



Urban Renewal Authority Board Agenda

January 22, 2026 at 5:00 PM

Emily Francis, Chair
Kristin Stephens, Vice Chair
Chris Conway
Julie Pignataro
Josh Fudge
Melanie Potyondy
Amy Hoeven
VACANT
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
Brownstein Hyatt Farber Schreck, LLP

Josh Birks
Acting Executive Director

Delynn Coldiron
Secretary

URBAN RENEWAL AUTHORITY BOARD MEETING 5:00 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 December 1, 2025, Regular Meeting.

The purpose of this item is to consider the approval of minutes of December 1, 2025, Regular Meeting.

2. Oath of Office for New Fort Collins Urban Renewal Authority (“Authority”) Commissioners.

The purpose of this item is the administration of the Oath of Office for new Authority Commissioners.

3. Resolution No. 153 Accepting the Appointment of a Commissioner to the Authority.

The purpose of this item is to accept the appointment of a Commissioner representing the Poudre School District (“PSD”) to the Authority Board. On December 1, 2025, Kristen Draper departed from the PSD Board of Commissioners, which created a vacancy on the Authority Board. Subsequently, the PSD Board of Commissioners appointed Jessica Zamora to replace Kristen Draper as Commissioner representing the Poudre School District (PSD) to the Authority Board.

4. Resolution No. 154 Appointing Vice-Chair of the Authority Board of Commissioners.

The purpose of this item is to appoint a Vice Chair of the Fort Collins Urban Renewal Authority Board of Commissioners.

5. Resolution No. 155 Appointing the Finance Committee and Appointing a Chair of the Finance Committee.

The purpose of this item is to appoint members of the Authority Finance Committee and appoint a Chair of the Finance Committee.

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.

January 22, 2026

AGENDA ITEM SUMMARY

Urban Renewal Authority



STAFF

Amani Chamberlin, Assistant City Clerk

SUBJECT

Consideration for Approval of the Minutes of December 1, 2025, Regular Meeting.

EXECUTIVE SUMMARY

The purpose of this item is to consider the approval of minutes of December 1, 2025, Regular Meeting.

STAFF RECOMMENDATION

Staff recommends approval of the minutes.

ATTACHMENTS

1. Draft Minutes, December 1, 2025

URBAN RENEWAL AUTHORITY BOARD

Regular Meeting – 5:00 PM

A) CALL MEETING TO ORDER

Chair Jeni Arndt called the regular meeting to order at 4:30 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

Chair Jeni Arndt
Commissioner Julie Pignataro
Commissioner Melanie Potyondy
Commissioner Kelly Ohlson
Commissioner Emily Francis
Commissioner Dan Sapienza
Commissioner Matt Schild

ABSENT

Vice Chair Kristin Stephens
Commissioner Tricia Canonico
Commissioner Susan Gutowsky

STAFF

Acting Executive Director Josh Birks
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;
- Two discussion items
- The first discussion item considers approval of the previous two meeting minutes.
- The second discussion item is a motion to consider going into executive session to talk about property acquisition.

D) PUBLIC PARTICIPATION

None.

E) PUBLIC PARTICIPATION FOLLOW-UP

None.

~~F) ADOPTION OF CONSENT CALENDAR.~~

G) COMMISSIONER REPORTS

Section H, Item 1.

None.

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
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- 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 August 28, 2025, and September 25, 2025, Regular Meetings.

The purpose of this item is to consider the approval of minutes of August 28, 2025, and September 25, 2025, Regular Meetings.

Commissioner Pignataro moved, seconded by Commissioner Potyondy, that the Fort Collins Urban Renewal Authority approve the Minutes of August 28, 2025, and September 25, 2025, Regular Meetings.

PUBLIC COMMENT

None.

BOARD DISCUSSION

None.

The motion carried 7-0.

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 1220 North College Avenue in the North College Urban Renewal Plan area:**

Commissioner Pignataro moved, seconded by Commissioner Potyondy, 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 property at 1220 N College 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.***

A friendly amendment was made to add the following language at the end of the motion: "And that at the conclusion of the Executive Session that the Urban Renewal Authority meeting be automatically adjourned without reconvening in the regular meeting."

