

AGENDA ITEM SUMMARY

City Council



STAFF

Matt Robenalt, DDA Executive Director
Todd Dangerfield, DDA Project Manager

SUBJECT

Second Reading of Ordinance No. 154, 2025, Expanding the Boundaries of the Fort Collins, Colorado Downtown Development Authority and Amending the Plan of Development of the Authority.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 16, 2025, expands the boundaries of the Fort Collins Downtown Development Authority (the “DDA”) and amends the Plan of Development of the Authority to include a property at 313 North Meldrum Street and adjacent street right-of-way on North Meldrum Street. The property is a commercially zoned lot in the Old Town District and is the location of the historic Emma Malaby Grocery building. The right-of-way is being added as a housekeeping step to more efficiently describe the overall DDA boundary. There is no impact to the City from the inclusion of this right-of-way.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

The parcel is located on North Meldrum Street adjacent to the Fort Collins DDA boundary that runs north-south along the east side. The location is directly across the street from one DDA project investment located at 302 North Meldrum-320 Maple Street (Myridium) and within one block of a second project investment at 325 Cherry Street (Cherry Street Lofts). The parcel is zoned “neighborhood conservation – buffer district”, as is the east DDA boundary adjacent to Library Park, and is eligible for inclusion according to state statute and DDA policy.

The DDA has received a formal petition from the property owner seeking inclusion of land in the DDA district boundary (see Attachment 3, DDA Resolution 2024-03, with Petition).

Petitioner: Larimer County Historic Alliance (a.k.a. Historic Larimer County), P.O. Box 1909, Fort Collins, 80522.

The criteria for inclusion of additional property into the DDA boundary area, pursuant to Colorado Revised Statutes § 31-25-822, are met by the property; adjacency to the existing DDA boundaries and evidence of ownership of the property are documented.

In 2009, the DDA Board of Directors established a policy to guide future inclusions of property into the district. A thorough examination of land adjacent to the DDA boundary was evaluated for compatibility with the DDA's mission and vision, and the property associated with the Petitioner's request is considered acceptable because of the shared intent of preserving the historic Emma Malaby Grocery building located on this property.

There are public benefits associated with the proposed inclusion of this property. Inclusion will enable a future DDA investment in building façade restorations.

This inclusion of property resulting in a boundary line adjustment will effectively amend the DDA's Plan of Development.

CITY FINANCIAL IMPACTS

There is no fiscal impact to the City from the inclusion of this property and right-of-way into the DDA boundary.

The Petition submitted by Larimer County Historical Alliance is a voluntary request. The Petitioner recently applied for and received a tax-exempt status for the property from the Larimer County Assessor. Based on this tax-exempt status, inclusion into the DDA boundary of the Petitioner's property will not result in any change to the mill levy or operating revenue.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

On April 11, 2024, the DDA Board of Directors voted unanimously to recommend Council inclusion of the property, as requested by Larimer County Historic Alliance for the parcel located at 313 North Meldrum Street and adjacent street ROW on North Meldrum Street (Attachment 2).

PUBLIC OUTREACH

The publicly noticed DDA Board of Directors meeting was held on April 11, 2024, during which the Board unanimously approved DDA Resolution 2024-03, recommending the Council amend the Plan of Development boundary area in accordance with DDA statute.

ATTACHMENTS

First Reading attachments available in September 16, 2025, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>

1. Ordinance No. 154, 2025