



# Urban Renewal Authority Board Agenda

**May 22, 2025 at 4:30 PM**

Jeni Arndt, Chair  
Kristin Stephens, Vice Chair  
Susan Gutowsky  
Julie Pignataro  
Tricia Canonico  
Melanie Potyondy  
Kelly Ohlson  
Emily Francis  
Kristen Draper  
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  
URA Attorney

Josh Birks  
Acting Executive Director

Amani Chamberlin  
Secretary

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## URBAN RENEWAL AUTHORITY BOARD MEETING 4:30 PM

### 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

### 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. Consideration for Approval of the Minutes of the April 24, 2025 Meeting.**

The purpose of this item is to approve the minutes of the April 24, 2025 URA Board meeting.

**2. 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 property in the North College Urban Renewal Plan area.**

"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 property in the North College Urban Renewal Plan Area:

- 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."

**3. Resolution No. 148 Authorizing Negotiations for the Acquisition of Property and the Use of Eminent Domain for 1220 North College Avenue.**

The purpose of this item is to authorize URA Staff to use eminent domain to acquire the property located at 1220 North College Avenue.

**I) OTHER BUSINESS**

**4. Strategic Planning Workshop**

The purpose of this item is to provide the Board with an opportunity to a) discuss ongoing and potential blight remediation and prevention programs, particularly in the North College Urban Renewal Plan area, and, b) provide general and specific guidance to staff and legal counsel regarding priorities, initiatives, and workplans.

**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.

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**April 24, 2025**

# **AGENDA ITEM SUMMARY**

Urban Renewal Authority



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## **STAFF**

Amani Chamberlin, Assistant City Clerk

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## **SUBJECT**

**Consideration for Approval of the Minutes of the April 24, 2025 Meeting.**

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## **EXECUTIVE SUMMARY**

The purpose of this item is to approve the minutes of the April 24, 2025 URA Board meeting.

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## **STAFF RECOMMENDATION**

Staff recommends approval of the minutes.

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## **ATTACHMENTS**

1. Draft Minutes, April 24, 2025

April 24, 2025

URBAN RENEWAL AUTHORITY BOARD

Regular Meeting – 5:00 PM

**A) CALL MEETING TO ORDER**

Vice Chair Kristin Stephens called the regular meeting to order at 5:00 p.m. in the C I C room at 300 Laporte Avenue, Fort Collins, Colorado, with hybrid participation available via the City’s Zoom platform.

**B) ROLL CALL**

**PRESENT**

Vice Chair Kristin Stephens  
 Commissioner Susan Gutowsky  
 Commissioner Julie Pignataro  
 Commissioner Matt Schild  
 Commissioner Emily Francis  
 Commissioner Kristin Draper (remote)  
 Commissioner Dan Sapienza  
 Commissioner Tricia Canonico  
 Commissioner Melanie Potyondy  
 Commissioner Kelly Ohlson

**ABSENT**

Chair Jeni Arndt

**STAFF**

Acting Executive Director Josh Birks  
 Redevelopment Manager Andy Smith  
 Secretary Amani Chamberlin

**C) EXECUTIVE DIRECTORS’ AGENDA REVIEW**

Acting Executive Director Josh Birks provided an overview of the agenda, including:

- No changes to the published agenda.
- Items 1-2 on the Consent Calendar are recommended for adoption.
- Potential Executive Session.

**D) PUBLIC PARTICIPATION**

None.

**E) PUBLIC PARTICIPATION FOLLOW-UP**

None.

**1. Consideration and Approval of the Minutes of the January 23, 2025 and March 27, 2025 Meetings.**

The purpose of this item is to approve the minutes of the January 23, 2025 and March 27, 2025 meetings.

**2. Resolution No. 142 Approving an Agreement to Administer a Single Loan with Impact Development Fund.**

The purpose of this item is to discuss an agreement for IDF to underwrite and administer a single loan on behalf of the Authority. IDF would administer the proposed loan between the Authority and the developer of the proposed middle-income housing project to be constructed at 302 Conifer Street.

**END OF CONSENT CALENDAR**

**F) ADOPTION OF CONSENT CALENDAR**

*Commissioner Pignataro moved, seconded by Commissioner Canonico, to approve the Consent Calendar.*

*The motion carried 9-0.*

**G) COMMISSIONER REPORTS**

None.

**H) DISCUSSION ITEMS**

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**3. Public Hearing and Resolution No. 143 Adopting A Supplemental 2025 Budget Resolution for Technical Consulting Services and Prospect South Bike/Ped Improvements.**

*The purpose of this item is to request reappropriation of unspent funds. In April 2024, the URA Board approved \$275,000 to fund an RFP for partial design of bike and pedestrian improvements in the Prospect South Plan Area. This project did not commence due to the limited staff capacity spent on higher priorities, specifically North College real estate projects.*

Additionally, in April 2024, the URA Board approved \$180,000 for technical consulting which only \$5,000 was spent in 2024. Staff are requesting reappropriation of the unspent funds to begin or continue the noted work in 2025.

