

April 23, 2026

**URBAN RENEWAL AUTHORITY BOARD**

**Regular Meeting – 5:00 PM (Online)**

**A) CALL MEETING TO ORDER**

Chair Emily Francis called the regular meeting to order at 5:00 p.m. Remotely, with hybrid participation available via the City's Zoom platform.

**B) ROLL CALL**

**PRESENT**

Chair Emily Francis  
Vice Chair Kristin Stephens  
Commissioner Chris Conway  
Commissioner Julie Pignataro  
Commissioner Josh Fudge  
Commissioner Melanie Potyondy  
Commissioner Jessica Zamora  
Commissioner Matt Schild  
Commissioner Amy Hoeven (Arrived at 5:05 P.M.)

**ABSENT**

Commissioner Dan Sapienza  
Commissioner Anne Nelsen

**STAFF**

Acting Executive Director Josh Birks  
Acting 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;

**D) PUBLIC PARTICIPATION**

Tyler Bigler expressed support for *Resolution No. 160 To Approve a Supplemental Budget Resolution for Professional Services Agreement with the Urban Land Conservancy, a Colorado Nonprofit Corporation*, and requested assurance that follow through occurs. He stated the community deserves a positive return on its investment and encouraged the URA to design for adaptability, to not overbuild parking, and to make the project a place people can get to without a car.

**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 March 26, 2026, Urban Renewal Authority Board Regular Meeting.**

*The purpose of this item is to consider the approval of minutes of March 26, 2026, Urban Renewal Authority Board Regular Meeting.*

***Commissioner Hoeven moved, seconded by Commissioner Pignataro, that the Fort Collins Urban Renewal Authority approve the Minutes of March 26, 2026 Regular Meeting.***

**PUBLIC COMMENT**

None.

**BOARD DISCUSSION**

None.

***The motion carried 9-0.***

**2. Public Hearing and Resolution No. 160 To Approve a Supplemental Budget Resolution for Professional Services Agreement with the Urban Land Conservancy, a Colorado Nonprofit Corporation.**

*The purpose of this item is to consider a Professional Services Agreement (the “Agreement”) with Urban Land Conservancy for specialized real estate and management services for the proposed redevelopment project located at 1636 N. College Avenue, which seeks to transform a long-vacant supermarket building into a vibrant, mixed-use, community-oriented neighborhood (the “Project”). Additionally, the resolution considers a supplemental budget appropriation for **\$200,000** in support of the Agreement.*

## STAFF PRESENTATION

Acting Executive Director Josh Birks noted the Board previously approved an agreement to go into exclusive negotiations with Urban Land Conservancy to act as a neighborhood revitalization partner, and this agreement documents part of that work and the initial kick off of the project. He stated this resolution would approve the agreement and appropriate the funds necessary to fund it, which is capped at \$200,000 for this year.

Birks stated the agreement has a broad scope and covers items including a strategic workshop, project visioning, development advisory services, and ongoing construction support. He stated it is an umbrella professional services agreement with individual work orders that will describe the phases of each part of the project. He noted the draft of the first work order focuses on the initial part of the project, master planning, governance, and community engagement. Additionally, Birks noted the work orders are capped at \$175,000 each and the annual maximum is \$200,000. He stated the contract will be based on time and materials and the initial term will begin on May 1. He stated a new work order can be created at any time as long as it falls under the umbrella scope of the agreement.

## PUBLIC COMMENT

None.

## BOARD DISCUSSION

Chair Francis asked how the items mentioned by Mr. Bigler will fit into the planning process. Birks replied those items need to be included throughout the process, including in goals and the site vision as well as in the way ground leases are structured and how partnership agreements with other developers occur.

***Vice Chair Stephens moved, seconded by Commissioner Potyondy, that the Fort Collins Urban Renewal Authority approve Resolution No. 160 To Approve a Supplemental Budget Resolution for Professional Services Agreement with the Urban Land Conservancy, a Colorado Nonprofit Corporation.***

***The motion carried 9-0.***

3. **Public Hearing and Resolution No. 161 To Approve a Supplemental Budget Resolution for Vine & Jerome Intersection Improvements.**

*The purpose of this item is to consider a supplemental budget resolution for \$239,076 toward the City of Fort Collins' Vine Drive and Jerome Street Intersection Improvements Project in the North College Urban Renewal Plan Area.*

## STAFF PRESENTATION

Acting Executive Director Josh Birks noted the Board previously approved a contribution to the Vine and Jerome intersection improvements and funds were appropriated in 2025; however, the expenditure did not occur in 2025, therefore the funds need to be reappropriated in 2026.

## PUBLIC COMMENT

None.

## BOARD DISCUSSION

Vice Chair Stephens noted this is an important safety project for the community and stated it is an example of a good partnership given the DDA's participation as well.

Chair Francis concurred.

***Vice Chair Stephens moved, seconded by Commissioner Potyondy, that the Fort Collins Urban Renewal Authority approve Resolution No. 161 To Approve a Supplemental Budget Resolution for Vine & Jerome Intersection Improvements.***

***The motion carried 9-0.***

**I) OTHER BUSINESS**

None.

**J) ADJOURNMENT**

There being no further business before the board, the meeting was adjourned at 5:16 p.m.

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Chair

ATTEST:

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Acting Secretary

DRAFT