

URBAN RENEWAL AUTHORITY BOARD

February 22, 2024

5:00 PM

- **PLEDGE OF ALLEGIANCE**

- **CALL MEETING TO ORDER**

Vice Chair Stephens called the meeting to order at 5:07 p.m.

- **ROLL CALL**

PRESENT: Stephens, Gutowsky, Pignataro, Francis, Colby, Arndt (arrived late), Draper (arrived late)

ABSENT: Canonico and Ohlson

- **AGENDA REVIEW**

Acting Executive Director Birks designated Sue Beck-Ferkiss as the acting secretary, noted there is not yet a quorum, and reviewed the meeting agenda:

Item #1: Approving the meeting minutes from the December 4, 2023, board meeting.

Item #2: Board Membership Transition.

Item #3: Staff Update on Projects and Workstreams for 2024 – Andy Smith, Redevelopment Manager

Acting Executive Director Birks stated the agenda will proceed with Item #3 first, and once a quorum is reached, the other business of the Board can be undertaken.

Vice Chair Stephens outlined the public participation options.

- **PUBLIC PARTICIPATION**

None.

- **COMMISSIONER REPORTS**

None.

- **DISCUSSION ITEMS**

1. **Consideration and Approval of the Minutes for the December 4, 2023 Urban Renewal Authority Board Meeting.**

The purpose of this item is to approve the minutes of the December 4, 2023 Urban Renewal Authority Board meeting.

*(**Secretary's Note: This item was considered after enough Commissioners arrived to reach quorum.)*

Commissioner Pignataro made a motion, seconded by Commissioner Francis, to approve the December 4, 2023 meeting minutes.

- **PUBLIC PARTICIPATION**

None.

RESULT:	DECEMBER 4, 2023 MINUTES APPROVED (UNANIMOUS: 7-0)
MOVER:	Pignataro
SECONDER:	Francis
AYES:	Francis, Draper, Colby, Arndt, Stephens, Gutowsky, and Pignataro
EXCUSED:	Ohlson and Canonico

2. **Board Membership Transition**

The purpose of this item is to introduce Commissioner Potyondy, bid farewell to Commissioner Colby, and hear about Andy Smith's new role with the URA.

*(**Secretary's Note: This item was considered after enough Commissioners arrived to reach quorum.)*

Acting Executive Director Birks noted Andy Smith has taken a role with the City leaving a vacancy on the Board for the seat appointed by the Mayor; however, in 2015, City Council passed a resolution stating it wanted to appoint that position through a process similar to the way it appoints Boards and Commissions members, therefore, a process of soliciting nominations for the position will be started with the City Clerk's Office and Chair Arndt and one other Councilmember will conduct interviews and make a recommendation followed by a full vote of the Council and acceptance by the Board.

Birks also noted this will be the last meeting for Commissioner Colby who represents the special districts; therefore, the special districts will need to provide a new representative and the Board will also need to accept that appointment. He stated the hope is that the recommendation will come from the special districts in advance of the next meeting.

Councilmember Potyondy took her oath of office.

3. **Staff Update on Projects and Workstreams for 2024 – Andy Smith, Redevelopment Manager**

The purpose of this item is to provide a high-level overview of the current Urban Renewal Authority Plan Areas and Tax Increment Districts and to consider a proposed approach to the 2024 Work Plan. This may include a discussion on how evolving Fort Collins City Council priorities inform and interact with the URA's goals and strategies.

*(**Secretary's Note: This item was considered first on the agenda due to a lack of quorum.)*

Andy Smith, Redevelopment Manager, outlined the ongoing commitments of the URA: discussions regarding the Albertson's property on North College, ongoing commitments with Larimer County payments, conversations about the Innospere expansion, BFO, west side stormwater improvements along North College, some administrative infrastructure related to private reimbursement processes, and how to best manage the North College local

street reimbursements. Smith went on to discuss some of the conditional undertakings which are the projects on the horizon that may soon become commitments of the URA's resources, including Powerhouse II, Drake and College, and Foothills.

Smith outlined the Council priorities that seem to most overlap with the URA and that provide the most opportunity to leverage resources. Chair Arndt noted the Council has yet to formally adopt its priorities.

Smith discussed the discretionary items for which staff is seeking feedback: the plan for the final North College Plan Area investments, including urban design concepts for the new Mason Street, explore potential new plan areas, begin the Prospect South bike/pedestrian design process, the potential to develop a storefront or façade improvement program, likely targeted for North College, improve the URA's website, establish evaluation criteria for TIF assistance, establish an interdepartmental "technical advisory" team, and prepare an annual report for the URA and each Plan Area.