Section H, Item 1.

Vice Chair Stephens opened the public hearing for Resolution No. 143.

#### STAFF PRESENTATION

Andy Smith, Redevelopment Manager, stated this item is a reappropriation of funds that were already approved by the Board in 2024 though they were unspent. He stated \$275,000 is being requested to fund an RFP for partial design of bike and pedestrian improvements in the Prospect South Plan Area, and \$180,000 is being requested for technical consulting services related to due diligence on real estate, some planning services, and a website update.

#### PUBLIC COMMENT

None.

#### BOARD DISCUSSION

Vice Chair Stephens asked if the funds remaining will cover the bike and pedestrian improvements. Smith replied this appropriation would take the design to the 30% mark, which is the normal threshold required to be able to leverage other dollars. Following this appropriation, the Prospect South Plan Area would have a fund balance of approximately \$1.6 million. He also noted the new developer of an apartment complex behind the Dairy Queen on South College has committed \$250,000 toward whatever improvements are made that result from this design effort.

Vice Chair Stephens asked about the life span of the Prospect South Plan Area. Smith replied it expires in 2036.

**Commissioner Francis moved, seconded by Commissioner Ohlson, to adopt Resolution No. 143 Adopting A Supplemental 2025 Budget Resolution for Technical Consulting Services and Prospect South Bike/Ped Improvements.**

**The motion carried 9-0.**

#### 4. Items Relating to the North College Urban Renewal Bonds Series 2025.

*A. Resolution No. 144 Authorizing, Approving and Directing the Issuance, Sale and Delivery by the Authority of Tax Increment Revenue & Refunding Bonds (North College) Series 2025, in the Maximum Aggregate Principal Amount of \$18,000,000; Approving Documents in Connection Therewith; and Ratifying Prior Actions.*

*B. Resolution No. 145 Authorizing the Fort Collins Urban Renewal Authority's Financing of Certain Capital Projects Using Funds to be Reimbursed from Bonds or Other Indebtedness.*

*The purpose of this item is to discuss the issuance of new debt and refinancing existing debt for the North College Urban Renewal Plan Area (the "Plan Area"). The Fort Collins Urban Renewal Authority (the "Authority") has entered into Purchase and Sale Agreements to acquire and redevelop a closed grocery store at 1636 N. College Avenue and motel located at 1513 N. College Avenue. In addition, the Authority may consider the acquisition of additional properties within the Plan Area requiring funds more than the current forecasted cash balances without the use of debt financing.*

Acting Executive Director Birks stated Resolution No. 144 would authorize and approve the issuance and sale of North College bonds and Resolution No. 145 would allow for reimbursement if funds are expended out of the bonds in advance. He noted the Board is contemplating a number of potential property acquisitions and other activities, and those combined activities add up to a cash outlay that exceeds the cash on hand and what is expected to be on hand in the next couple of years. As a result, the proposal is to issue a series of bonds that would bring forward the needed shortfall in funds in the amount of approximately \$12.4 million, which combined with the current cash balance of approximately \$8 million, would fund what is needed in order to make the acquisitions that are being contemplated.

Acting Executive Director Birks noted, if this action is approved, City Council will have an opportunity to consider whether it wants to agree to a replenishment resolution, or moral obligation, which would provide a lower borrowing cost of the bonds. He stated the bonds would likely be closed at the end of May, well in advance of the need for the cash.

Acting Executive Director Birks stated current market conditions indicate the smartest thing to do is to refund the existing bonds that were issued in 2013 and replace them with a new bond in 2025 that includes the outstanding balance of the 2013 bonds plus the new target of \$12.4 million; however, staff is remaining flexible. He noted this bond issuance would enable the URA to move forward with critical projects and acquisitions without delay to help create some opportunities for community revitalization. Additionally, he stated this is a good way to leverage the tax increment dollars that are anticipated to be collected and is a fiscally sound approach.

#### PUBLIC COMMENT

None.

#### BOARD DISCUSSION

Commissioner Ohlson stated he would support the resolutions.

Commissioner Francis stated she believes this is a financially sound way to move forward with plans on North College to remedy blight.

Vice Chair Stephens asked if any of the federal legislation that is happening around bonding for municipalities affect any of this. Melissa Buck, Municipal Advisor, replied that is currently unclear, though it currently appears preserving the tax exemption appears to be safe right now.

Caitlin Quander, legal counsel, noted the Resolution contains bond parameters and bond issuance would not proceed if those parameters are exceeded.

