

AGENDA ITEM SUMMARY

Urban Renewal Authority



STAFF

Andy Smith, Redevelopment Manager

SUBJECT

Resolution No. 148 Authorizing Negotiations for the Acquisition of Property and the Use of Eminent Domain for 1220 North College Avenue.

EXECUTIVE SUMMARY

The purpose of this item is to authorize URA Staff to use eminent domain to acquire the property located at 1220 North College Avenue.

STAFF RECOMMENDATION

Staff recommend approval and adoption of the Resolution.

BACKGROUND / DISCUSSION

The property located at 1220 North College Avenue continues to contribute to persistent blight conditions in the North College Urban Renewal Plan area.

With 404 calls for service received by Fort Collins Police Services and 60 calls for service received by Poudre Fire Authority in the past 12 months, continued unresolved designation as a City of Fort Collins Public Nuisance Ordinance Program property, and clear evidence of physical damage and neglect observed on the property, URA staff has engaged in good faith negotiations with the property owner to potentially acquire the property on a voluntary and willing basis.

In April 2025, a non-binding Letter of Interest was presented to the property owner as an expression of contract price and terms that would shape a formal Purchase and Sale Agreement.

At this time, the significant gap between the terms and purchase price offered by the URA and the price required by the property owner is likely too large to be resolvable in a reasonable amount of time. Meanwhile the property continues to deteriorate and contribute to the blight conditions in the plan area.

It is understood that negotiations between a willing seller and willing buyer are to continue and remain the preferred manner of acquisition by the URA Board, however an alternative process may be necessary.

Finally, on February 26, 2025 and May 16, 2025, URA Staff conducted a visual survey of the property located at 1220 North College Avenue to determine if blight conditions remain. According to the attached memo ("Condition Survey Update"), blight conditions continue to exist at the property.

FINANCIAL IMPACTS

Undetermined.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Presentation
2. Condition Survey Update
3. Resolution No. 148