

RESOLUTION NO. 157  
OF THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL  
AUTHORITY APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT

A. The Fort Collins Urban Renewal Authority (the “Authority”) was established in 1982 under and in accordance with the Colorado Revised Statutes (“C.R.S.”) § 31-25-101, et seq. (the “Urban Renewal Law”).

B. The City Council of the City of Fort Collins, Colorado (the “City”), by Resolution No. 2004-152 approved and adopted on December 21, 2004, the “North College Urban Renewal Plan” (the “North College Plan”) as an urban renewal plan under the Urban Renewal Law for the area described therein (the “North College Plan Area”).

C. The North College Plan provides for the Authority to exercise all powers authorized under the Urban Renewal Law.

D. The Authority issued a request for qualifications numbered 10263 on December 8, 2025 (the “RFQ”) soliciting proposals from qualified service providers and professionals to provide 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”).

E. The Project is located within the North College Plan Area.

F. Pursuant to the RFQ, the Authority invited qualified consultants to partner in the Project as a Neighborhood Revitalization Partner (the “NRP”) initially functioning as an extension of the Authority, performing services often assigned to owner’s representatives, general managers, and community managers, leading the creation of a governance framework, coordinating among public and private partners, and guiding the planning and implementation of a community-driven master redevelopment plan.

G. The NRP has responded to the RFQ, and the Authority has interviewed and selected to work with the NRP for purposes of accomplishing the Project.

H. The Authority and the NRP wish to enter into an exclusive negotiation agreement (the “ENA”) to establish a specific period of time to negotiate regarding an agreement (the “NRP Agreement”), subject to mutually agreeable terms, conditions, covenants, restrictions and agreements to be negotiated and documented in such NRP Agreement.

I. The Authority is authorized in C.R.S. § 31-25-105(1)(b) to “make and execute all contracts and other instruments which it may deem necessary or convenient to the exercise of its powers.”

In light of the foregoing recitals, which the Authority hereby makes and adopts as

determinations and findings, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL AUTHORITY as follows:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The ENA is hereby approved, and the Acting Executive Director is authorized to execute the ENA, subject to such modifications in form or substance as the Acting Executive Director may, in consultation with the Authority Attorney, deem desirable and necessary to protect the Authority's interests, or to further the purposes of the North College Plan and this Resolution.

Section 3. This Resolution shall be effective upon approval by the Authority.

Passed and adopted on February 26, 2026.

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Emily Francis, Chair

ATTEST:

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Secretary

Effective Date: February 26, 2026

Approving Attorney: Caitlin Quander

Exhibit: Exhibit A – Exclusive Negotiation Agreement (Draft)