Acting Executive Director Birks noted staff will communicate with the Board on exactly how the bond is shaping up as it goes to market.

***Commissioner Francis moved, seconded by Commissioner Potyondy, to adopt Resolution No. 144 Authorizing, Approving and Directing the Issuance, Sale and Delivery by the Authority of Tax Increment Revenue & Refunding Bonds (North College) Series 2025, in the Maximum Aggregate Principal Amount of \$18,000,000; Approving Documents in Connection Therewith; and Ratifying Prior Actions.***

***The motion carried 9-0.***

***Commissioner Pignataro moved, seconded by Commissioner Francis, to adopt Resolution No. 145 Authorizing the Fort Collins Urban Renewal Authority's Financing of Certain Capital Projects Using Funds to be Reimbursed from Bonds or Other Indebtedness.***

**5. Public Hearing and Resolution No. 146 Adopting a Supplemental 2025 Budget Resolution for the Payment of Tax Increment to Larimer County.**

*The purpose of this item is to consider a Resolution authorizing funding a payment to Larimer County (the "County") per the terms of the Redevelopment and Reimbursement Agreement (the "Redevelopment Agreement") between the Fort Collins Urban Renewal Authority (the "Authority"), Walton Foothills Holdings VI, L.L.C., the City of Fort Collins (the "City") and the Foothills Metropolitan District (the "District"). This payment will fund payment of an annual payment of \$60,000 from the Pledged Property Tax Increment Revenue since 2015 – the first year of substantial Pledged Property Tax Increment Revenue – which has not been paid. The total payment will be \$600,000.*

Vice Chair Stephens opened the public hearing for Resolution No. 143.

**STAFF PRESENTATION**

Acting Executive Director Birks stated a recent examination of documents related to the Foothills Mall transaction, an oversight was discovered regarding a payment that was due to the County in the amount of \$60,000 per year which was meant to be made as soon as tax increment started to be collected, which occurred in 2015. He noted no payment has yet been made to the County, though a system has now been put in place to assure no future payments are missed. He stated ten payments have been missed; therefore, the request is for a \$600,000 appropriation, which was retained out of the increment that was sent to the metro district.

**PUBLIC COMMENT**

None.

**BOARD DISCUSSION**

Commissioner Draper asked if there has been any request from the County for interest payments related to the last ten years. Acting Executive Director Birks replied the County did not request interest payments and expressed gratitude the payment could be made in one lump sum and the annual payment will be made going forward.

***Commissioner Canonico moved, seconded by Commissioner Potyondy, to adopt Resolution No. 146 Adopting a Supplemental 2025 Budget Resolution for the Payment of Tax Increment to Larimer County.***

***The motion carried 9-0.***

**6. Potential executive session pursuant to C.R.S § 24-6-402(4)(a), (b) and (e) 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 property in the North College Urban Renewal Plan area.**

**PUBLIC COMMENT**

None.



**Commissioner Potyondy moved, seconded by Commissioner Gutowsky, that the Fort Collins Urban Renewal Authority go into executive session pursuant to: C.R.S. § 24-6-402(4)(a), (b), and (c) for the purpose of discussing with the Authority's attorneys and appropriate management staff the following items, all related to property in the North College Urban Renewal Plan Area:**

- **Potential Purchase or Acquisition of Real Property Interests,**
- **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.**

**The motion carried 9-0.**

**7. Resolution No. 147 Authorizing an Amendment to the Purchase Agreement for the Acquisition of Property at 1513 N. College Ave.**

*The purpose of this item is to consider a resolution authorizing the Acting Executive Director to negotiate and execute an amendment to the Purchase and Sale Agreement for acquisition of property at 1513 N. College Avenue. Based on current inspections and due diligence, Fort Collins Urban Renewal Authority (the "Authority") staff believe that an amendment will be necessary to affect the most advantageous acquisition of the property for the purpose of remediating blight.*

*(\*\*Secretary's Note: Vice Chair Stephens called the meeting back to order at 6:42 p.m. and noted Commissioner Gutowsky has left the meeting.)*

**STAFF PRESENTATION**

Acting Executive Director Birks stated this resolution would authorize him to make amendments to the current purchase agreement for the property at 1513 North College Avenue.

**PUBLIC COMMENT**

None.

**BOARD DISCUSSION**

None.

**Commissioner Potyondy moved, seconded by Commissioner Pignataro, to adopt Resolution No. 147 Authorizing an Amendment to the Purchase Agreement for the Acquisition of Property at 1513 N. College Ave.**

**The motion carried 7-1.**

**Ayes: Commissioners Francis, Sapienza, Schild, Stephens, Pignataro, Canonico, and Potyondy.**

**Nays: Commissioner Ohlson.**

**I) OTHER BUSINESS**

None.

