

URBAN RENEWAL AUTHORITY BOARD

October 26, 2023

5:04 PM

- **PLEDGE OF ALLEGIANCE**

- **CALL MEETING TO ORDER**

Chair Arndt called the meeting to order at 5:04 p.m.

- **ROLL CALL**

PRESENT: Arndt, Gutowsky, Pignataro, Canonico, Smith, Stephens, Draper, Colby, and Francis

ABSENT: Peel and Ohlson

- **AGENDA REVIEW**

Acting Executive Director Birks stated there was particular attention to be drawn to the following agenda items:

Item #2: Consideration of a walk-on change to the Urban Renewal Authority Bylaws pertaining to the meeting time presently outlined in the bylaws being corrected to the present meeting times.

Item #4: Due to a failure to issue a public notice for a public hearing ahead of the Board's considerations for the URA 2024 budget adoption the board has the option to postpone the entire item until the next URA Board meeting on December 4 2023.

No other changes to the published agenda.

- **PUBLIC PARTICIPATION**

None.

- **COMMISSIONER REPORTS**

None.

- **DISCUSSION ITEMS**

1. **Consideration and Approval of the Minutes for the August 24, 2023 Urban Renewal Authority Board Meeting.**

The purpose of this item is to approve the minutes of the August 24, 2023 Urban Renewal Authority Board meeting.

Vice Chair Stephens made a motion, seconded by Commissioner Francis, to approve the August 24, 2023, meeting minutes.

- **PUBLIC PARTICIPATION - None.**

RESULT: AUGUST 24, 2023 MINUTES APPROVED (UNANIMOUS: 9-0)
MOVER: Kristen Stephens
SECONDER: Emily Francis
AYES: Arndt, Gutowsky, Pignataro, Canonico, Smith, Stephens, Draper, Colby, and Francis
EXCUSED: Peel and Ohlson

2. Resolution No. 127 Adopting First Amendment to Urban Renewal Authority Board Bylaws.

The purpose of this item is to consider an amendment to the Urban Renewal Authority Board's bylaws. The current version of the bylaws indicates the Fort Collins City Clerk is Secretary of the Board. The amended bylaws would require the Executive Director to designate a Secretary. This provides more flexibility for who can best fulfill these duties.

Commissioner Francis made a motion, seconded by Commissioner Draper, to adopt Resolution No. 127 including making any necessary revisions to Resolution No. 127 to reflect the motion.

- **PUBLIC PARTICIPATION** - None.

RESULT: RESOLUTION NO. 127 ADOPTED (UNANIMOUS: 9-0)
MOVER: Emily Francis
SECONDER: Fred Colby
AYES: Arndt, Gutowsky, Pignataro, Canonico, Smith, Stephens, Draper, Colby, and Francis
EXCUSED: Peel and Ohlson

3. Resolution No. 128 Authorizing a Supplemental Appropriation for Unanticipated Revenues Received by the Fort Collins Urban Renewal Authority (URA).

The purpose of this item is to consider a resolution authorizing a supplemental appropriation for unanticipated revenue from the Foothills Mall URA plan area.

Commissioner Francis made a motion, seconded by Commissioner Draper, to adopt Resolution No. 128.

- **PUBLIC PARTICIPATION** - None.

RESULT: RESOLUTION NO. 128 ADOPTED (UNANIMOUS: 9-0)
MOVER: Emily Francis
SECONDER: Kristen Draper
AYES: Arndt, Gutowsky, Pignataro, Canonico, Smith, Stephens, Draper, Colby, and Francis
EXCUSED: Peel and Ohlson

4. Resolution No. 129 Adopting the 2024 Budget for the Fort Collins Urban Renewal Authority. (Postponed)

The purpose of this item is to consider adoption of the 2024 budget for the Fort Collins Urban Renewal Authority. Staff submitted two budget offers for the Urban Renewal Authority (URA) as part of the City's biennial Budgeting for Outcomes (BFO) process in 2022. Since the City produces a two-year budget as part of BFO, staff prepared a two-year budget for the URA for 2023 and 2024. The 2024 budget as presented mirrors the information presented to the Board in 2022 and contains updated revenue and expense forecasts based on the County Assessor's most recent property reassessment and 2023 expenditures to date.

The first budget offer covers the costs of performing core functions of the URA. The second offer is for the URA's debt service payments. Combined, the total original appropriation for the 2024 URA budget would be \$6,121,898. After these expenses, both the North College and Prospect South plan areas would generate excess revenues. Staff forecasts nearly \$7.6 million in available cash in the North College plan area and \$1.7 million in available cash in the Prospect South plan area by the end of 2024.

Commissioner Francis made a motion, seconded by Commissioner Canonico, to postpone Resolution No. 129, Adopting the 2024 Budget for the Fort Collins Urban Renewal Authority until the December 4, 2024 Urban Renewal Authority Board meeting.

● **PUBLIC PARTICIPATION** - None.

RESULT:	RESOLUTION NO. 129 POSTPONED (UNANIMOUS: 9-0)
MOVER:	Emily Francis
SECONDER:	Kristen Draper
AYES:	Arndt, Gutowsky, Pignataro, Canonico, Smith, Stephens, Draper, Colby, and Francis
EXCUSED:	Peel and Ohlson

● **OTHER BUSINESS**

A. Consideration of a motion to go into Executive Session to discuss the potential purchase or acquisition of real property interests, 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 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,
- 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; and

that at the conclusion of the Executive Session that the Urban Renewal Authority meeting be automatically adjourned without reconvening in the regular meeting. Commissioner Pignataro seconded the motion.

The motion carried 9-0.

(**Secretary's Note: The Board went into Executive Session at 5:29 p.m. and adjourned at 6:18 p.m.)

- **ADJOURNMENT**

The meeting adjourned at 6:18 p.m.

Chair

ATTEST:

Secretary

DRAFT