

December 1, 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 4:30 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  
Commissioner Julie Pignataro  
Commissioner Melanie Potyondy  
Commissioner Kelly Ohlson  
Commissioner Emily Francis  
Commissioner Dan Sapienza  
Commissioner Matt Schild

ABSENT

Vice Chair Kristin Stephens  
Commissioner Tricia Canonicco  
Commissioner Susan Gutowsky

STAFF

Acting Executive Director Josh Birks  
Secretary Amani Chamberlin

**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
- The first discussion item considers approval of the previous two meeting minutes.
- The second discussion item is a motion to consider going into executive session to talk about property acquisition.

**D) PUBLIC PARTICIPATION**

None.

**E) PUBLIC PARTICIPATION FOLLOW-UP**

None.

**F) ADOPTION OF CONSENT CALENDAR.**

## 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 August 28, 2025, and September 25, 2025, Regular Meetings.

The purpose of this item is to consider the approval of minutes of August 28, 2025, and September 25, 2025, Regular Meetings.

**Commissioner Pignataro moved, seconded by Commissioner Potyondy, that the Fort Collins Urban Renewal Authority approve the Minutes of August 28, 2025, and September 25, 2025, Regular Meetings.**

#### PUBLIC COMMENT

None.

#### BOARD DISCUSSION

None.

**The motion carried 7-0.**

### 2. 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 1220 North College Avenue in the North College Urban Renewal Plan area:

**Commissioner Pignataro moved, seconded by Commissioner Potyondy, 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 property at 1220 N College in the North College Urban Renewal Plan Area:**

- **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.*

*A friendly amendment was made to add the following language at the end of the motion: "And that at the conclusion of the Executive Session that the Urban Renewal Authority meeting be automatically adjourned without reconvening in the regular meeting."*

PUBLIC COMMENT

None.

BOARD DISCUSSION

None.

***The motion carried 7-0.***

***Chair notes that following the Executive Session the Board will be conducting a Work Session.***

**I) OTHER BUSINESS**

None.

**J) ADJOURNMENT**

There being no further business before the board, the meeting was adjourned at 4:37 p.m.

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Chair

ATTEST:

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Secretary