**J) ADJOURNMENT**

There being no further business before the board, the meeting was adjourned at 6:44 p.m.

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Chair

ATTEST:

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Secretary

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May 22, 2025

## AGENDA ITEM SUMMARY

Urban Renewal Authority



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### STAFF

Andy Smith, Redevelopment Manager

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### SUBJECT

**Resolution No. 148 Authorizing Negotiations for the Acquisition of Property and the Use of Eminent Domain for 1220 North College Avenue.**

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### EXECUTIVE SUMMARY

The purpose of this item is to authorize URA Staff to use eminent domain to acquire the property located at 1220 North College Avenue.

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### STAFF RECOMMENDATION

Staff recommend approval and adoption of the Resolution.

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### BACKGROUND / DISCUSSION

The property located at 1220 North College Avenue continues to contribute to persistent blight conditions in the North College Urban Renewal Plan area.

With 404 calls for service received by Fort Collins Police Services and 60 calls for service received by Poudre Fire Authority in the past 12 months, continued unresolved designation as a City of Fort Collins Public Nuisance Ordinance Program property, and clear evidence of physical damage and neglect observed on the property, URA staff has engaged in good faith negotiations with the property owner to potentially acquire the property on a voluntary and willing basis.

In April 2025, a non-binding Letter of Interest was presented to the property owner as an expression of contract price and terms that would shape a formal Purchase and Sale Agreement.

At this time, the significant gap between the terms and purchase price offered by the URA and the price required by the property owner is likely too large to be resolvable in a reasonable amount of time. Meanwhile the property continues to deteriorate and contribute to the blight conditions in the plan area.

It is understood that negotiations between a willing seller and willing buyer are to continue and remain the preferred manner of acquisition by the URA Board, however an alternative process may be necessary.

Finally, on February 26, 2025 and May 16, 2025, URA Staff conducted a visual survey of the property located at 1220 North College Avenue to determine if blight conditions remain. According to the attached memo ("Condition Survey Update"), blight conditions continue to exist at the property.

## **FINANCIAL IMPACTS**

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Undetermined.

## **BOARD / COMMISSION / COMMITTEE RECOMMENDATION**

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None.

## **PUBLIC OUTREACH**

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None.

## **ATTACHMENTS**

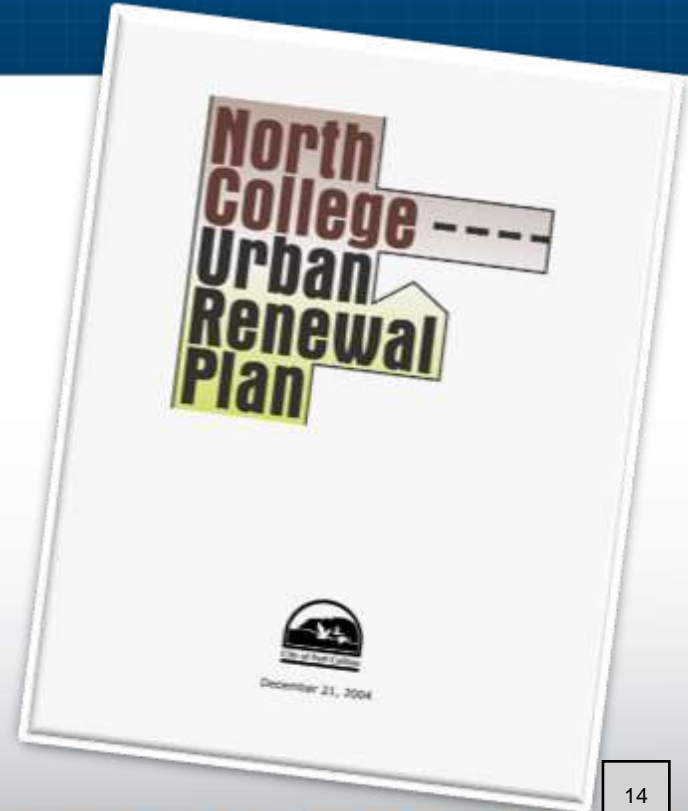
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1. Presentation
2. Condition Survey Update
3. Resolution No. 148

**North College Property Acquisition:  
1220 North College Ave.  
&  
Acquisition of Property  
By Urban Renewal Authorities**

