

Regular Meeting

5:00 p.m. Thursday, October 26, 2023

Council Information Center at City Hall, 300 Laporte Avenue, Fort Collins, CO 80521

Zoom Webinar link: <https://zoom.us/j/98687657267>

NOTICE:

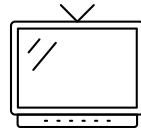
Regular meetings of the Urban Renewal Authority are held on the 4th Thursday of each month at City Hall. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in the Council Information Center.

Board members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

How to view this Meeting:



Meetings are open to the public and can be attended in person by anyone.



Meetings are televised live on Channels 14 & 881 on cable television.



Meetings are available through the Zoom platform, electronically or by phone.



Meetings are livestreamed on the City's website, fcgov.com/fctv

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 solicitud, 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.

There are four options for members of the public who would like to participate in URA meetings:

Comment in real time:



In person attendees can address the Board in person. Speakers are required to sign up to speak on sign up sheets on the tables just outside the meeting room.



During the public comment portion of the meeting and discussion items:
The public can join the Zoom webinar and comment from the remote meeting, joining online or via phone.

Join the online meeting using the link in this agenda to log in on an internet-enabled smartphone, laptop or computer with a speaker and microphone. Using earphones with a microphone will greatly improve audio experience.

To be recognized to speak during public participation portions of the meeting, click the 'Raise Hand' button.

Participate via phone using the call in number and meeting ID below:

Call in number: 346-248-7799

Meeting ID: 986 8765 7267

During public participation opportunities in the meeting, press *9 to indicate a desire to speak.

Submit written comments:



Email comments about any item on the agenda to cfrickey@fcgov.com by 3:00 PM the day of the meeting



Urban Renewal Authority Board Regular Meeting Agenda

October 26, 2023 at 5:00 PM

Jeni Arndt, Chair
Kristin Stephens, Vice Chair
Susan Gutowsky
Julie Pignataro
Tricia Canonico
Shirley Peel
Kelly Ohlson
Emily Francis
Kristen Draper
Andy Smith
Fred Colby

Council Information Center (CIC)
in City Hall, 300 Laporte Avenue,
Fort Collins, CO and via Zoom at
<https://zoom.us/j/98687657267>

Cablecast on FCTV
Channel 14 on Connexion
Channel 17 and 881 on Comcast

Caitlin Quander
Brownstein Hyatt Farber Schreck, LLP
Josh Birks
Acting Executive Director
Anissa Hollingshead
Secretary

URBAN RENEWAL AUTHORITY BOARD MEETING 5:00 PM

A) PLEDGE OF ALLEGIANCE

B) CALL MEETING TO ORDER

C) ROLL CALL

D) AGENDA REVIEW

- Acting Executive Director's Review of Agenda.

E) PUBLIC PARTICIPATION

F) PUBLIC PARTICIPATION FOLLOW-UP

G) COMMISSIONER REPORTS

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 for the August 24, 2023 Urban Renewal Authority Board Meeting.**

The purpose of this item is to approve the minutes of the August 24, 2023 Urban Renewal Authority Board meeting.

2. **Resolution No. 127 Adopting First Amendment to Urban Renewal Authority Board Bylaws.**

The purpose of this item is to consider an amendment to the Urban Renewal Authority Board's bylaws. The current version of the bylaws indicates the Fort Collins City Clerk is Secretary of the Board. The amended bylaws would require the Executive Director to designate a Secretary. This provides more flexibility for who can best fulfill these duties.

3. **Resolution No. 128 Authorizing a Supplemental Appropriation for Unanticipated Revenues Received by the Fort Collins Urban Renewal Authority (URA).**

The purpose of this item is to consider a resolution authorizing a supplemental appropriation for unanticipated revenue from the Foothills Mall URA plan area.

4. **Resolution No. 129 Adopting the 2024 Budget for the Fort Collins Urban Renewal Authority.**

The purpose of this item is to consider adoption of the 2024 budget for the Fort Collins Urban Renewal Authority. Staff submitted two budget offers for the Urban Renewal Authority (URA) as part of the City's biennial Budgeting for Outcomes (BFO) process in 2022. Since the City produces a two-year budget as part of BFO, staff prepared a two-year budget for the URA for 2023 and 2024. The 2024 budget as presented mirrors the information presented to the Board in 2022 and contains updated revenue and expense forecasts based on the County Assessor's most recent property reassessment and 2023 expenditures to date.

The first budget offer covers the costs of performing core functions of the URA. The second offer is for the URA's debt service payments. Combined, the total original appropriation for the 2024 URA budget would be \$6,121,898. After these expenses, both the North College and Prospect South plan areas would generate excess revenues. Staff forecasts nearly \$7.6 million in available cash in the North College plan area and \$1.7 million in available cash in the Prospect South plan area by the end of 2024.

I) OTHER BUSINESS

A. **Consideration of a motion to go into executive session 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 the former Albertsons' Site.**

"I move 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 discussion with the Authority's attorneys and appropriate management staff the following items, all related to the former Albertsons' site:

1. Potential Purchase of Acquisition of Real Property Interests,
2. Specific Legal Advice on Specific Legal Questions, and

J) ADJOURNMENT

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