Renewal Authority (Authority) and the Urban Land Conservancy (ULC) to act on the Authority's behalf as Neighborhood Revitalization Partner (NRP).

The motion carried 9-0.

Aaron Miripol, Urban Land Conservancy President and CEO, stated the idea of a legacy project on North College is an important one and he commended the URA for thinking about the long-term future.

5. North Mason Stormwater Improvement Project.

*The Fort Collins Urban Renewal Authority ("Authority") has been asked to partner with the City of Fort Collins to fund a long-planned stormwater infrastructure improvement project ("Project") along North Mason Street within the North College Urban Renewal Plan Area. The Project has been in the planning process for 20 years, with the Authority involved in financial contributions and ongoing planning efforts. The total Project cost is estimated to be **\$18.3 million** and the total Authority investment requested is **\$7.3 million**.*

STAFF PRESENTATION

Acting Executive Director Birks noted no formal action is being requested on this item at this time, though an intergovernmental agreement between the URA and the City could be brought forward in the future.

Andy Smith, Redevelopment Manager, commented on the deficient stormwater infrastructure along North Mason Street within the North College Plan Area that has inhibited redevelopment. He provided a diagram of the planned project and noted a challenge has been the acquisition of the necessary right-of-way. He stated the build out of the project is estimated to be \$18.3 million and the total URA investment request is up to \$7.3 million.

Smith noted staff has talked with the City's technical team about different ways to do the project. He noted the Board could opt to provide no funding; however, the recommendation from staff and the Finance Committee is a contribution of \$4.3 million to \$4.7 million with a not to exceed number. He discussed the forecasted revenue for the Plan Area and stated it is anticipated there will be approximately \$10.9 million available in unallocated funds at the end of the TIF collection period in 2030.

Smith outlined some scenarios with various expenditures and discussed work with Economic and Planning Systems to model the economic impact of development being opened up due to the stormwater improvements. He stated their estimate is that it would take about seven years for the property taxing entities to reclaim the full investment amount.

Smith noted the Finance Committee asked about the other future potential investments or contributions that are being considered. Additionally, there was a question about whether any properties would be unfairly or disproportionately impacted in right-of-way acquisition. Smith

noted there are few residential impacts and the commercial right-of-way acquisitions primarily include slivers of land.

Acting Executive Director Birks stated the first thing that needs to be done is right-of-way acquisition, then the stormwater improvements, then the roadway improvements. He noted this is an important piece of infrastructure to facilitate development on the west side of North College which has been impeded by this kind of infrastructure deficiency as well as others. However, he noted the Finance Committee was concerned about investing the majority of the remaining dollars into a project such as this. He stated he would like the Board to discuss how comfortable it is having staff move forward to prepare an IGA between the City and the URA for a certain dollar amount. He noted that if revenues do better than expected, or if some planned expenditures do not occur, the final contribution amount could be higher.

PUBLIC COMMENT

None.

BOARD DISCUSSION

Commissioner Sapienza noted the lack of infrastructure and development in the area and stated the proposed project would remediate blight. He expressed support for a mid-level expenditure toward the project.

Commissioner Pignataro supported the Finance Committee's recommendation.

Commissioner Hoeven also supported the Finance Committee's recommendation and asked about the process for making an additional contribution should that be appropriate. Acting Executive Director Birks replied it would be a process similar to this one with an amended IGA or separate IGA. He noted the URA only budgets its operating dollars annually, and every other expenditure is done through supplemental appropriations.

Commissioner Nelsen also supported the Finance Committee's recommendation.

Commissioner Zamora asked what would be lost if this expenditure is not made and what would be gained if it is. Acting Executive Director Birks replied making the expenditure would result in the loss of URA capital to be able to invest in other projects. He reiterated that the \$10.9 million estimate nets out items that are underway. He noted the lack of coordinated stormwater infrastructure is one of the challenges currently faced by projects on that side of College. Additionally, having roadway infrastructure would make it easier for developments to make investments in the area.

Matt Fader, Senior Director of Infrastructure for Water Utilities, noted this project is on the Stormwater Capital Improvement Plan, and if the URA were to contribute to the project, it would help bring it to priority sooner. Additionally, the URA's contribution would help lessen the burden on the rest of the Stormwater Utility funds and having a joint outfall would lessen the burden on developers.

Dana Hornkohl, Engineering Department, stated transportation infrastructure on collector roadways is typically part of the development process, though the Transportation Capital Expansion Fees can help build the section of the roadway that is viewed as part of the network.