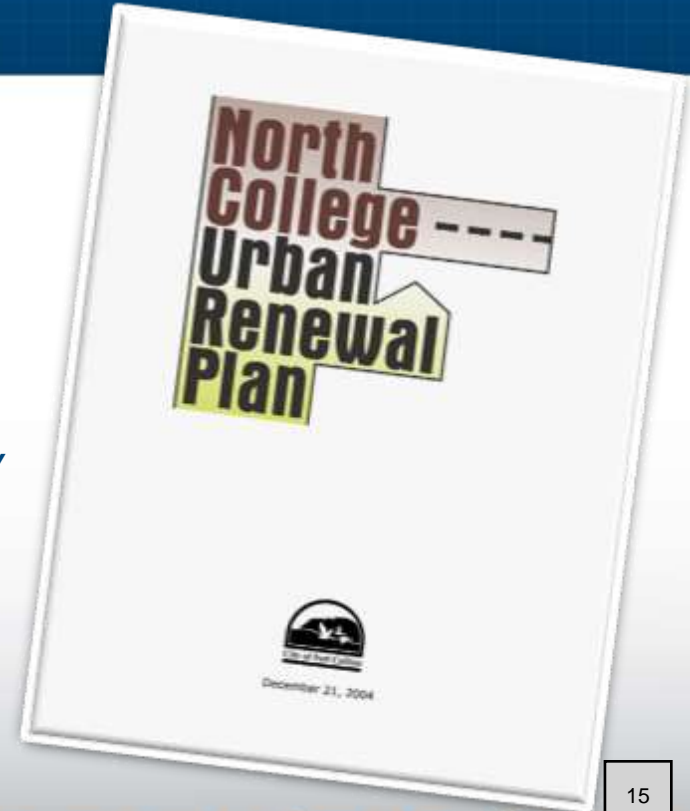
## Background

- 2004 Plan found 10 statutory factors of “blight”
- *“...these factors, taken together, substantially impair the sound growth of the City, constitute an economic and social liability, and are a menace to the public health, safety and welfare of the community.”*
- Blight conditions confirmed to remain at 1220 N College in May 2025



## 2004 Plan authorizes URA to:

*“...purchase any real property for an urban renewal project to remedy blight factors pursuant to the Urban Renewal Law and this Plan, the Authority may do so by any legal means available, including the exercise of the power of eminent domain, pursuant to the Urban Renewal Law.”*





- El Palomino Motel
- Six building, 36-room motel on 1.74 acres
- Subject to City of Fort Collins Public Nuisance Ordinance Program
- In past 12 months, 404 “Calls for Service” received by Fort Collins Police Services





- In October 2024, URA Staff began attempts to contact property owner to discuss a sale between “willing” seller and buyer; no response
- Property owner contacted URA Staff on January 24, 2025 indicating potential interest in a sale
- Letter of Intent to purchase was sent to owner on April 21, 2025; price offered above appraisal
- Significant difference persists in price offered/required and other deal terms



## Acquisition of Property By Urban Renewal Authorities

## Acquisition of Property

The Urban Renewal Law authorizes an Urban Renewal Authority, as one of its powers “**to acquire any property by purchase**, lease, option, gift, grant, bequest, devise, or otherwise to acquire any interest in property by condemnation, including a fee simple absolute title thereto, in the manner provided by the laws of this state for the exercise of the power of eminent domain by any other public body”. *C.R.S. 31-25-105(1)(e)*.

## Acquisition of Property

Most Urban Renewal Authorities will attempt to acquire property initially by utilizing the typical offer, counteroffer, letter of intent, and purchase and sale agreement process that private property owners use to sell or acquire property.

Sometimes, property owners ignore or resist offers to purchase. When that happens, the government may initiate steps to notify the property owner that the property may be acquired without the owner's consent if a consensual sale cannot be accomplished.

## Eminent Domain

When the government initiates steps to allow or authorize condemnation, it is not an actual condemnation. It is merely the first of many steps.

Eminent domain is used as a last resort only, usually in rare and exceptional circumstances where all reasonable efforts to acquire the private property consensually have failed.

By law, the Urban Renewal Authority is required to pay the landowner fair market value for the property.

# Eminent Domain

For an Urban Renewal Authority to exercise eminent domain, generally the following requirements must be met:

- Eminent domain must be approved as part of an urban renewal plan; *C.R.S. § 31-25-105(1)(e)*. [COMPLETED 2004]
- City Council must make a determination that the property is located in a blighted area, or the property itself is blighted. *C.R.S. § 31-25-105.5(2)(a)(I)* [COMPLETED 2004; URA staff prepared condition survey update 2024]
- AND, where the Authority proposes to transfer private property acquired by eminent domain for private redevelopment it may only subsequently transfer to a private party upon satisfaction of the following conditions:
  - The urban renewal project for which the property is being acquired shall be commenced no later than seven years from the date the blight determination is made. [City Council should make affirming blight determination based on condition study or updated condition study depending on timing of next step] *C.R.S. § 31-25-105.5(2)(I)*
  - Provide notice and invite proposals for redevelopment or rehabilitation from all property owners, residents, and owners of business concerns located on the property. *C.R.S. § 31-25-105.5(2)(a)(II)*
  - The Authority must adopt relocation assistance and land acquisition policies to benefit displaced persons. *C.R.S. § 31-25-105.5(4)(a)*. [COMPLETED]



# Steps for Exercising Eminent Domain

Section H, Item 3.

