

January 23, 2025

**URBAN RENEWAL AUTHORITY BOARD**

**Regular Meeting – 5:00 PM**

**A) CALL MEETING TO ORDER**

Vice Chair Kristin Stephens called the regular meeting to order at 5:01 p.m. in the CIC room at 300 Laporte Avenue, Fort Collins, Colorado, with hybrid participation available via the City's Zoom platform.

**B) ROLL CALL**

**PRESENT**

Vice Chair Kristin Stephens  
Boardmember Susan Gutowsky  
Boardmember Julie Pignataro  
Boardmember Malanie Potyondy  
Boardmember Emily Francis  
Boardmember Kristin Draper (arrived at 5:09 p.m.)  
Boardmember Dan Sapienza  
Boardmember Matt Schild (arrived at 5:05 p.m.)  
Boardmember Tricia Canonico (remote/non-voting)

**ABSENT**

Chair Jeni Arndt  
Boardmember Melanie Potyondy  
Boardmember Kelly Ohlson

**STAFF PRESENT**

Acting Executive Director Josh Birks  
Assistant Secretary Amani Chamberlin

**C) EXECUTIVE DIRECTORS' AGENDA REVIEW**

Acting Executive Director Josh Birks provided an overview of the agenda, including:

- Updates to previous sets of minutes were sent out today.
- No other changes to the published agenda.
- Possible executive session.

**D) PUBLIC PARTICIPATION**

None.

**E) PUBLIC PARTICIPATION FOLLOW-UP**

None.

**F) COMMISSIONER REPORTS**

None.

## G) DISCUSSION ITEMS

1. **Consideration and Approval of the Minutes for the September 26, 2024, October 24, 2024, and the December 2, 2024 Urban Renewal Authority Board Meetings.**

*The purpose of this item is to approve the minutes of the September 26, 2024, October 24, 2024, and the December 2, 2024 Urban Renewal Authority Board meetings.*

**Boardmember Gutowsky moved, seconded by Boardmember Potyondy, to approve the amended minutes of the September 26, 2024, October 24, 2024, and December 2, 2024.**

***The motion carried 8-0.***

2. **Public Hearing and Consideration of Resolution No. 140 Adopting a Supplemental Budget Resolution for Vine & Jerome Intersection Improvements.**

*The purpose of this item is to consider a resolution authorizing a funding contribution to the City's Vine Drive and Jerome Street Intersection Improvements Project (Project), and if so, what level of contribution is agreeable.*

Andy Smith, Redevelopment Program Manager, noted this item was presented to the Finance Committee late last year and the Committee offered support for full consideration by the Board.

Dana Hornkohl, Engineering Department, stated this item relates to authorizing a funding contribution to the City's Vine Drive and Jerome Street Intersection Improvements Project. He noted both roadways are two-lane connectors and there are currently no crossing facilities for either bicycles or pedestrians at the intersection. Hornkohl noted there has been a fatality at the intersection and many of the improvements are meant to address the way in which that occurred as well as observed undesirable behaviors in the intersection.

Hornkohl outlined the proposed improvements that would be part of this project and showed some renderings of the completed intersection. He noted staff is recommending the URA offer a contribution to the base project, which does not include improvements on the west side and which is based on the amount of the project that is within the URA boundary, in the amount of \$293,000. Hornkohl noted staff is not recommending a contribution to the west side improvements as that includes an additional significant cost due to the necessary right-of-way acquisition and significant construction costs, and would total approximately an extra \$449,000.

### PUBLIC COMMENT

None.

### BOARD DISCUSSION

Boardmember Pignataro asked if the DDA is amenable to contributing funds to the project. Hornkohl replied they have provided positive feedback for a base level contribution and noted staff will be going before that board in February. Additionally, the DDA has proposed some amenities such as screening of the south properties and wayfinding it would fund in whole to add to the project.

Boardmember Pignataro asked about the proposed developments on the west side. Hornkohl replied Powerhouse II is proposed at the corner of Vine and Jerome and Jerome Street Station is proposed on the parcel just north of that.

Boardmember Francis expressed support for the base project funding contribution.

Vice Chair Stephens concurred and stated it is important to move ahead with the safety improvements even if the west side improvements are not part of the project.

Boardmember Schild asked about the bike traffic pattern if only the east side improvements are made. Hornkohl replied there are bike improvements on both sides, but only pedestrian improvements on the east side.

Boardmember Gutowsky expressed support for funding the project, particularly given the fatality that occurred.

