

URBAN RENEWAL AUTHORITY BOARD

August 24, 2018

8:00 AM

- **CALL MEETING TO ORDER**

- **ROLL CALL**

PRESENT: Overbeck, Troxell, Horak, Martinez, Stephens, Johnson, Wise, Febvre
ABSENT: Smith, Cunniff, Summers
Staff Present: Atteberry, Daggett, Coldiron

- **AGENDA REVIEW**

Executive Director Atteberry stated there were no changes to the published agenda.

1. **Consideration and Approval of the Minutes from the July 9, 2018 Urban Renewal Authority Board. (Adopted)**

The purpose of this item is to approve the minutes from the July 9, 2018, Urban Renewal Authority Board meeting.

Commissioner Horak made a motion, seconded by Commissioner Overbeck, to approve the minutes of the July 9, 2018 meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gerry Horak, District 6
SECONDER:	Bob Overbeck, District 1
AYES:	Overbeck, Troxell, Horak, Martinez, Stephens, Johnson, Wise, Febvre
ABSENT:	Smith, Cunniff, Summers

2. **Resolution No. 089 of the Board of Commissioners of the Fort Collins Urban Renewal Authority Appointing a Vice-Chair. (Adopted)**

The purpose of this item is to discuss the election of the Fort Collins Urban Renewal Authority Vice-Chair and other associated changes.

Josh Birks, Economic Health and Redevelopment Director, stated the Urban Renewal Authority's bylaws have been changed to switch the Vice Chair from automatically being the Mayor Pro Tem to be an elected position.

Commissioner Horak expressed interest in the position.

Commissioner Johnson made a motion, seconded by Commissioner Overbeck, to adopt Resolution No. 089 nominating Commissioner Horak as Vice Chair.

RESULT:	RESOLUTION NO. 089 ADOPTED [UNANIMOUS]
MOVER:	Steve Johnson
SECONDER:	Bob Overbeck, District 1
AYES:	Overbeck, Troxell, Horak, Martinez, Stephens, Johnson, Wise, Febvre
ABSENT:	Smith, Cunniff, Summers

3. **Resolution No. 090 of the Board of Commissioners of the Fort Collins Urban Renewal Authority Appointing New Members to the Board Finance Committee. (Adopted on First Reading)**

The purpose of this item is to discuss the appointment of five (5) members to the Fort Collins Urban Renewal Authority (URA) Finance Committee. The current members on the Committee are Chair Troxell and Commissioners Cunniff and Summers.

Josh Birks, Economic Health and Redevelopment Director, stated the Urban Renewal Authority's bylaws have changed to reconstitute the URA Finance Committee into a group of five members.

Vice Chair Horak suggested the current Council Finance Committee members be included: Chair Troxell and Commissioners Cunniff and Summers, plus two of the four new URA members.

Commissioner Wise expressed interest and Commissioners discussed the estimated time commitment of the position.

Vice Chair Horak made a motion, seconded by Commissioner Overbeck, to adopt Resolution No. 090 with the following names inserted: Chair Troxell, Commissioner Cunniff, Commissioner Summers, Commissioner Wise, and Commissioner Febvre.

RESULT:	RESOLUTION NO. 090 ADOPTED [UNANIMOUS]
MOVER:	Gerry Horak, District 6
SECONDER:	Bob Overbeck, District 1
AYES:	Overbeck, Troxell, Horak, Martinez, Stephens, Johnson, Wise, Febvre
ABSENT:	Smith, Cunniff, Summers

4. **Resolution No. 091 of the Board of Commissioners of the Fort Collins Urban Renewal Authority Appointing Four Commissioners and the Executive Director to Serve on a Selection Committee for the Authority's New Legal Counsel. (Adopted)**

The purpose of this item is to discuss the appointment of four Commissioners and the Executive Director to a Selection Committee to evaluate candidates and recommend an outside legal counsel appointment to the Board. The committee make up is proposed to include the Chair, Vice Chair, Executive Director, and two additional commissioners - ideally one each from the Council membership and the other entity membership.

Josh Birks, Economic Health and Redevelopment Director, stated the recommendation of City Attorney Daggett is for the URA to select separate and outside legal counsel so as to avoid potential future conflicts. This item would appoint four members from the Board, as well as the Executive Director, to sit on a selection committee for that outside legal counsel.

Commissioners Martinez, Stephens, and Overbeck expressed interest in serving on the committee. Chair Troxell stated he would also serve.

Vice Chair Horak made a motion, seconded by Commissioner Martinez, to adopt Resolution No. 091 inserting the names Chair Troxell, Commissioner Martinez, Commissioner Stephens, and Commissioner Overbeck.

RESULT:	RESOLUTION NO. 091 ADOPTED [UNANIMOUS]
MOVER:	Gerry Horak, District 6
SECONDER:	Ray Martinez, District 2
AYES:	Overbeck, Troxell, Horak, Martinez, Stephens, Johnson, Wise, Febvre
ABSENT:	Smith, Cunniff, Summers

5. Update Regarding Existing Conditions Survey and New Urban Renewal Plan. (No Action Taken)

The purpose of this item is to share draft findings of the existing conditions survey and highlight key points for the planned urban renewal plan document. On July 9th the Fort Collins Urban Renewal Authority Board (the "Board") authorized staff to undertake the first steps to consider a new urban renewal plan area in the vicinity of Drake Rd. and College Ave. These steps include the preparation of an urban renewal existing conditions study and the development of a new urban renewal plan document for consideration by the Fort Collins City Council in late November.

Executive Director Atteberry stated Patrick Rowe is leaving his position and thanked him for his service.

Commissioner Martinez thanked Rowe for his service.