1. Authority staff approaches property owner to discuss or negotiate potential consensual acquisition.
2. If efforts for consensual acquisition fail, Authority authorizes acquisition of real property by eminent domain.
3. Notice of Intent to Acquire is sent to all parties with a record interest in the property.
4. Authority obtains appraisal and makes one or more offer(s) to purchase.
5. Notice of relocation eligibility to property owner.

1. Authority files a petition in condemnation with District Court.
2. Usually, an authority requests vesting of title or immediate possession.
  1. If so, a hearing will be held usually within 30 to 90 days.
  2. At the hearing, the government bears the burden to prove certain elements
3. If the authority satisfies its burden, it gets immediate title or possession pending a final determination as to value.
4. A valuation trial is set usually 6 to 18 months after immediate title or possession hearing.



**Questions and comments?**

MEMORANDUM

**DATE:** May 16, 2025  
**TO:** Urban Renewal Authority Board  
**FROM:** Andy Smith, Redevelopment Manager  
**RE:** Condition Survey Update – 1220 N College Ave

**BACKGROUND**

Per Colorado Revised Statute, the creation of an urban renewal area first requires a finding of blight. “Blighted area” is a specific, legal term defined in Colorado Revised Statute Section 31-25-103 as: *“an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of defective or inadequate street layout;*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) Unsanitary or unsafe conditions;*
- (e) Deterioration of site or other improvements;*
- (f) Unusual topography or inadequate public improvements or utilities;*
- (g) Defective or unusual conditions of title rendering the title nonmarketable;*
- (h) The existence of conditions that endanger life or property by fire or other causes;*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) Environmental contamination of buildings or property*
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.”*

A study that finds four or more “blighting conditions” may make an area appropriate for urban renewal, as declared by the Fort Collins City Council after a public hearing.

On December 21, 2004, the Fort Collins City Council adopted Resolution 2004-151, finding that 10 of the 11 potential factors described by the Statute above were identified by the “*North College Avenue Existing Conditions Study*” as being apparent and evident in an area of Fort

Collins that would form the boundaries of the “*North College Urban Renewal Plan*”, also adopted by a City Council resolution on December 21, 2004. At that time, the only factor not found to exist in the plan area was “(g), *Defective or unusual conditions of title rendering the title nonmarketable*”.

## UPDATED CONDITION SURVEY

On February 26, 2025, and May 16, 2025, Fort Collins URA staff conducted a visual survey of a portion of the study area to determine if blight factors identified in the 2004 North College Avenue Existing Conditions Study (or, “Blight Study”) remain present. Because the Fort Collins URA Board of Commissioners may consider eminent domain to acquire property and associated interests at 1220 N College Avenue (“Property”), this Condition Survey Update is focused entirely on blight factors that were evident at that property on the day of the visual survey.

The Condition Survey Update consisted of a visual inspection of the area and search for new information which could indicate a change of blighting factors. A blight factor is deemed to be present if there is no evidence of changing conditions related to the original determination of blight. It is not necessary for a property to have all potential blighting factors for the property to still be considered blighted.

## BOTTOM LINE

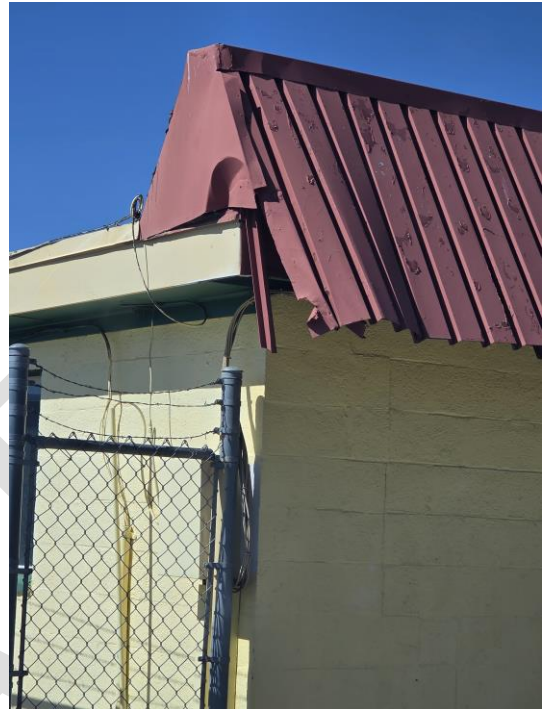
The findings from the Condition Survey Update indicate the continuing presence of blight at the Property within the North College Urban Renewal Plan Area, with at least four (4) specific factors readily apparent and evident.

