June 4, 2026

URBAN RENEWAL AUTHORITY BOARD

Special Meeting – 10:30 AM

A) CALL MEETING TO ORDER

Chair Emily Francis called the Special meeting to order at 10:30 a.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 Emily Francis
Commissioner Julie Pignataro
Commissioner Melanie Potyondy
Commissioner Amy Hoeven
Commissioner Anne Nelsen
Commissioner Jessica Zamora
Commissioner Dan Sapienza
Commissioner Matt Schild

ABSENT
Vice Chair Kristin Stephens
Commissioner Chris Conway
Commissioner Josh Fudge

STAFF
Executive Director Josh Birks
Acting Secretary Alia Jackson

C) EXECUTIVE DIRECTORS' AGENDA REVIEW

Chair Francis noted Spanish interpretation services are available for this meeting.

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

- No changes to the published agenda.

D) PUBLIC PARTICIPATION

None.

E) PUBLIC PARTICIPATION FOLLOW-UP

None.

~~F) ADOPTION OF CONSENT CALENDAR~~.

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. **Public Hearing and Resolution No. 162 to Approve a Supplemental Budget Resolution to Fund Operations and Event Coordination of the Temporary Event Space Located at 1636 N. College.**

The purpose of this item is to consider a supplement budget appropriation of $25,000 for operations and event coordination of the temporary event spaced located at 1636 N. College. Additionally, this resolution authorizes the Executive Director to execute a Professional Services Agreement with the selected vendor.

PUBLIC COMMENT

None.

BOARD DISCUSSION

None.

Commissioner Pignataro moved, seconded by Commissioner Potyondy, that the Fort Collins Urban Renewal Authority adopt Resolution No. 162 to Approve a Supplemental Budget Resolution to Fund Operations and Event Coordination of the Temporary Event Space Located at 1636 N. College.

The motion carried 8-0.

Executive Director Birks noted the temporary event space will be called Plaza Unidas.

2. **Public Hearing and Resolution No. 163 to Approve a Supplemental Budget Resolution for an Intergovernmental Agreement with the City of Fort Collins in Support of the North College Drainage Improvement District (NCDID) Project and Acquisition of Required Rights-Of-Way.**

The purpose of this item is to consider an Intergovernmental Agreement (IGA) with the City of Fort Collins (City) to partner on long-planned stormwater infrastructure along North Maston Street within the North College Urban Renewal Plan Area. The North College Drainage Improvement

*District (NCDID) stormwater project, right-of-way acquisition, and North Mason Street roadway construction (Project) are estimated to cost **$18.3 million**. The IGA commits the Fort Collins Urban Renewal Authority (FCURA) to contributing **$4.75 million** towards the Project.*

*Additionally, the resolution considers a supplement appropriation of **$550,000** to the **2026 FCURA budget** in support of right-of-way acquisition to be completed starting this summer. Additional appropriations will be included in the 2027 and 2028 budget processes to complete the total contribution of $4.75 million.*

PUBLIC COMMENT

None.

STAFF PRESENTATION

Executive Director Birks stated this item will require the URA to enter into an intergovernmental agreement with the City of Fort Collins for the funding of this piece of infrastructure. He noted this action would appropriate $550,000, not the full $4.75 million. He stated the remaining balance will be appropriated in the 2027-28 budget as the project actually moves forward.

Birks noted that if eminent domain is needed for the right-of-way acquisition, it will not be an action of the URA; it would be an action of the City as it is a City project. He also noted the total URA contribution is capped at $4.75 million and is contingent on the City also appropriating its funds. Additionally, the City will have the responsibility for long-term maintenance of the factility.

BOARD DISCUSSION

None.

Commissioner Potyondy moved, seconded by Commissioner Pignataro, that the Fort Collins Urban Renewal Authority adopt Resolution No. 163 to Approve a Supplemental Budget Resolution for an Intergovernmental Agreement with the City of Fort Collins in Support of the North College Drainage Improvement District (NCDID) Project and Acquisition of Required Rights-Of-Way.

The motion carried 8-0.

3. **Public Hearing and Resolution No. 164 to Approve a supplemental Budget Resolution in support of authorizing the use of eminent domain to acquire property and associated interests at and related 1630 North College Avenue, Fort Collins, Colorado.**

*The purpose of this item is to authorize URA Staff to **use eminent domain** to acquire the property located at 1630 North College Avenue. Additionally, the resolution considers a supplemental budget appropriation of **$1.05 million** to acquire property located at **1630 N. College Avenue**.*

PUBLIC COMMENT

None.