PUBLIC COMMENT

None.

BOARD DISCUSSION

None.

The motion carried 7-0.

Chair notes that following the Executive Session the Board will be conducting a Work Session.

I) OTHER BUSINESS

None.

J) ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 4:37 p.m.

Chair

ATTEST:

Secretary

January 22, 2026

AGENDA ITEM SUMMARY

Urban Renewal Authority



STAFF

Andy Smith, Redevelopment Manager

SUBJECT

Oath of Office for New Fort Collins Urban Renewal Authority (“Authority”) Commissioners.

EXECUTIVE SUMMARY

The purpose of this item is the administration of the Oath of Office for new Authority Commissioners.

STAFF RECOMMENDATION

Staff recommend adoption of the resolution.

BACKGROUND / DISCUSSION

Section 1 in Article II of the Authority Bylaws states:

“Board of Commissioners. In accordance with C.R.S. § 31-25-115, C.R.S. § 31-25-104(2.5) and City Code Section 2-482, the Authority’s Board of Commissioners is comprised of eleven (11) commissioners who are the seven (7) members of the City Council and four (4) other commissioners appointed as required by the Urban Renewal Law, which appointees are a commissioner appointed by the Larimer County Board of Commissioners, a commissioner appointed by the Poudre School District, a commissioner appointed by agreement of the special districts imposing a mill levy within the Authority’s boundaries, and a commissioner appointed by the Mayor and confirmed by the City Council (the “Board”). The terms of the seven (7) commissioners who are also members of the City Council shall be coterminous with their terms on the City Council. The terms of the three (3) commissioners appointed by the Larimer County Board of Commissioners, the Poudre School District, and the special districts shall be as designated by their respective appointing parties. The term of the one (1) commissioner appointed by the Mayor shall be coterminous with the Mayor’s term. A commissioner holds office until his or her successor has been appointed.”

On January 13, 2026, newly elected Fort Collins City Councilmembers Josh Fudge, Chris Conway, and Amy Hoeven were sworn into their respective offices by the City Clerk, and according to the Authority Bylaws, are to serve as Authority Commissioners.

ATTACHMENTS

None.

January 22, 2026

AGENDA ITEM SUMMARY

Urban Renewal Authority



STAFF

Andy Smith, Redevelopment Manager

SUBJECT

Resolution No. 153 Accepting the Appointment of a Commissioner to the Authority.

EXECUTIVE SUMMARY

The purpose of this item is to accept the appointment of a Commissioner representing the Poudre School District ("PSD") to the Authority Board. On December 1, 2025, Kristen Draper departed from the PSD Board of Commissioners, which created a vacancy on the Authority Board. Subsequently, the PSD Board of Commissioners appointed Jessica Zamora to replace Kristen Draper as Commissioner representing the Poudre School District (PSD) to the Authority Board.

STAFF RECOMMENDATION

Staff recommend adoption of the resolution.

BACKGROUND / DISCUSSION

Colorado Revised Statute ("C.R.S.") § 31-25-104(2.5) provides, in part, that one of the Commissioners of the Authority must be "an elected member of a board of education of a school district levying a mill levy within the boundaries of the urban renewal authority area". PSD is a school district levying a mill levy within the boundaries of the Authority, and during her term as a PSD Commissioner, Kristen Draper served as a Commissioner on the Authority until her term ended as a board member of the School District.

The Authority has received written notification from the PSD Board dated November 25, 2025, of the appointment of Jessica Zamora, an elected member of the School Board, to serve as a Commissioner on the Authority until Jessica Zamora is replaced by the School Board, or until Jessica Zamora becomes ineligible to serve as a Commissioner on the Authority in accordance with C.R.S. § 31-25-104.

ATTACHMENTS

1. Representation Memo
2. Resolution



Poudre School District

November 25, 2025

Via Email: uraleadership@fcgov.com

Fort Collins Urban Renewal Authority
Board of Commissioners
222 LaPorte Avenue
Fort Collins, CO 80522

Re: Change in Commissioner appointed by Poudre School District

Dear Board of Commissioners:

This letter serves as formal notification that there will be a change in the Poudre School District (PSD) Commissioner serving on the Fort Collins Urban Renewal Authority Board of Commissioners.

