



Urban Renewal Authority Board Agenda

February 26, 2026 at 5:00 PM

Emily Francis, Chair
Kristin Stephens, Vice Chair
Chris Conway
Julie Pignataro
Josh Fudge
Melanie Potyondy
Amy Hoeven
Jessica Zamora
Dan Sapienza
Matt Schild

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

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

Caitlin Quander
Authority Attorney

Josh Birks
Acting Executive Director

Amani Chamberlin
Acting Secretary

URBAN RENEWAL AUTHORITY BOARD MEETING 5:00 PM

Amended 2/25/2026

- A) CALL MEETING TO ORDER**
- B) ROLL CALL**
- C) AGENDA REVIEW**

Executive Director's Review of Agenda.

- D) PUBLIC PARTICIPATION**
- E) PUBLIC PARTICIPATION FOLLOW-UP**

CONSENT CALENDAR

END OF CONSENT CALENDAR

- F) ADOPTION OF CONSENT CALENDAR**
- 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. **Swearing in of Jessica Zamora**

The purpose of this item is to conduct the swearing in of Jessica Zamora to the Fort Collins Urban Renewal Authority Board.

2. **Consideration for Approval of the Minutes of January 22, 2026, Urban Renewal Authority Board Regular Meeting.**

The purpose of this item is to consider the approval of minutes of January 22, 2026, Urban Renewal Authority Board Regular Meeting.

3. **Resolution No. 156 Appointing Jessica Zamora as the Fifth Member to the Authority Finance Committee.**

The purpose of this item is to appoint Jessica Zamora as the fifth member to the Authority Finance Committee.

4. **Resolution No. 157 to approve an Exclusive Negotiation Agreement between the Fort Collins Urban Renewal Authority (Authority) and the Urban Land Conservancy (ULC) to act on the Authority's behalf as Neighborhood Revitalization Partner (NRP).**

This item has been amended to include an updated Exhibit to the Resolution.

The purpose of this item is to consider approving an agreement to enter Exclusive Negotiations with the Urban Land Conservancy, a Denver-based 501(c)3 nonprofit, to establish and clarify the role of Neighborhood Revitalization Partner (NRP). In September 2025, staff shared with the Fort Collins Urban Renewal Authority (Authority) Board the emergence of potential partners and opportunities for a more holistic redevelopment of the Authority owned property at 1636 N. College and adjacent properties. At that time, staff suggested a pivot towards a strategy that begins with selecting a NRP to act as the Authority delegate for planning and development. In addition, staff recommended the Authority maintain ownership over its own property through a ground lease and focus on a phased approach to development.

With strong support from the Authority Board, staff prepared and issued a Request for Qualifications (RFQ) that received seven responses in late January 2026. After interviewing the top three respondents, staff are recommending that the Authority prepare a Professional Services Agreement and any other necessary agreements to advance with ULC as the selected NRP for the 1636 N. College redevelopment. The proposed resolution provides staff with this guidance and ULC with security to enter negotiations.

5. North Mason Stormwater Improvement Project.

The Fort Collins Urban Renewal Authority (“Authority”) has been asked to partner with the City of Fort Collins to fund a long-planned stormwater infrastructure improvement project (“Project”) along North Mason Street within the North College Urban Renewal Plan Area. The Project has been in the planning process for 20 years, with the Authority involved in financial contributions and ongoing planning efforts. The total Project cost is estimated to be **\$18.3 million** and the total Authority investment requested is **\$7.3 million**.

6. Concept Plan and Funding Discussion for a Temporary Outdoor Event Venue at 1636 North College.

The purpose of this item is to consider the concept plan to construct a temporary event and community gathering space on Authority-owned property at 1636 North College Avenue and receive guidance regarding alternative concept plans. Construction cost estimates for the initial concept came in considerably higher than originally anticipated, and Authority staff have asked the design team to prepare an alternative “value engineered” design to lower the cost of the project.

I) OTHER BUSINESS

J) ADJOURNMENT

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.