May 28, 2026

URBAN RENEWAL AUTHORITY BOARD

Regular Meeting – 5:00 PM

A) CALL MEETING TO ORDER

Chair Emily Francis called the regular meeting to order at 5:00 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 Emily Francis
Vice Chair Kristin Stephens
Commissioner Chris Conway
Commissioner Julie Pignataro
Commissioner Melanie Potyondy
Commissioner Amy Hoeven
Commissioner Anne Nelsen
Commissioner Jessica Zamora
Commissioner Dan Sapienza
Commissioner Matt Schild

ABSENT
Commissioner Josh Fudge

STAFF
Executive Director Josh Birks
Acting Secretary Amani Chamberlin

C) EXECUTIVE DIRECTORS' AGENDA REVIEW

Chair Francis noted the City Manager has formally designated Josh Birks as Executive Director of the Urban Renewal Authority.

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

- Amendment to the published agenda due to an unexpected administrative error.

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. **Consideration for Approval of the Minutes of April 23, 2026, Urban Renewal Authority Board Regular Meeting.**

   The purpose of this item is to consider the approval of minutes of April 23, 2026, Urban Renewal Authority Board Regular Meeting.

   PUBLIC COMMENT

   None.

   BOARD DISCUSSION

   None.

   Vice Chair Stephens moved, seconded by Commissioner Potyondy, that the Fort Collins Urban Renewal Authority approve the Minutes of the April 23, 2026 Regular Meeting.

   The motion carried 10-0.

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 the North College Urban Renewal Plan area.**

   Vice Chair Stephens moved, seconded by Commissioner Pignataro, 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 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.***

and that board meeting end upon conclusion of executive session without the board returning to the regular meeting.

BOARD DISCUSSION

None.

The motion carried 10-0.

I) OTHER BUSINESS

None.

J) ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 5:11 p.m.

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Chair

ATTEST:

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Acting Secretary