Commissioner Gutowsky asked about the boundaries of the Prospect South Plan Area and about the possibility of façade work for buildings at the southwest corner of Prospect and College. Birks replied the Prospect South Plan Area covers the east and west sides of College from Prospect to the property line that is just north of Whole Foods. He noted the RFP for the design of the bike and pedestrian improvements for the area has been prepared and stated staff is anticipating the façade program be built for North College first and then bring it to Prospect South and potentially Drake and College. He stated the façade program will involve smaller investments or grants for business owners to refresh their properties while other major redevelopments are occurring around them.

Commissioner Pignataro expressed support for the Prospect South bike/pedestrian design process, improvement of the URA website, and the interdepartmental technical advisory team as her top discretionary priorities.

Councilmember Potyondy (had not yet been sworn in as Commissioner at this point in the meeting) expressed support for the Drake and College project. Birks noted the City has approached the URA about participating in funding the more complete construction of that intersection, which is a listed improvement in the Urban Renewal Plan for the area. He stated City Engineering will be leading up the effort, and it is listed as being conditional because the URA will end up participating, but the timeline is unknown.

Commissioner Draper stated her top discretionary priority would be the website given the July 1 deadline to make websites accessible, followed by the technical advisory team, then items that will time out first, with the annual reporting as a last priority.

Commissioner Colby asked if the southwest corner of Prospect and College is being considered as a redevelopment or a façade improvement project. Birks replied the project that is on the discretionary list is to do a request for an engineering and design firm to help with bike and pedestrian improvements in the area, which would be more public right-of-way oriented improvements to facilitate greater connectivity. The façade program that is also on the discretionary list would likely focus first on North College as that plan area is closer to timing out and then go into the Prospect South Plan Area.

Vice Chair Stephens stated looking at ways to help provide affordable housing through the URA is important and suggested it could be part of the evaluation criteria for TIF assistance, which would be her top discretionary priority, followed by exploring potential new plan areas where affordable housing could be included.

Commissioner Francis stated the URA should be more proactive and move with more intentionality in advancing its goals rather than waiting for development projects to arise.

Chair Arndt concurred and stated this is a good time to consider how to collectively use the tax dollars to live out the Board's shared values.

Birks suggested staff will return at the next meeting with the summarized comments on prioritization and, if necessary, a conversation about the possible need for additional resources could occur.

Commissioner Draper asked if an audit is being done on the URA website. Birks replied an audit has yet to be started, but unless directed otherwise, staff will likely begin the work to at least ensure accessibility compliance with the aesthetics and usability updates being more discretionary.

Chair Arndt stated she would like to know the cost of compliance and effort behind it. She stated the deadline will likely be extended as it will be difficult for rural counties to become compliant.

Commissioner Pignataro commented on federal compliance standards for websites and stated the evolution of the standards makes it nearly impossible to always be fully in compliance.

*(**Secretary's Note: At this point in the meeting, roll call was taken again to establish quorum and the Board continued with the start of its agenda items.)*

- **OTHER BUSINESS**

Consideration of a motion to go into executive session to discuss the potential purchase or acquisition of real property interests which may include eminent domain options, in order to receive legal advice on specific legal questions, and to determine positions relative to matters that may be subject to negotiations related to the former Albertsons site.

Commissioner Francis made a motion, seconded by Commissioner Pignataro, that the Fort Collins Urban Renewal Authority go into executive session pursuant to: C.R.S. § 24-6-402(4)(a), (b) and (e) For the purpose of discussing with the Authority's attorneys and appropriate management staff the following items, all related to the former Albertsons site:

- ***Potential Purchase or Acquisition of Real Property Interests, including Eminent Domain***
- ***Specific Legal Advice on Specific Legal Questions; and***

• Determine Positions Relative to Matters that may be Subject to Negotiations, Develop Strategy for Negotiations and Instruct Negotiators.

Caitlyn Quander, counsel for the Board, noted the meeting will be automatically adjourned without reconvening at the conclusion of the Executive Session.

* The Motion was then amended to include "...that at the conclusion of the Executive session the Urban Renewal Authority Meeting be automatically adjourned without reconvening in the regular meeting."

RESULT:	APPROVED, INCLUDING AMENDMENT (UNANIMOUS: 7-0)
MOVER:	Francis
SECONDER:	Pignataro
AYES:	Draper, Colby, Arndt, Stephens, Gutowsky, Pignataro, Potyondy, and Francis
EXCUSED:	Ohlson and Canonico

• ADJOURNMENT

The meeting was adjourned at 5.52 p.m.

Chair

ATTEST:

Interim Secretary