

July 24, 2025

URBAN RENEWAL AUTHORITY BOARD

Regular Meeting – 5:00 PM

A) CALL MEETING TO ORDER

Chair Jeni Arndt called the regular meeting to order at 5:02 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

Chair Jeni Arndt
Boardmember Susan Gutowsky
Boardmember Melanie Potyondy
Boardmember Emily Francis
Boardmember Dan Sapienza
Boardmember Matt Schild
Boardmember Kelly Ohlson

ABSENT

Vice Chair Kristin Stephens
Boardmember Julie Pignataro
Boardmember Kristin Draper
Boardmember Tricia Canonico

STAFF

Acting Executive Director Josh Birks
Secretary Alia Jackson

C) EXECUTIVE DIRECTORS' AGENDA REVIEW

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

- No changes to the published agenda.
- Two discussion items.

D) PUBLIC PARTICIPATION

None.

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. **Consideration for Approval of the Minutes of May 22, 2025, and June 26, 2025, Regular Meetings.**

The purpose of this item is to consider the approval of minutes of May 22, 2025, and June 26, 2025, Regular Meetings.

PUBLIC COMMENT

None.

BOARD DISCUSSION

None.

Commissioner Gutowsky moved, seconded by Commissioner Potyondy, to approve the minutes of May 22, 2025, and June 26, 2025, Regular Meetings.

The motion carried 7-0.

2. **Consideration of Resolution No. 150 Approving a Redevelopment Agreement Between the Fort Collins Urban Renewal Authority and 302 Conifer, LLLP.**

The purpose of this item is to consider approving a grant not to exceed \$100,000 from the Urban Renewal Authority to a deed-restricted middle-income housing development proposed to be constructed at 302 Conifer Street in the North College Urban Renewal Plan Area. The grant will be paid as a reimbursement of property taxes over a period of three years.

The Urban Renewal Authority ("Authority") Board are asked to consider the approval of a Redevelopment Agreement ("Agreement", Exhibit A), by resolution, intended to memorialize the terms and conditions of the grant.

STAFF PRESENTATION

Acting Executive Director Birks stated this item relates to a grant of up to \$100,000 from the Urban Renewal Authority to support the deed-restricted middle-income housing development proposed for 302 Conifer Street. He noted the loan would come from tax increment within the North College Urban Renewal Plan Area and also noted housing is a reliable blight prevention and mitigation strategy.

Birks stated this action would allow the grant to reimburse the property taxes that are paid on the 17 units that exceed 80% AMI. He also noted the project is in partnership with Housing Catalyst which will be extending its tax abatement capability to the other 59 units that are 80% AMI or below.

Birks stated the grant must be used for the actual cost of property taxes in the year requested, and it can be requested up to three times across the next ten years, with the total amount not to exceed \$100,000. Additionally, Birks noted the grant requires the project have a certificate of occupancy no later than December 31, 2030, and at the time reimbursement is requested, the project must show it is in good standing with lenders and the City's affordable covenants.

PUBLIC COMMENT

None.

BOARD DISCUSSION

Commissioner Gutowsky asked how low the AMI number goes for the less than 80% units. Nathan Szanton, developer, replied 12 units are at 70% AMI and below, 47 units are at 80% AMI, 10 units are at 90%, and 7 units are at 100% AMI.

Commissioner Ohlson asked if this grant has been discussed as an ongoing portion of this project. Birks replied in the affirmative and noted it has been discussed along with the \$3.2 million loan each time the project has come before the Board. He stated this item relates to the specifics of the mechanics of the grant.

Commissioner Ohlson requested staff present the AMI numbers in the future if they are known.

Commissioner Francis moved, seconded by Commissioner Potyondy, to adopt Resolution No. 150 Approving a Redevelopment Agreement Between the Fort Collins Urban Renewal Authority and 302 Conifer, LLLP.

The motion carried 7-0.

I) OTHER BUSINESS

Acting Executive Director Birks provided some photos of the Albertson's site showing landscape cleanups made since the URA purchased the building. He noted a maintenance contract has been executed with the same company that provides maintenance to the owner's association and other properties in the area. He stated approximately \$10,000-\$15,000 is being invested in basic cleanup and noted basic security patrols have begun and signage will be installed updating the trespassing language to be consistent with all publicly owned properties.

Commissioner Ohlson asked why the City does not require a basic level of property maintenance for privately owned properties. Birks replied he will look into that topic. Chair Arndt noted she had looked into whether a State law exists that would allow municipalities to take action in that regard and she was unable to find anything.

Commissioner Francis asked if there are plans to activate the space while going through the cleanup process. Birks replied conversations have begun around tactical urbanism in terms of possibly providing power and water for food trucks to be able to be located in the parking lot, adding some shade and seating, and providing programming. He noted any appropriation would go before the Board for approval.

Commissioner Francis expressed support for activating the space in the short term. Birks replied staff will consider options.

Commissioner Gutowsky noted the North Fort Collins Business Association asked if the property will be improved and secured and commended staff for acting on both those issues.

Chris Sheafor noted the 30% design for the pedestrian and bike improvements in the South Prospect Plan Area is going out for bid.

Andy Smith, Redevelopment Manager, noted the website redesign has started and Commissioner Schild has offered to assist in that effort. Birks noted other Commissioners are welcome to assist. Commissioner Francis recommended Commissioner Pignataro be asked to assist.

J) ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 5:23 p.m.

Chair

ATTEST:

Secretary