***Boardmember Pignataro moved, seconded by Boardmember Francis, to adopt Resolution No. 140 Adopting a Supplemental Budget Resolution for Vine & Jerome Intersection Improvements inserting the amount of \$293,076.***

***The motion carried 8-0.***

3. **Potential executive session pursuant to C.R.S. § 24-6-402(4)(a), (b) and (e) 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 property in the North College Urban Renewal Plan area.**

***Boardmember Potyondy moved, seconded by Boardmember Francis, 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 property in the North College Urban Renewal Plan Area.***

***The motion carried 8-0.***

4. **Public Hearing and Consideration Resolution No. 141 Authorizing the Acquisition of Property at 1513 N. College Ave. and Adopting a Supplemental 2025 Budget Resolution to Authorize Funds to Acquire Said Property**

*The owner of the property located at 1513 North College Ave (Property) has signed a Purchase and Sale Agreement (PSA) now before the URA Board of Commissioners for consideration. If the Board agrees with the PSA terms, a resolution authorizing the URA Acting Executive Director to sign the PSA and closing documents on behalf of the URA as Buyer is presented for Board approval (Exhibit A). If the PSA is signed by the Acting Executive Director, the URA will then have certain rights to inspect and purchase the Property per the terms of the PSA. The resolution does not require the URA to purchase the Property.*

Andy Smith, Redevelopment Program Manager, stated this item relates to a purchase and sale agreement (PSA) to acquire the property located at 1513 North College Avenue, the Budget Host Motel. Smith noted the motel has 31 rooms, approximately ten of which have been red tagged due to methamphetamine contamination, on 0.72 acres and is currently enrolled in the public nuisance ordinance program with the City.

Smith stated the seller has signed the PSA and noted the document only provides for the right to purchase the property, but does not obligate the URA to do so. Smith outlined some of the details of the PSA, including the price of \$2.15 million, 120 days of inspection, and a closing 35 days after the end of the due diligence period, or later if the property is not cleared of all property and tenants. Smith also noted one of the allowed activities of the URA is the acquisition of property to prevent blight.

**PUBLIC COMMENT**

None.

## BOARD DISCUSSION

Boardmember Potyondy asked about the process for public nuisance properties.

Marcy Yoder, Neighborhood Services Manager, stated she is responsible for sending out notices to public nuisance properties and is the primary contact for people once they get a notice.

Lieutenant Kelly Weaver, Fort Collins Police Services, stated he is currently the Community Engagement Lieutenant.

Yoder stated this property has been considered a chronic nuisance property due to having a certain number of violations within a period of time. She stated the notice of violation was issued at the end of 2023, ten days were granted to respond that the notice had been received, and within 30 days, an abatement plan agreement was signed. She stated things at the property improved for a bit, then quickly went back to the way they were; therefore, the property has not stayed in compliance with the abatement plan.

Boardmember Potyondy asked about the process that occurs should a property remain a nuisance. Yoder replied the program is relatively new, but the recent practice has been that the abatement plan would be in effect for a year, and if the property goes out of compliance at any time during that period, an additional notice can be issued and the plan can be amended. Additionally, a property can then be considered a public nuisance which would allow for a more immediate and severe pathway through the court system.

Commissioner Draper asked if there are places for the current tenants to be relocated within the timeframe allocated. Josh Birks, Acting Executive Director, replied contacts will be made with those individuals to connect them with community resources during the due diligence process. He noted the terms of the PSA also ask that the seller participate in that process and that closing would not occur until all tenants have been relocated.

Boardmember Gutowsky asked about the process should a property remain a nuisance. Yoder replied the City would file a lawsuit.

Boardmember Sapienza requested additional detail regarding the 120-day due diligence process. Smith replied customary physical property inspections would occur, including inspections related to the methamphetamine contamination. Additionally, costs for adaptive reuse would be considered.

Vice Chair Stephens asked if there are federal dollars available to assist with cleanup given the contamination. Smith replied in the affirmative and stated an interdepartmental technical team has been in conversations with CDPHE. Additionally, the URA or the City is uniquely positioned to be able to access those funds.

Boardmember Francis expressed support for moving forward with the purchase as it falls directly within the URA's mission to eliminate blight.

Vice Chair Stephens concurred and noted the purchase is also a proactive move for the URA.

***Boardmember Potyondy moved, seconded by Boardmember Francis, to adopt Resolution No. 141 Authorizing the Acquisition of Property at 1513 N. College Ave. and Adopting a Supplemental 2025 Budget Resolution to Authorize Funds to Acquire Said Property.***

***The motion carried 8-0.***

## H) OTHER BUSINESS

None.

**I) ADJOURNMENT**

There being no further business before the board, the meeting was adjourned at 6:13 p.m.

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Vice Chair

ATTEST:

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Assistant Secretary

DRAFT