



Urban Renewal Authority Board Regular Meeting Agenda

January 26, 2023 at 5:00 PM

Jeni Arndt, Chair
Joe Wise, Vice-chair
Susan Gutowsky
Julie Pignataro
Tricia Canonico
Shirley Peel
Kelly Ohlson
Emily Francis
Kristin Stephens
Kristen Draper
Andy Smith

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 17 and 881 on Comcast

Caitlin Quander
Brownstein Hyatt Farber Schreck

Kelly DiMartino
Interim 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**

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. **Albertsons Update.**

The URA Board gave staff permission to begin conducting due diligence related to potentially acquiring the former Albertsons site in July. Staff have completed the three tasks initially authorized by the Board. Staff requests an Executive Session to share the findings of the appraisals of the three properties along with potential financing options for acquisition.

I) OTHER BUSINESS

- A. **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 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 discussing with the Authority's attorneys and appropriate management staff the following items, all related to the former Albertsons site:

- 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."

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.

January 26, 2023

AGENDA ITEM SUMMARY

Urban Renewal Authority



STAFF

Clay Frickey, Redevelopment Program Manager

SUBJECT

Albertsons Update.

EXECUTIVE SUMMARY

The URA Board gave staff permission to begin conducting due diligence related to potentially acquiring the former Albertsons site in July. Staff have completed the three tasks initially authorized by the Board. Staff requests an Executive Session to share the findings of the appraisals of the three properties along with potential financing options for acquisition.

STAFF RECOMMENDATION

Staff recommends entering Executive Session to discuss details related to potential acquisition of the former Albertsons property.

BACKGROUND / DISCUSSION

At the Board's regular meeting in July, the Board provided direction for staff to pursue three courses of action related to acquiring the former Albertsons site at 1636 N College Avenue:

1. Begin discussions for acquiring the Albertsons site and two adjoining buildings
2. Discuss funding options with City staff and the City Council Finance Committee
3. Conduct a commercial real estate appraisal of the Albertsons site and two adjoining buildings

This agenda item summary provides an update on the three actions approved by the URA Board.

Begin Discussions for Acquiring the Albertsons Site and Two Adjoining Buildings

Staff began reaching out to all the property owners in August. Staff has discussed redevelopment opportunities with the property owners of the two adjoining buildings. Both property owners have been responsive and wish to keep communication channels open as discussions continue about the future of Country Club Corners.

Staff has made numerous attempts to contact the property owner of the former Albertsons. Albertsons and the property owner have not responded to URA staff. Staff were able to talk on the phone with the listing agent for the Albertsons site in late August. The listing agent indicated Albertsons retained them to find a sub-lease for the site or someone who would be able to buy Albertsons out of their lease. The listing agent indicated to staff that they are not in communication with the property owner. Staff will

continue to pursue opening lines of communication with the property owner and Albertsons.

Discuss Funding Options with City Staff and the City Council Finance Committee

URA and City Finance staff met to discuss funding options on November 17. City staff indicated a willingness to consider partnership opportunities to fund potential acquisition of the properties while expressing a preference for the URA to seek financing in the private market. URA staff are exploring private financing options to see which financing option is most viable. Staff will present these financing options when they become available.

Conduct a Commercial Real Estate Appraisal of the Albertsons Site and Two Adjoining Buildings

The URA's on-call appraiser completed appraisals of the three properties in October and November. Staff would like to share the details of these appraisals in an Executive Session. This will give the Board a sense of the amount of capital it will require to potentially acquire all three sites and discuss how to proceed.

