

# WORK SESSION AGENDA ITEM SUMMARY

Urban Renewal Authority



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## STAFF

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## SUBJECT FOR DISCUSSION

**UPDATE: North College Good Neighbor Coalition Charter and Framework**

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## EXECUTIVE SUMMARY

The purpose of this item is to seek Board direction on the proposed Good Neighbor Charter and Coalition framework for North College redevelopment, beginning with 1636 North College and related superblock opportunities. The Charter describes how residents, businesses and project partners could share defined decision-making responsibilities while the FCURA Board retains oversight and reserved authority.

The Board is asked to confirm the general direction, identify revisions and indicate whether it would like to form a subcommittee to help refine the Charter and develop Coalition nomination recommendations. Full Board approval of the Charter is planned for December 2026. This discussion does not adopt the Charter, appoint Coalition members or authorize a spending envelope but seeks to validate overall direction.

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## GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

1. Does the Board support the general direction of a Good Neighbor Coalition with meaningful community decision-making roles, defined partner commitments and continued Board oversight?
2. What changes or safeguards should guide the next draft, particularly for representation, delegated authority and participation support?
3. Would the Board like to form a subcommittee to help refine the Charter and develop Coalition nomination recommendations for full Board consideration?

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## BACKGROUND / DISCUSSION

The Charter formalizes requests from both the FCURA Board as well as synthesizes an emerging response to what the team is hearing through stakeholder groups about participation, partnership and community benefit. This charter proposes the creation and stewardship of a partnership body that can help guide redevelopment in North College, beginning with the 1636 North College property and related superblock opportunities. It translates community-led development from an engagement aspiration into an operating

system: representative membership, defined decision rights, reciprocal commitments, supported community leadership, transparent escalation and Board accountability.

The model suggested here is grounded in delegated authority with guardrails. The FCURA Board retains all powers that law, fiduciary duty or adopted policy require it to exercise. The Coalition receives meaningful authority over matters the Board expressly delegates with a formal concurrence and escalation role on major recommendations.

## **PROPOSED FRAMEWORK**

**Community leadership and representation.** The discussion draft proposes 15 voting seats: six residents, two small businesses, three community-serving or anchor institutions, two delivery or funding partners, and two at-large members. The eight resident and small-business seats provide a community-rooted majority. Composition and selection remain open for Board direction.

**Evolution over time.** The initial focus would be design and project formation. Later reviews could adjust skills, membership, functions, legal structure or geographic scope for operations and stewardship. Material changes would return to the Board, with community input and continued Good Neighbor commitments.

**Decision rights and accountability.** The Coalition would decide defined matters only after express Board delegation, which are proposed to include shaping major project recommendations, weighing alternatives through the lens of both community benefit as well as feasibility considerations, and monitor community benefits. The draft proposes concurrence by two-thirds of voting members present, with a quorum, after efforts to reach consensus. Unresolved concerns and reasons for Board departures would require documentation, including efforts to mitigate concerns. FCURA would retain final authority over reserved financial, property and contractual actions.

**Participation and partner commitments.** Two pathways connect partner contributions to scoped influence and establish a pathway that supports community members in moving from consultation to shared decision-making. Lived expertise counts as a contribution. Compensation, language access, childcare, transportation and independent technical assistance would support meaningful participation.

**Budget delegation.** A future Board-approved budget envelope could fund engagement, learning, interim activation and small community projects. The Board would establish the amount, term, eligible uses, caps and active delegation tiers. Staff would administer compliance, contracts and payments. Costs and funding sources remain to be developed for the approval package.

## **OPTIONAL BOARD SUBCOMMITTEE**

For Board consideration, a subcommittee could work with staff, NRP partners and community representatives to refine the Charter, examine authority and resource needs, and develop an accessible nomination process and recommended Coalition slate. The Board would define its membership, charge, reporting schedule and duration with FCURA counsel's review.

The draft Charter currently proposes a mixed community nominations panel. If a Board subcommittee is preferred, the next draft should define how the two work together or consolidate their roles while retaining resident and small-business participation. The subcommittee would recommend; the full Board would approve the Charter and make appointments. Nominee recommendations could follow Charter adoption if additional outreach is needed.

## NEXT STEPS

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**October 22:** Receive Board direction and determine interest in a subcommittee.

**Late October–November:** Refine the Charter with community and partner input; resolve scope, representation, decision rights, costs and legal requirements. If requested, confirm the subcommittee's charge and nomination role.

**December:** Return for full Board consideration and approval of the Charter, appointment process and proposed implementation provisions. Bring any budget or delegation actions forward expressly for approval.

## ATTACHMENTS / LINKS

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1. Updated Good Neighbor Charter Executive Summary
2. Presentation