

September 24, 2026

URBAN RENEWAL AUTHORITY BOARD

Regular Meeting – 5:00 PM

A) CALL MEETING TO ORDER

Chair Emily Francis called the regular meeting to order at 5:00 p.m. remotely 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 Amy Hoeven
Commissioner Jessica Zamora
Commissioner Dan Sapienza
Commissioner Matt Schild

ABSENT

Commissioner Amy Hoeven
Commissioner Anne Nelsen

STAFF

Executive Director Josh Birks
Acting Secretary Amani Chamberlin

C) EXECUTIVE DIRECTORS' AGENDA REVIEW

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

- No changes to the published agenda.
- August 27, 2026, URA Board Meeting Minutes to be considered for approval.
- Consideration of Budget Appropriations.

D) PUBLIC PARTICIPATION

Joe Rowan expressed support for Resolution No. 170 to Approve a Supplemental Budget Appropriation of \$800,000 for the Acquisition of Property at 1220 North College Avenue ("1220") noting health and safety concerns at the site.

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 27, 2026

The purpose of this item is to consider the approval of minutes of August 27, 2026.

Vice Chair Stephens moved, seconded by Commissioner Pignataro, that the Fort Collins Urban Renewal Authority approve the Minutes of August 27, 2026 Regular Meeting.

PUBLIC COMMENT

None.

BOARD DISCUSSION

None.

The motion carried 10-0.

2. Public Hearing and Resolution No. 169 to Approve a Supplemental Budget Resolution to Provide Funds for an Existing Conditions Study of an Area Around the Drake and College Intersection, Commission the Existing Conditions Study and Direct Authority Staff to Prepare an Amendment to the Existing College and Drake Urban Renewal Plan

The purpose of this item is to consider a Resolution appropriating funds for an Existing Conditions Study (Study) of an area around the Drake and College Intersection. In addition, the resolution commissions the Existing Conditions Study and directs the Fort Collins Urban Renewal Authority (Authority) staff to prepare an amendment to the existing College and Drake Urban Renewal Plan (Plan). Due to changing conditions and development plans, the original intent of the Plan no longer remains viable. The Study will evaluate amending the Plan to include additional properties to achieve a similar public purpose.

PUBLIC COMMENT

None.

STAFF PRESENTATION

Executive Director Josh Birks stated this item would appropriate up to \$100,000 in support of an existing conditions study for an area around the current Drake and College intersection to determine whether it may be included in the existing College and Drake Urban Renewal Authority Plan Area. He showed maps of the current boundary of the Plan Area and the area to be evaluated. He noted any plan amendment to include additional property would ultimately be the decision of City Council.

Executive Director Birks outlined the financial impact of the appropriation to the budget of the Plan Area.

COMMISSION QUESTIONS/COMMENTS

Vice Chair Stephens asked how the boundaries for the study area were determined. Executive Director Birks replied the northern portion runs from the existing boundary north to the southern boundary of the Prospect South Plan Area and includes the existing commercial uses between those. The southern portion focuses on areas of opportunity, including several vacant and underutilized parcels, and the area that extends west along Drake does include some CSU parcels as there have been conversations about potential ownership changes in those areas to help encourage some redevelopment.

Chair Francis stated she was initially skeptical of this proposal; however, there are forthcoming changes to the area, including the Front Range Passenger Rail station, and it does make sense to reevaluate the Plan Area.

Commissioner Stephens moved, seconded by Commissioner Potyondy, that the Fort Collins Urban Renewal Authority adopt Resolution No. 169 Approving a Supplemental Budget Resolution to Provide Funds for an Existing Conditions Study of an Area Around the Drake and College Intersection, Commission the Existing Conditions Study and Direct Authority Staff to Prepare an Amendment to the Existing College and Drake Urban Renewal Plan.

The motion carried 10-0.

3. **Public Hearing and Resolution No. 170 to Approve a Supplemental Budget Appropriation of \$800,000 for the Acquisition of Property at 1220 North College Avenue (“1220”).**

The purpose of this item is to request approval of a supplemental budget resolution authorizing \$800,000 for the acquisition of property located at 1220 North College Avenue, within the North College Urban Renewal Plan Area. The funding will satisfy terms agreed to in the Stipulation for Immediate Possession executed between the Authority and the current property owner.

Approving this supplemental appropriation will allow the Authority to complete the property acquisition process and ensure compliance with the Stipulation’s required deposit amount, thereby enabling the Authority to secure possession of the property for redevelopment purposes.

PUBLIC COMMENT

None.

STAFF PRESENTATION

Andy Smith, Redevelopment Program Manager, stated this item would amend the previously approved 2026 URA budget with an \$800,000 appropriation for the purchase of the property at 1220 North College Avenue, formerly known as the El Palomino Motel. He noted the URA is currently going through the eminent domain process to acquire the property as negotiations

between a willing buyer and willing seller did not result in an agreement and the condition of the property is far worse than anticipated. He noted the URA is also pursuing immediate possession of the property and stated the pending stipulation agreement, which has yet to be agreed upon, would provide \$250,000 to be immediately available for withdrawal by the property owner as the evaluation process proceeds. He noted \$2.6 million has been earmarked, though not budgeted, for the property, and it is very unlikely the property is worth anywhere near that, and perhaps not near the \$800,000 number.

COMMISSION QUESTIONS/COMMENTS

Vice Chair Stephens commended moving forward with acquiring the property given it has been a nuisance property for many years. She thanked Mr. Rowan for voicing support.

Commissioner Potyondy and Chair Francis concurred.

Vice Chair Stephens moved, seconded by Commissioner Fudge, that the Fort Collins Urban Renewal Authority adopt Resolution No. 170 to Approve a Supplemental Budget Appropriation of \$800,000 for the Acquisition of Property at 1220 North College Avenue ("1220").

The motion carried 10-0.

I) OTHER BUSINESS - None

J) ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 5:24 p.m.

Chair

ATTEST:

Acting Secretary