

RESOLUTION NO. 160
OF THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL
AUTHORITY AUTHORIZING AND APPROVING A PROFESSIONAL SERVICES
AGREEMENT WITH THE URBAN LAND CONSERVANCY AND ADOPTING A
SUPPLEMENTAL BUDGET RESOLUTION

A. The Fort Collins Urban Renewal Authority (the “Authority”) was established in 1982 under and in accordance with the Colorado Revised Statutes (“C.R.S.”) § 31-25-101, et seq. (the “Urban Renewal Law”).

B. The City Council of the City of Fort Collins, Colorado (the “City”), by Resolution No. 2004-152 approved and adopted on December 21, 2004, the “North College Urban Renewal Plan” (the “North College Plan”) as an urban renewal plan under the Urban Renewal Law for the area described therein (the “North College Plan Area”).

C. The North College Plan provides for the Authority to exercise all powers authorized under the Urban Renewal Law.

D. The Authority issued a request for qualifications numbered 10263 on December 8, 2025 (the “RFQ”) soliciting proposals from qualified service providers and professionals to provide specialized real estate and management services for the proposed redevelopment project located at 1636 N. College Avenue, which seeks to transform a long-vacant supermarket building into a vibrant, mixed-use, community-oriented neighborhood (the “Project”).

E. The Project is located within the North College Plan Area.

F. Pursuant to the RFQ, the Authority invited qualified consultants to partner in the Project as a Neighborhood Revitalization Partner initially functioning as an extension of the Authority, performing services often assigned to owner’s representatives, general managers, and community managers, leading the creation of a governance framework, coordinating among public and private partners, and guiding the planning and implementation of a community-driven master redevelopment plan.

G. The Urban Land Conservancy, a Colorado nonprofit corporation (the “Urban Land Conservancy”) has responded to the RFQ, and the Authority has interviewed and selected to work with the Urban Land Conservancy for purposes of accomplishing the Project.

H. The Authority and the Urban Land Conservancy wish to enter into the Professional Services Agreement attached hereto as Exhibit A (“Professional Services Agreement”).

I. The Authority is authorized in C.R.S. § 31-25-105(1)(b) to “make and execute all contracts and other instruments which it may deem necessary or convenient

to the exercise of its powers.”

J. The Authority on August 28, 2026 adopted the annual budget for the fiscal year beginning January 1, 2026 and ending December 31, 2026 per Fort Collins Urban Renewal Authority Resolution No. 152, pursuant to and in accordance with Colorado local budgeting requirements and Colorado statute.

K. A need exists to allocate funds from the 2026 revenues received by the Authority toward the payment of invoices submitted to the Authority pursuant to the Professional Services Agreement.

L. The amended 2026 budget, as revised by this Resolution, remains in balance as required by law.

M. Allocating funds to the payment of invoices submitted to the Authority pursuant to the Professional Services Agreement is within the existing Authority obligations and revenue funds available and is appropriate and necessary.

In light of the foregoing recitals, which the Authority hereby makes and adopts as its determinations and findings, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL AUTHORITY as follows:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The Professional Services Agreement is hereby approved, and the Acting Executive Director is authorized to execute the Professional Services Agreement, subject to such modifications in form or substance as the Acting Executive Director may, in consultation with the Authority Attorney, deem desirable and necessary to protect the Authority’s interests, or to further the purposes of the North College Plan and this Resolution.

Section 3. The 2026 appropriation for the North College Urban Renewal Plan Area is hereby modified to provide for the \$200,000 budget request for the Professional Services Agreement, and the remittance and reappropriation of the funds set forth in this Resolution is hereby authorized.

Section 4. The Board finds that the required notice and opportunity for public inspection, were properly made and held in accordance with C.R.S. §§ 29-1-106 and 29-1-109.

Section 5. This Resolution is enacted as a supplemental budget and appropriation pursuant to C.R.S. § 29-1-109.

Section 6. If necessary, the Secretary of the Authority is directed to file a certified copy of this Resolution with the Division of Local Government, Department of Local Affairs, State of Colorado.

Section 7. This Resolution shall be effective upon approval by the Authority.

Passed and adopted on April 23, 2026.

FORT COLLINS URBAN RENEWAL
AUTHORITY

By: _____
Chair

ATTEST:

Acting Secretary

Effective Date: April 23, 2026

Approving Attorney: Caitlin Quander

Exhibits: Professional Service Agreement with Urban Land Conservancy