### Summary of Blight Reconfirmation: 1220 North College Avenue, Fort Collins, CO

Blight Factor	Evident
<i>Slum, deteriorated, or deteriorating structures</i>	✓
<i>Unsanitary or unsafe conditions</i>	✓
<i>Deterioration of site or other improvements</i>	✓
<i>The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements</i>	✓

### Slum, Deteriorated, or Deteriorating Structures

The Property shows clear evidence of damaged walls and parapets reported to be in disrepair for several months.





### Unsanitary or Unsafe Conditions

The Property has tripping hazards, broken glass, exposed wiring, loose barb wire, and rubbish on the property.



### Deterioration of Site or Other Improvements

The parking lot, curb and gutter, and walkways at the Property are damaged and in poor condition. Stormwater drainage appears to be impaired, and some drains appear to be blocked by rubbish. Landscaping is unkempt, and no trees remain on the site.





**The Existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements**

In the twelve (12) months preceding May 15, 2025, Fort Collins Police Services received 404 calls for service at the Property, and Poudre Fire Authority received 60 calls for service. The Property is substantially vacant. Inoperable vehicles are present in the parking lot. Stormwater drainage systems may be obstructed by rubbish. Fire hazards may be present.

**CONCLUSION**

Because the four (4) statutory blight factors described above are readily apparent and evident at the Property, it remains a significant contributor to blight conditions in the Nort College Urban Renewal Plan area.

RESOLUTION NO. 148  
OF THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL  
AUTHORITY AUTHORIZING NEGOTIATIONS FOR THE ACQUISITION OF PROPERTY  
AND THE USE OF EMINENT DOMAIN FOR 1220 NORTH COLLEGE AVENUE

WHEREAS, the Fort Collins Urban Renewal Authority (the “Authority”) was established in 1982 under and in accordance with the Colorado Revised Statutes (“C.R.S.”) § 31-25-101, et seq. (the “Urban Renewal Law”); and

WHEREAS, the City Council of the City of Fort Collins, Colorado (the “City”), by Resolution No. 2004-152 approved and adopted on December 21, 2004, the “North College Urban Renewal Plan” (the “North College Plan”) as an urban renewal plan under the Urban Renewal Law for the area described therein (the “North College Plan Area”); and

WHEREAS, on December 21, 2004, prior to the adoption of Resolution No. 2004-152, City Council conducted a public hearing to consider authorizing the use of eminent domain by the Authority for the acquisition of private property within the North College Plan, and written notice of the time, date, place and purpose of such hearing was mailed or delivered to each owner of property within the North College Plan Area at least thirty days prior to the public hearing, as required by C.R.S. § 31-25-107(3)(b); and

WHEREAS, at the time the North College Plan was adopted, the real property located within North College Plan Area was found, determined and declared to be a blighted area as defined in the Urban Renewal Law (the “Blight Determination”); and

WHEREAS, the North College Plan provides for the Authority to exercise all powers authorized under the Act, including the Authority’s acquisition of real property located within the North College Plan Area, including by eminent domain, as more particularly described therein; and

WHEREAS, based on community feedback and continued and growing issues of blight, the Authority is exploring the potential acquisition of certain property located at 1220 North College Avenue, including any leasehold interests and covenants recorded against the real property (collectively, the “Property”), which Property is located within the North College Plan Area; and

WHEREAS, Authority staff performed a “Condition Survey Update – 1220 North College Avenue” (the “2025 Survey”), which confirmed the findings made by City Council in connection with the Blight Determination with respect to the Property; and

WHEREAS, the Authority has determined that acquisition of the Property is in the public interest, and there is a need to acquire the Property for the construction of facilities essential to the North College Plan and for the eradication of blight (the “Project”); and

WHEREAS, in compliance with the North College Plan, the Authority has evaluated and considered other possible alternatives; and

WHEREAS, the Authority has determined there is an immediate need to acquire the Property in order to implement the North College Plan and the Project, and that acquisition of the Property will be in furtherance of a public purpose and public use; and

WHEREAS, the Authority has determined that it should acquire the Property by negotiation, if possible, or by use of eminent domain, if necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL AUTHORITY:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. Based on the 2025 Survey, the Board hereby affirms the Blight Determination with respect to the Property and further finds the Property continues to be blighted under the Urban Renewal Law.

Section 3. The Board hereby authorizes Authority staff, consultants, and attorneys to send out good faith offers and engage in good faith negotiations in connection with the acquisition of the Property and to use reasonable efforts to (a) understand and address the property owner's position and his or her desires for the property and for any existing business on the site (of which there are none), and (b) work with the owner to either include the owner in project planning or purchase the property and relocate the owner in accordance with the Urban Renewal Law on terms and conditions acceptable to the owner.

