

AGENDA ITEM SUMMARY

Urban Renewal Authority



STAFF

Josh Birks, Acting URA Executive Director
Andy Smith, Redevelopment Manager

SUBJECT

Public Hearing and Resolution No. 164 to Approve a Supplemental Budget Resolution in Support of Authorizing the Use of Eminent Domain to Acquire Property and Associated Interests at 1630 North College Avenue, Fort Collins, Colorado

EXECUTIVE SUMMARY

The purpose of this item is to authorize URA Staff to **use eminent domain** to acquire the property located at 1630 North College Avenue. Additionally, the resolution considers a supplemental budget appropriation of **\$1.05 million** to acquire property located at **1630 N. College Avenue**.

STAFF RECOMMENDATION

Staff recommend approval and adoption of the resolution.

BACKGROUND / DISCUSSION

FCURA staff have been in negotiations with the current owners of 1630 N. College Avenue (the "Property") for the past eight months. Despite initially productive discussions, staff have reached an impasse with the property owner.

While the Property is free-standing and therefore does not inhibit nor is it required to advance with demolition and redevelopment of FCURA's property at 1636 N. College, it includes a significant amount of additional land in the parking field. This adjacent land and the associated building represent a significant opportunity to enhance the flexibility and opportunity of the redevelopment at 1636 N. College.

Staff will continue to pursue negotiations with the seller as this remains the preferred method of acquisition by the FCURA Board, however an alternative process may be necessary. The supplemental budget appropriation authorized by the resolution provides the anticipated funds necessary to acquire the Property.

Between May 13, 2026, and May 22, 2026, FCURA staff conducted a visual survey of the Property to determine blight conditions remain. According to the forthcoming memo ("Condition Survey Update"), blight conditions continue to exist at the property.

FCURA FINANCIAL IMPACTS

Undetermined, however, the current offer is for \$1.05 million, hence the requested supplemental budget appropriation.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Presentation
2. Resolution