Commissioner Zamora asked if a substantial amount of the project can be completed at the \$4.5 million number. Acting Executive Director Birks replied a number closer to \$4.7 million would mean that the URA would make a substantial and meaningful contribution to helping secure the necessary right-of-way, which is the most crucial piece of moving the project forward, and would meet the request coming from Stormwater to help facilitate both phases of the stormwater project. He stated the roadway could then occur with development.

Commissioner Conway asked if it is anticipated that stormwater or street standards may change in the short-term future such that the level of service would change resulting in a lower project cost. Acting Executive Director Birks replied he was unsure if there will ultimately be policy choices that will change the level of standard; however, the IGA could be structured such that if any change in standards resulted in a lower cost project, the anticipated percentage contribution could be decreased.

Acting Executive Director Birks stated staff will prepare an IGA with City colleagues for an amount that would provide a meaningful contribution toward right-of-way acquisition and the stormwater improvements. He stated that IGA will likely come before the Board in May.

6. Concept Plan and Funding Discussion for a Temporary Outdoor Event Venue at 1636 North College.

The purpose of this item is to consider the concept plan to construct a temporary event and community gathering space on Authority-owned property at 1636 North College Avenue and receive guidance regarding alternative concept plans. Construction cost estimates for the initial concept came in considerably higher than originally anticipated, and Authority staff have asked the design team to prepare an alternative “value engineered” design to lower the cost of the project.

STAFF PRESENTATION

Acting Executive Director Birks noted this item does not require formal action and staff will prepare an appropriation based on direction received from the Board.

Chris Sheafor, Program Coordinator, stated it will take a few years for the larger projects to begin at the 1636 property; therefore, in the meantime, the goal is to engage the community in the area to help begin to activate the site. He stated a plan was developed by RVI for a temporary outdoor event venue, though the estimated concept cost came in considerably higher than what was originally anticipated; therefore, RVI was asked to prepare an alternative ‘value engineered’ design that includes two rather than three islands and the use of a resilient tile rather than synthetic turf. He stated the area could be used for food truck rallies or farmer’s markets. Sheafor requested input as to the desired scale of the project.

Acting Executive Director Birks stated there is a desire to have a meaningful community investment for the property in the time period between now and when full redevelopment takes place. He asked whether the focus should be on stewardship of funds or on greater transformation.

PUBLIC COMMENT

None.

BOARD DISCUSSION

Commissioner Pignataro asked about the anticipated length of time the space would be available. Acting Executive Director Birks replied the soonest construction could begin on the full redevelopment would be 18 months, but is more likely to be at least 24 months.

Commissioner Pignataro asked how long the temporary outdoor venue would take to set up. Acting Executive Director Birks replied the hope is that will take 60 to 90 days. He noted the minor amendment to approve the use of the site is close to being in place and there will be an ongoing event permit that will allow for certain kinds of operations without needing to pull unique permits.

Commissioner Pignataro asked what organizations have expressed interest in using the site. Acting Executive Director Birks replied a farmer’s market in partnership with NFCBA would like to

operate, and conversations have occurred with the Library District, a creative arts non-profit, La Familia, and various food trucks. He stated there have been discussions about music events and car shows as well.

Commissioner Pignataro asked who would be managing the space. Acting Executive Director Birks replied there will be another party brought on to help with that and suggested one way of funding that could be renting the space out rather than making it free to use. He stated a steering committee of internal staff members who work these kinds of events is being formed.

Commissioner Pignataro asked when the existing trees in the parking lot were last maintained. Sheafor replied they were disregarded for quite some time, though a property manager has been hired to start watering and cleaning up weeds. Acting Executive Director Birks noted a landscape plan will be associated with the redevelopment.

Commissioner Pignataro asked if the temporary improvements would need to be dismantled once redevelopment begins. Acting Executive Director Birks replied there will be a point at which development will disrupt the ability of the site to operate depending on how the development occurs. Additionally, he noted about 2/3 of the durable items in the larger plan could be reused in the overall redevelopment.

Commissioner Pignataro supported going forward with the larger more costly improvements.

Commissioner Nelsen asked what drove the original 200-person event estimate. Sheafor replied that was based on the types of events that were anticipated, though the average number of people would likely be closer to 50 or 75.

Commissioner Nelsen expressed concern the space may feel empty without enough attendees. Sheafor noted food trucks and areas for lawn games will be present most all the time.

Acting Executive Director Birks concurred that overbuilding the space could be an issue, but stated building too small could also be problematic.

Commissioner Nelsen asked how many of the items could be reused in the smaller plan. Sheafor replied legacy items were still about 2/3 of the cost.