Section 4. The Board hereby authorizes the Authority to acquire the Property within the North College Plan Area by any manner available, including, without limitation, by exercise of the power of eminent domain under the following terms and conditions and any other requirements of applicable law. This ratification is based on City Council's authorization of the use of eminent domain within the North College Plan Area, the Blight Determination, and the 2024 Survey.

Section 5. Acquisition of the Property within the North College Plan Area by eminent domain shall be for the purpose of preventing or eliminating conditions of blight without regard to the economic performance of the property to be acquired.

Section 6. It is not expected or intended that the Authority will need to relocate any individuals or families in connection with the Project, but to the extent that any such relocation may be required, relocation assistance policies have been adopted and a feasible method exists for the relocation of individuals and families in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such individuals or families.

Section 7. It is not expected or intended that the Authority will need to relocate any businesses or business concerns in connection with the Project, but to the extent that any such relocation may be required, relocation assistance policies have been adopted and a feasible method exists for the relocation of such business concerns to other areas without undue hardship to such business concerns.



Section 8. The purpose of ratifying and confirming the right of the Authority to use eminent domain within the North College Plan Area is to eliminate and prevent the spread of blight.

Section 9. This Resolution shall be effective upon approval by the Authority.

Passed and adopted at a regular meeting of the Board of Commissioners of the City of Fort Collins Urban Renewal Authority this 22<sup>nd</sup> day of May, A.D. 2025.

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Chair

ATTEST:

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Secretary

May 22, 2025

## AGENDA ITEM SUMMARY

Urban Renewal Authority



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### STAFF

Josh Birks, Acting Executive Director  
Andy Smith, Redevelopment Manager

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### SUBJECT

**Strategic Planning Workshop**

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### EXECUTIVE SUMMARY

The purpose of this item is to provide the Board with an opportunity to a) discuss ongoing and potential blight remediation and prevention programs, particularly in the North College Urban Renewal Plan area, and, b) provide general and specific guidance to staff and legal counsel regarding priorities, initiatives, and workplans.

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### STAFF RECOMMENDATION

None

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### BACKGROUND / DISCUSSION

The URA is engaged in a considerable number of projects and initiatives, especially in the North College Urban Renewal Plan area. The URA Board has indicated a desire to discuss the following:

1. Comprehensive update on current projects.
2. Next steps, decision points, and timelines for ongoing and upcoming projects.
3. High-level priorities and strategic objectives.
4. Clarification of blight remediation and prevention dynamics.
5. Criteria and processes for potential new projects and plan areas.

URA staff are seeking direction and guidance from the Board to further align its workplan with Board goals and objectives, and also to prioritize limited resources accordingly.

To help achieve these objectives, a workshop-style series of guided discussions will be discussed at the May 22, 2025, Board meeting under "Other Business." While most of the discussion will center on North College Urban Renewal Plan area projects, a discussion regarding processes and criteria for potential new projects and plan areas will begin. A follow-up workshop-style discussion is tentatively scheduled for the June 26, 2025, URA Board meeting.

Most workshop materials will be distributed to the Board prior to and/or during the workshop. However, the 2021 URA Strategic Plan is attached for reference

### **CITY FINANCIAL IMPACTS**

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None

### **BOARD / COMMISSION / COMMITTEE RECOMMENDATION**

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None

### **PUBLIC OUTREACH**

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None

### **ATTACHMENTS**

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1. Attachment A - 2021 Strategic Plan

**Who**

The Fort Collins Urban Renewal Authority brings together local, tax collecting organizations to collaborate and remediate blight to create a better community for everyone.

**Why**

Our residents feel greater civic pride and sense of belonging when reinvestment helps transform blighted areas into vibrant neighborhoods and amenities which enhance the local character, culture, economy, and quality of life.

**What**

Eliminate blight by catalyzing projects and accelerating investments that would not otherwise happen, thereby creating improvements with lasting value through tax increment financing.

## How We Behave

### Stewardship

#### Strategy 1:

Co-create proactive community investment plans with community members and partners for each plan area.

### Transparency

#### Strategy 2:

Develop evaluation criteria for TIF assistance requests based on URA Board retreat.

### Data Driven

#### Strategy 3:

Amend IGA with City to be consistent with URA Strategic Plan.

### Inclusion

#### Strategy 4:

Update URA website to improve usability.

### Co-creation

#### Strategy 5:

Produce annual report for the URA and each plan area.

#### Strategy 6:

Update/develop materials outlining URA processes for applicants and the community.

#### Strategy 7:

Align URA Strategic Plan and activities with partner agencies' goals, objectives, and plans.

#### Strategy 8:

Align URA Strategic Plan and activities with partner agencies' capital investments.