

May 22, 2025

URBAN RENEWAL AUTHORITY BOARD

Regular Meeting – 4:30 PM

A) CALL MEETING TO ORDER

Chair Jeni Arndt called the regular meeting to order at 4:32 p.m. in the C I C room at 300 Laporte Avenue, Fort Collins, Colorado, with hybrid participation available via the City's Zoom platform.

B) ROLL CALL

PRESENT

Chair Jeni Arndt
Vice Chair Kristin Stephens
Commissioner Julie Pignataro
Commissioner Matt Schild
Commissioner Emily Francis
Commissioner Dan Sapienza
Commissioner Tricia Canonico
Commissioner Melanie Potyondy
Commissioner Kelly Ohlson
Commissioner Susan Gutowsky

ABSENT

Commissioner Kristin Draper

STAFF

Acting Executive Director Josh Birks
Redevelopment Manager Andy Smith
Secretary Amani Chamberlin

C) EXECUTIVE DIRECTORS' AGENDA REVIEW

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

- No changes to the published agenda.
- Three Discussion Items.
- Potential Executive Session.
- Strategic Planning Workshop under Other Business with no further action items.

D) PUBLIC PARTICIPATION

Ron Lautzenheiser commented on the North Fort Collins Business Association's efforts to reengage with the City and URA. He discussed the Citizen's Advisory Group that is appointed by the Association and advises the URA. Additionally, he stated the Association is pleased with the URA's planned purchase of the former Albertson's building and commented on the Association's work to start Coats and Boots and Project Smile.

Jan Stallins thanked the URA for moving forward to address the problems with blight in the North College corridor by purchasing properties.

Jared Stallins commended the North Fort Collins Business Association and the URA's efforts to address blight by purchasing properties in the North College corridor. Additionally, he commented on witnessing Austin, Texas redevelop and revitalize parts of town.

David Garner, 1505 North College, stated his family has owned that property for 80 years commented on witnessing human trafficking and drug deals at the property. He expressed support for the URA's purchase of North College properties to help remediate blight.

E) PUBLIC PARTICIPATION FOLLOW-UP

Commissioner Potyondy thanked the speakers, specifically Ms. Stallins for frequently emailing solution-oriented articles.

Vice Chair Stephens thanked the speakers and stated it is valuable to know the URA's work is positive.

F) ADOPTION OF CONSENT CALENDAR

None.

G) COMMISSIONER REPORTS

None.

H) DISCUSSION ITEMS

The method of debate for discussion items is as follows:

- Chair introduces the item number and subject; asks if formal presentation will be made by staff
- Staff and/or Applicant presentation (optional)
- Chair requests public comment on the item (three minute limit for each person)
- Board questions of staff on the item
- Board motion on the item
- Board discussion
- Final Board comments
- Board vote on the item

Note: Time limits for individual agenda items may be revised, at the discretion of the Chair, to ensure all have an opportunity to speak. **If attending in person, please sign in at the table in the back of the room.** The timer will buzz when there are 30 seconds left and the light will turn yellow. It will buzz again at the end of the speaker's time.

1. Consideration and Approval of the Minutes of the April 24, 2025 Meeting.

The purpose of this item is to approve the minutes of the April 24, 2025 meeting.

Vice Chair Stephens moved, seconded by Commissioner Sapienza, to approve the minutes of the April 24, 2025 meeting. The motion was adopted unanimously.

2. Consideration of a motion to go into executive session to discuss the potential purchase or acquisition of real property interests, including eminent domain, 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.

Vice Chair Stephens moved, seconded by Commissioner Potyondy, 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: - 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. The motion was adopted unanimously.

(**Secretary's Note: Commissioner Gutowsky left the meeting after the Executive Session.)

3. Resolution No. 148 Authorizing Negotiations for the Acquisition of Property and the Use of Eminent Domain for 1220 North College Avenue.

The purpose of this item is to authorize URA Staff to use eminent domain to acquire the property located at 1220 North College Avenue.

STAFF PRESENTATION

Andy Smith, Redevelopment Manager, stated this item relates to the property acquisition of 1220 North College Avenue, the El Palomino Motel. He provided a summary of the North College Urban Renewal Plan which authorizes the URA to purchase any property for an Urban Renewal project in order to remedy blight, and noted a recent report confirms the property at 1220 North College still has blight conditions. He also noted the Plan allows the URA to use any legal means available, including the exercise of eminent domain.

Smith discussed the property noting it is a 6-building, 36-room motel on 1.74 acres which has been subject to the City's Public Nuisance Ordinance Program. He noted there have been 404 calls for service received by Fort Collins Police Services and 60 calls received by Poudre Fire Authority to the property over the past 12 months.

Smith stated URA staff began attempts to contact the property owner to discuss the potential for a willing sale of the property in October of 2024 and a letter of intent to purchase the property was extended to the property owner in April at a price just above the appraised value. However, Smith noted there is now a significant difference in the opinions of value.

Caitlin Quander, legal counsel, provided the statutory citation that provides for the URA to have the power to exercise eminent domain to include and acquire any property by purchase, lease, or option. She stated the goal would be to continue to attempt to acquire the property by utilizing a typical purchase process; however, should the property owner not be willing to negotiate, the URA may initiate steps to notify the property owner that the property may be acquired without the owner's consent utilizing the condemnation power of the Authority. She stated staff's recommendation is that we are now at that point.

Quander noted that the initiation of steps to allow or authorize condemnation does not authorize the condemnation itself and stated eminent domain is used as a last resort. She also noted that if eminent domain is used, the URA would be required to pay the property owner fair market value for the property, which is determined through a court process.

Quander provided additional information on the eminent domain process and outlined the steps that would be undertaken by staff and legal counsel should the Board adopt the resolution, including continuing to negotiate a potential purchase price.

PUBLIC COMMENT

None.

Commissioner Ohlson moved, seconded by Commissioner Potyondy, to adopt Resolution No. 148 Authorizing Negotiations for the Acquisition of Property and the Use of Eminent Domain for 1220 North College Avenue. The motion was adopted unanimously.

(**Secretary's Note: Commissioner Ohlson left at this point in the meeting.)

I) OTHER BUSINESS

4. Strategic Planning Workshop

The purpose of this item is to provide the Board with an opportunity to a) discuss ongoing and potential blight remediation and prevention programs, particularly in the North College Urban Renewal Plan area, and, b) provide general and specific guidance to staff and legal counsel regarding priorities, initiatives, and workplans.

(**Secretary's Note: This portion of the meeting was not recorded.)

J) ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 5:10 p.m.

Chair

ATTEST:

Secretary

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide 48 hours advance notice when possible.

A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.