COMMITTEE RECOMMENDATION

NA

AUTHORITY FINANCIAL IMPACTS

NA

PUBLIC OUTREACH

NA

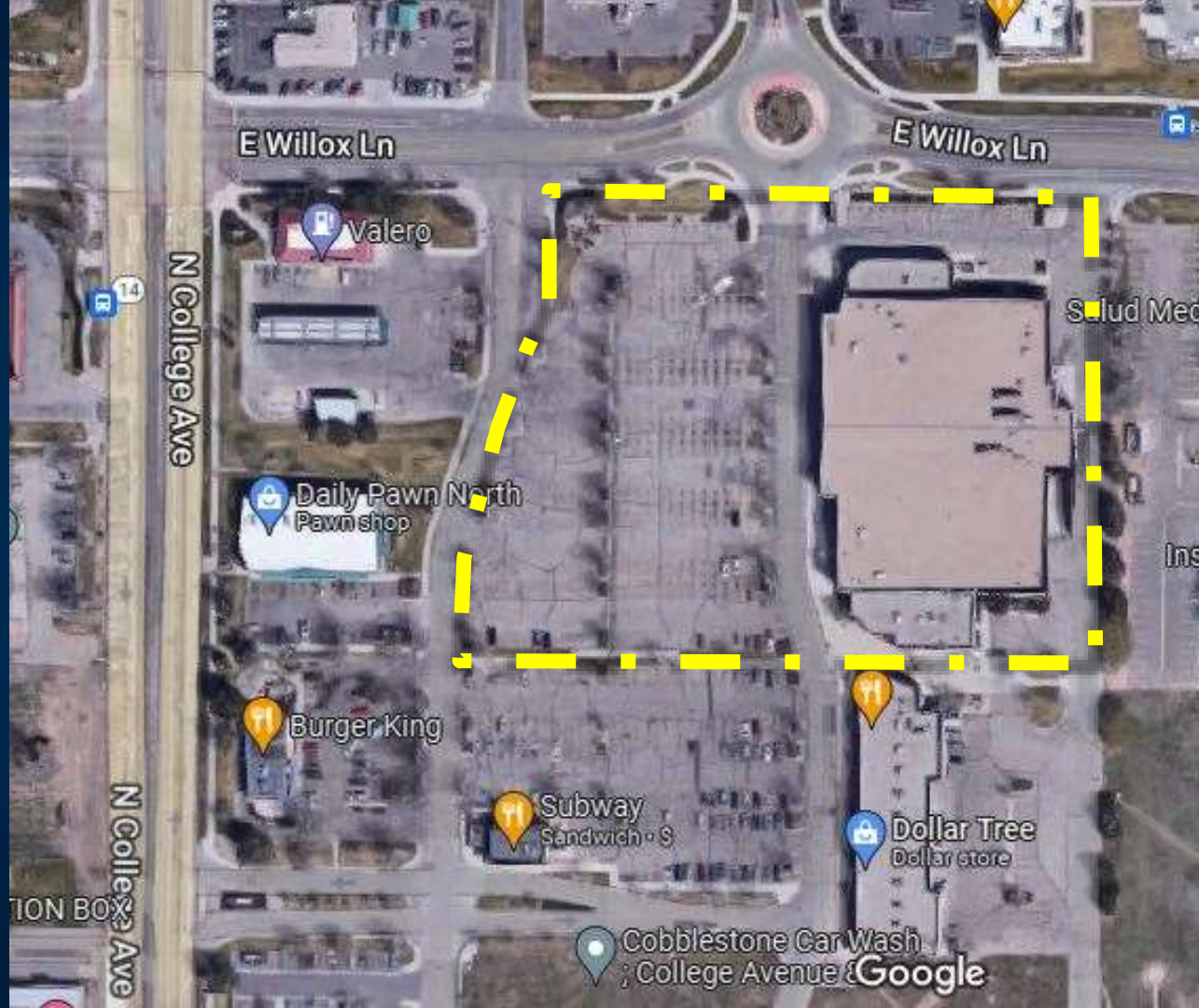
ATTACHMENTS

1. Presentation

Albertsons Update

In July 2022, URA Board authorized the following:

1. Begin discussions for acquiring the Albertsons site and two adjoining buildings
2. Discuss funding options with City staff and the City Council Finance Committee
3. Conduct a commercial real estate appraisal of the Albertsons site and two adjoining buildings



- Spoke with owners of inline buildings
 - Interested in staying in touch
- Albertsons and REIT have not responded

Funding Discussion With City

- Discussed funding options with City staff in November
- Willingness to partner
- Prefer URA seeks private financing options

- CBRE provided appraisals for all three properties
- Staff proposes discussing findings in Executive Session

Recommendation

Staff recommends entering Executive Session to discuss details related to potential acquisition of the former Albertsons property.