Craig Russell, RVI Planning, stated there is also the opportunity to increase the number of legacy items if desired.

Commissioner Nelsen asked about the anticipated lifespan of the resilient tiles or turf. Russell replied the tiles will be impacted more with UV light exposure and likely has a lifespan of 10 to 12 years; however, the turf lifespan is 25 to 30 years. He stated the goal was to bring some type of softness to the space with the turf.

Commissioner Nelsen asked about the maintenance for the two surfaces. Russell replied they are similar and just need to be cleaned occasionally.

Commissioner Nelsen asked about the lifespan of the remaining legacy items. Russell replied most will be long-term; however, anything that is painted will be impacted by UV.

Commissioner Nelsen asked about the process for changing the minor amendment. Russell replied that is a micro amendment process and is quite straightforward. He reiterated the community interest in the project.

Acting Executive Director Birks stated the greater risk is likely under-sizing given the level of community interest.

Commissioner Nelsen expressed support for the design and the larger plan.

Russell noted they are attempting to be creative with some of the elements to reduce costs.

Commissioner Hoeven expressed support for the larger design.

Commissioner Conway expressed support for the smaller design stating he would prefer to have a fuller small space than an empty larger space.

Commissioner Schild stated this project has community interest and stated the difference between the two options is minimal in terms of the budget. He expressed support for the larger design.

Commissioner Fudge also supported the larger design to help activate the space.

Commissioner Sapienza also supported the larger design.

Commissioner Zamora noted this project will provide an opportunity to give the community something to look forward to and expressed support for the larger project to help encourage use.

Commissioner Potyondy stated her biggest concern was the potential for waste; however, given that many of the items can be reused, she expressed support for the larger plan.

Acting Executive Director Birks stated staff will bring forth an appropriation for the facility and noted they will be talking with internal and external partners regarding operations.

I) OTHER BUSINESS

Acting Executive Director Birks stated Senate Bill 129 was introduced today and it has some potential impact on urban renewal should it move forward. He stated staff and counsel are recommending the Board take a position of opposition.

Angela Hygh, counsel to the URA, noted the Bill would affect three different types of authorities: County Revitalization Authorities, Downtown Development Authorities, and Urban Renewal Authorities. She stated it would require that after a URA provides an impact report to the taxing entities as part of the formation of an urban renewal plan, the taxing bodies would each have the ability to either file a certification or a rebuttal to the impact report. Additionally, the bill would require that legislative counsel staff prepare a report on the tax increment financing with respect to school districts once per year. She stated counsel is recommending opposition to the Bill as it does not add any benefit to an Urban Renewal Authority and the impact reports have been supplied to the taxing entities for some time. She stated there is no need for a certification or rebuttal to the reports. She also noted there were other more onerous requirements in the Bill when it was first introduced.

Acting Executive Director Birks stated the Bill is focused on a way of using urban renewal that is not how this URA practices urban renewal. Additionally, it mischaracterizes the way the tax increment tool itself works. He asked the Board if it would like to take any action or position regarding the Bill.

Hygh noted the Board cannot take a formal vote during Other Business.

Commissioner Pignataro stated she would prefer the Legislative Review Committee take up the item and suggested an amend position may be less aggressive.

Commissioner Fudge asked if he should recuse himself given his employment with the County which may also have an opinion on the Bill. Hygh replied she did not see a reason to recuse.

Vice Chair Stephens concurred with Commissioner Pignataro and noted the Bill is being sponsored by two legislators in Larimer County; therefore, making a statement of opposition could be seen as hostile. She noted that not every URA is a good player and suggested an amend position could be more valuable.

Commissioner Zamora stated she was unsure if the reports would be valuable to the School District and stated she would need to garner additional input before making a statement.

Commissioner Schild expressed concern that not all the taxing entities would be treated equally in terms of the reporting per the Bill.

Vice Chair Stephens suggested remaining in a monitoring role and having the Legislative Review Committee examine it.

Acting Executive Director Birks stated that while he believes the URA legislation needs to be updated, he would do so by adding requirements for defining blight rather than adding reporting requirements.

Commissioner Pignataro suggested Birks may want to reach out to Senator Marchman with his ideas.

Vice Chair Stephens stated there are some beneficial changes that could be made to preserve the tool. She stated she believes Fort Collins has used it in a sound way to make improvements to the community.

Acting Executive Director Birks noted much of the staff position is based on the way the Bill existed prior to the changes that were made. He stated staff will continue to monitor the Bill and will keep the Board informed.

J) ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 7:13 p.m.

Vice Chair

ATTEST:

Secretary