

RESOLUTION NO. 006
OF THE BOARD OF COMMISSIONERS OF THE
FORT COLLINS URBAN RENEWAL AUTHORITY ADOPTING BYLAWS
FOR THE URBAN RENEWAL AUTHORITY

WHEREAS, on February 21, 2006, the Board of Commissioners of the Fort Collins Urban Renewal Authority adopted a resolution establishing an ad hoc committee for the purpose of formulating recommendations regarding the administration of the Urban Renewal Authority; and

WHEREAS, the ad hoc committee and the staff of the Urban Renewal Authority recommended that the Urban Renewal Authority adopt its own set of bylaws; and

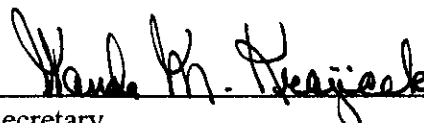
WHEREAS, the staff of the Urban Renewal Authority has prepared proposed bylaws, attached hereto as Exhibit "A" and incorporated herein by reference, and the Board of Commissioners of the Urban Renewal Authority has determined that it is in the best interest of the Urban Renewal Authority that said bylaws be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL AUTHORITY that the bylaws attached hereto as Exhibit "A" are hereby adopted as the bylaws of the Fort Collins Urban Renewal Authority.

Passed and adopted at a regular meeting of the Board of Commissioners of the Fort Collins Urban Renewal Authority this 15th day of August, A.D. 2006.


Chairperson

ATTEST:


Secretary



**BYLAWS
OF THE BOARD OF COMMISSIONERS
OF THE
FORT COLLINS URBAN RENEWAL AUTHORITY**

ARTICLE I – THE AUTHORITY

Section 1. Name of Authority. The name of this urban renewal authority shall be the "Fort Collins Urban Renewal Authority" as established by the City of Fort Collins City Council. The Fort Collins Urban Renewal Authority shall be referred to in these Bylaws as the "Authority" or "URA."

Section 2. Office of the Authority. The office of the Authority shall be located at 281 North College Avenue, Fort Collins, Colorado, or at such other place in the City of Fort Collins, Colorado as the Board of Commissioners of the Authority may direct.

Section 3. Authority to Enact Bylaws. The Authority is authorized pursuant to C.R.S. § 31-25-105(1)(a) to make and adopt bylaws, orders, rules and regulations in furtherance of its powers and authority under the Colorado Urban Renewal Law (C.R.S. § 31-25-101, et seq.).

ARTICLE II – OFFICERS AND STAFF

Section 1. Board of Commissioners. In accordance with C.R.S. Section 31-25-115, the Fort Collins City Council, comprised of seven (7) members, has designated its elected members to serve as the Board of Commissioners of the Authority (the "Board"). The Mayor and members of City Council shall constitute the Board.

Section 2. Officers. The officers of the Authority shall be a Chairperson, Vice Chairperson, Executive Director, and Secretary.

Section 3. Chairperson. The Chairperson of the Authority shall be the Mayor of the City of Fort Collins. The Chairperson shall preside at all meetings of the Board. Except as otherwise authorized by resolution of the Board, the Chairperson shall sign all contracts, deeds, and other instruments made by the Board.

Section 4. Vice Chairperson. The Vice Chairperson shall be the Mayor Pro Tem of the City of Fort Collins. The Vice Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson. In case of the resignation or death of the Chairperson, the Vice Chairperson shall perform such duties as are imposed on the Chairperson until such time as a new Chairperson is seated by election of a Mayor for the City of Fort Collins.

Section 5. Temporary Chairperson. In the absence of both the Chairperson and Vice Chairperson, the Board may appoint a temporary chairperson to preside at any meeting of the Board.

Section 6. Executive Director/Secretary. The Fort Collins City Manager shall serve as the Executive Director and Secretary of the Authority. As Secretary, he or she shall keep the records of the Authority, record all votes at formal meetings of the Board; keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose; and keep the seal of the Authority and have power to affix such seal to all contracts and documents authorized to be executed by the Authority.

Section 7. Additional Duties. The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Board.

Section 8. Keeping of Minutes. Minutes shall be kept of all formal meetings of the Board and all meetings of committees of the Board at which the adoption of any proposed policy, position, resolution, rule, regulation or formal action occurs or could occur. Minutes need not be kept of work sessions of the Board.

ARTICLE III – MEETINGS

Section 1. Formal Meetings and Work Sessions. Formal meetings of the Board shall be those meetings where formal action may occur. No formal action shall be taken at work sessions of the Board. Meetings and work sessions may be held at such time and place as may from time to time be determined by the Board. Full and timely notice of all formal Board meetings and work sessions, and of all committee meetings, shall be given in accordance with the Colorado Open Meetings Law, C.R.S. § 24-6-401 et seq. (the "Open Meetings Law").

Section 2. Committees. The Chairperson may, from time to time, create either standing or ad hoc committees as deemed appropriate for special study or review unless otherwise directed by a majority of the Board; and the Chairperson shall appoint all standing or ad hoc committee members. Upon completion of the duties of any ad hoc committee, the committee shall be deemed to be automatically disbanded. The chairperson may also disband any standing or Ad Hoc committees unless otherwise directed by a majority of the members of the Board.

Section 3. Executive Sessions. Executive sessions of the Authority may be called during any formal meeting of the Board as permitted by the Open Meetings Law.

Section 4. Quorum. A majority of the Board shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action can be taken by the Board upon the affirmative vote of a majority of the quorum present unless a different requirement for voting is specified by applicable law.

Section 5. Order of Business. Meetings of the Authority shall not be required to follow any specific agenda order or process, although the following order shall typically be used as a guide for the Board's order of business at formal meetings:

1. Call to Order
2. Roll Call
3. Consideration of minutes of the previous meeting

- 4. Consideration of Resolutions
 - a. Public Hearings
 - b. General Business
- 5. Other Business
- 6. Adjournment

An opportunity for general public comment on matters not listed on the agenda may, at the discretion of the Chairperson, be provided to persons in attendance at any meeting of the Board.

Section 6. Manner of Voting. The voting on all motions and resolutions before the Board shall be by roll call vote. The yes votes, no votes and abstentions shall be entered in the minutes of each meeting. Every member of the Board, when present, must vote unless excused from voting on matters involving the consideration of his or her own official conduct or when his or her personal financial interest is involved.

ARTICLE IV – CONFLICT OF INTEREST

The Board shall be governed by the same rules regarding ethics and conflicts of interest as apply to the City Council.

ARTICLE V – AMENDMENTS

These Bylaws may be amended from time to time by an affirmative vote of a majority of the membership of the Board of Commissioners at any formal meeting of the Board.

APPROVED AND ADOPTED:

By: _____
Douglas P. Hutchinson, Chairperson

Date: _____, 2006

ATTEST:

APPROVED AS TO FORM:

By: _____
Executive Director

By: _____
URA Attorney