STAFF PRESENTATION

Executive Director Birks stated this item would authorize the acquisition of 1630 North College either through a negotiated purchase or the use of eminent domain, and would amend this year’s budget to appropriate $1.05 million in support of the URA’s attempt to acquire the property. He noted the property is immediately adjacent to the south of the 1636 North College property already owned by the URA, is approximately an acre in size, and includes approximately 5,000 square feet of building space which currently houses two tenants. He also noted negotiations with the property owner have been ongoing and the URA's last offer was $1.05 million. He stated talks have reached an impasse in part due to some disagreements regarding the purchase and sale agreement.

Birks stated the property has quite a bit of significance to the overall redevelopment potential of the broader area and could also represent some interim use. He noted the building is free standing and a structural engineer has confirmed the 1636 building could be demolished without any impact to this building.

BOARD DISCUSSION

Commissioner Pignataro requested assurance staff would come back before the Board if eminent domain is considered. Birks replied the Board will be kept appraised of conversations with the property owner and staff will continue to check in as appropriate with the Board prior to moving forward with a formal condemnation action.

Councilmember Hoeven asked if the current owner has requested something of the URA lately. Birks replied the current negotiations hinge on two things that the parties are in disagreement on: a statement in the purchase and sale agreement that the URA attests to the fact that they are under the threat of eminent domain, which cannot be stated as the Board has not taken any formal action authorizing the use of eminent domain, and an issue with some representations and warranties related to the property that the seller has been reluctant to provide given the URA would be buying the property as is if it used eminent domain.

Commissioner Pignataro moved, seconded by Commissioner Potyondy, that the Fort Collins Urban Renewal Authority adopt Resolution No. 164 to Approve a supplemental Budget Resolution in support of authorizing the use of eminent domain to acquire property and associated interests at and related 1630 North College Avenue, Fort Collins, Colorado.

The motion carried 8-0.

4. **Public Hearing and Resolution No. 165 to Approve a supplemental Budget Resolution in Support of Additional Staffing Capacity.**

*The purpose of this item is to consider a resolution authorizing a supplemental budget appropriation of **$100,000**, funded through Tax Increment Financing (TIF) revenues from existing Urban Renewal Authority plan areas, to support **one full-time Senior Project Manager** and **part-time administrative/business operations support**. These positions are intended to provide ongoing capacity essential for meeting the growing demands placed upon the Fort Collins Urban Renewal Authority (FCURA).*

While the roles are intended to be ongoing, all operational costs remain subject to project-cycle dynamics and the availability of TIF revenues.

PUBLIC COMMENT

None.

STAFF PRESENTATION

Executive Director Birks stated this item would appropriate $100,000 for approximately six months of additional staffing capacity to support grant applications, evaluation of efforts to support redevelopment around the proposed station for the North Front Range Passenger Rail, and a number of other items. He stated the funds would go toward a full-time classified Senior Project Manager and part-time hourly business and operations support.

BOARD DISCUSSION

Commissioner Potyondy if the URA has a typical staffing allocation for such a body. Angela Hygh, counsel to the URA, replied staffing levels depend largely on where the URA is in its process, and for a URA such as this one that administers multiple plan areas and has engaged in a number of different activities within those areas for a significant amount of time, there is nothing inappropriate about the level of staffing.

Commissioner Sapienza expressed support for increasing staffing levels.

Commissioner Pignataro asked if the new positions are intended to be ongoing as part of future budgets. Birks replied it is anticipated the positions will be advertised as ongoing rather than contractual; however, as with all classified employees, employment is subject to the availability of revenue.

Commissioner Pignataro noted the City is currently in a hiring freeze and, given the overlap of the URA with the City, asked if there were any discussions about that as far as budgeting was concerned. Birks replied there have been conversations about using employees in a more efficient manner within other parts of the organization, such as purchasing support from the Economic Health Office as needed for project support. He noted many colleagues are being asked to do more with less and therefore do not have much capacity to make employees available to provide assistance to the URA. Additionally, the volume of work for the URA is anticipated to increase significantly.

Commissioner Pignataro moved, seconded by Commissioner Potyondy, that the Fort Collins Urban Renewal Authority adopt Resolution No. 165 to Approve a supplemental Budget Resolution in Support of Additional Staffing Capacity.

The motion carried 8-0.

I) OTHER BUSINESS

None.

J) ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 11:02 a.m.

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Chair

ATTEST:

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Acting Secretary