Patrick Rowe, Redevelopment Coordinator, stated this item will provide an update on the existing conditions survey and new plan area for the vicinity of Drake Road and College Avenue, primarily the former Kmart site on the northwest corner and the Spradley Barr site on the southwest corner. Rowe noted the fundamental purpose of the Urban Renewal Authority is to mitigate and remediate blight. As such, a blight finding of at least four of eleven factors is required prior to a new plan area being formed.

Rowe described the substantially complete draft survey, which has currently found six blight factors in the area. He detailed the factors and showed example photos. The six blight conditions found were: deteriorated or deteriorating structures, predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site and other improvements, unusual topography or inadequate public improvements, and vacancy of sites. Rowe stated the existing conditions survey will be finalized in the next several weeks after which property owners will be notified, and City Council will be presented with the survey for its ratification.

Rowe stated the plan area document is still very much in development but highlighted the main principles of the document. It will be strategic, focused, and community-benefits oriented, and will build from City Plan, the Midtown Plan, and the Midtown Transportation Plan. The main themes from those documents that will be highlighted in the plan area document are supporting transit-oriented development, densification, community spine investment, enhancing all modes of travel, recognizing identifiable and unique design, and making optimal use of the MAX bus rapid transit system.

Rowe discussed the schedule and next steps for both the URA Board and the plan formation process in general.

Vice Chair Horak requested information as to the status of discussions with the taxing entities. Josh Birks, Economic Health and Redevelopment Director, replied staff is continuing to discuss how best to move forward with the plan area review committee with the County. An IGA with the underlying taxing entities has yet to be executed.

Vice Chair Horak suggested it would be useful for the Board to receive more detailed information on the proposed schedule.

Commissioner Wise expressed concern the schedule may not be realistic with the districts' schedules.

Commissioner Febvre agreed and stated he is concerned the School District Board may not be fully aware of what is coming. He asked when the fiscal impact model is slated to be completed and asked if there would be an opportunity to provide feedback on that model. Birks replied some changes need to be made to the model before it can be used and that work is underway. Members should review the model and ensure all parties' understanding of the impacts are reflected at the first meeting.

Vice Chair Horak asked who is in charge of completing the fiscal impact model. Birks replied all taxing entities have agreed that the County will be the body that maintains the model and they are ultimately responsible for commissioning updates and ensuring they are done in a timely manner.

Commissioner Martinez asked what is meant by the term "slum" in the blight factors report. Rowe replied that term is used in the state statute and has a legal definition. He noted each of the blight factors includes underlying conditions that are generally accepted.

Commissioner Martinez asked if property owners are being asked to mitigate dangerous conditions as they are found. Rowe replied some intermediary improvements have been requested. Birks replied any life safety issues would result in contact with property owners and appropriate groups.

Executive Director Atteberry noted graffiti is removed within 24 hours of it being reported on public property. He suggested blight reports be sent to the Planning, Development and Transportation group for code violations to be identified.

Commissioner Johnson asked how the developers' plans are related to community objectives. He asked if any new community objectives could be included in future design. Rowe replied the Brinkman submittal on the southwest corner has a concept in the City's planning process. The plan was also taken before the URA Finance Committee to vet the concept. Staff is hopeful there is still the opportunity to have some continued dialogue on the proposal, particularly regarding affordable or workforce housing; however, the major components of the project are well understood.

Birks stated the King Soopers project in the old Kmart is in a different portion of the planning process and they are contemplating plan revisions. He stated there is some room to influence both projects within the planning process, particularly King Soopers, and through the conversations that occur when public funds are contemplated.

Commissioner Johnson asked if the residential units are only on the Spradley Barr parcel. Birks replied in the affirmative.

Commissioner Johnson stated he would be very supportive of the use of tax increment financing to address affordable housing and encouraged the City to get as many affordable housing benefits from the use of public money in URA projects as possible.

Commissioner Johnson asked how tax increment financing benefits rental units. Birks replied that is typically contingent upon many project conditions; however, tax increment could help to close the upfront capital subsidy, therefore making it easier to offer a unit at a fixed income requirement. Tax increment alone is usually not enough, so the requirements for how long units remain affordable usually come from other funding sources. Birks noted the financial gap for projects often becomes larger when public benefits such as affordable housing are included.

Commissioner Stephens asked if other funding would be able to be used for affordable housing. Birks replied in the affirmative.

Commissioner Stephens stated this location provides a good opportunity to use some of the funds for affordable housing and stated she would like to ensure the developer is aware of that objective on the front end of the process.

Commissioner Wise stated adding a number of residential units in a TIF area puts maximum strain on the taxing districts in terms of need for services with no significant financial return for 25 years.

Commissioner Febvre stated a school district has interest in affordable housing; however, how to make those investments is a key question for the community as adding students creates pressure on the school district.

Commissioner Stephens noted teachers are having a hard time affording to live in Fort Collins and suggested the creation of new affordable housing may not necessarily bring in new students to the district.

Commissioner Johnson stated the purpose of the cost impact model is to ensure all districts are made whole so they are able to provide the services they are mandated to provide for residences. He questioned the benefits of additional invested increment. He stated the County would be willing to commit additional increment above what the cost impact study shows to provide additional affordable housing.

Chair Troxell asked how property owners and area parcels will be brought into this discussion. Birks replied all property owners have already been contacted and ongoing discussions have occurred with responsive parties with the hope of drawing outer parcels into the conversation now. Mailed notice of an open house will also occur.

RESULT: NO ACTION TAKEN

- **OTHER BUSINESS**

Chair Troxell noted the next URA meeting is scheduled for October 12th. Birks noted the selection committee for legal counsel will be meeting in September.

- **ADJOURNMENT**

The meeting adjourned at 9:42 a.m.



Chair

ATTEST:


Secretary