Kristen Draper will be replaced by Jessica Zamora, effective December 1, 2025. This change is necessary as Ms. Draper will no longer be a member of the Poudre School District Board of Education as of that date. Ms. Zamora will assume the role of the new Commissioner representing the PSD Board of Education.

Please direct all future correspondence and meeting notices for the PSD Commissioner to Jessica Zamora beginning December 1.

We look forward to Ms. Zamora's service on the URA Board and are grateful to Ms. Draper's service both on the PSD Board of Education and the URA Board of Commissioners.

Sincerely,

Autumn Aspen
General Counsel

Cc: Kristen Draper, Board President
Jessica Zamora, Board Director

RESOLUTION NO. 153
OF THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL
AUTHORITY ACCEPTING THE APPOINTMENT OF A COMMISSIONER TO THE
AUTHORITY

A. 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”).

B. H.B. 15-1348 effected changes to Urban Renewal Law, C.R.S. § 31-25-101, et. seq., including the provisions establishing membership of the boards of urban renewal authorities.

C. C.R.S. § 31-25-104(2.5) provides, in part, that one of the Commissioners of the Authority must be “an elected member of a board of education of a school district levying a mill levy within the boundaries of the urban renewal authority area”.

D. The Poudre School District (“School District”) is a school district levying a mill levy within the boundaries of the Authority.

E. During her term as a board member of the School District, Kristen Draper served as a Commissioner on the Authority until her term ended as a board member of the School District.

F. The Authority asked the Poudre School District Board of Education (the “School Board”) to select and appoint a single elected member of the School Board to serve as a Commissioner of the Authority.

G. The Authority has received written notification from the School District Board of Education dated November 25 2025 of the appointment of Jessica Zamora, an elected member of the School Board, to serve as a Commissioner on the Authority until Jessica Zamora is replaced by the School Board, or until Jessica Zamora becomes ineligible to serve as a Commissioner on the Authority in accordance with C.R.S. § 31-25-104.

In light of the foregoing recitals, which the Authority hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL AUTHORITY as follows:

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

Section 2. Pursuant to C.R.S. § 31-25-104(2.5), the Authority accepts and recognizes the appointment of Jessica Zamora to this Authority until Jessica Zamora is replaced by the School Board, or until Jessica Zamora becomes ineligible to serve as a Commissioner on the Authority in accordance with C.R.S. § 31-25-104.

Section 3. A copy of this Resolution on file with the Authority Secretary shall serve as a certificate of such appointment pursuant to C.R.S. § 31-25-104(2)(b).

Section 4. This Resolution shall be effective upon approval by the Authority.

Passed and adopted on January 22, 2026.

Emily Francis, Chair

ATTEST:

Secretary

Effective Date: January 22, 2026
Approving Attorney: Caitlin Quander

January 22, 2026

AGENDA ITEM SUMMARY

Urban Renewal Authority



STAFF

Andy Smith, Redevelopment Manager

SUBJECT

Resolution No. 154 Appointing Vice-Chair of the Authority Board of Commissioners.

EXECUTIVE SUMMARY

The purpose of this item is to appoint a Vice Chair of the Fort Collins Urban Renewal Authority Board of Commissioners.

STAFF RECOMMENDATION

Staff recommends adoption of the resolution.

BACKGROUND / DISCUSSION

Per the bylaws of the Board of Commissioners of the Fort Collins Urban Renewal Authority, the Board must have a Vice Chair. Pursuant to Section 4 in Article II of the Bylaws, it is necessary for the Board to select a new Vice Chair.

Article II, Section 1 of the bylaws outlines the duties of the Vice Chair:

“The Vice Chair shall be a commissioner on the Board elected by a majority of the Board. The Vice Chair shall serve a term contemporaneous with the term of the office for the Mayor of the City of Fort Collins, provided that the Vice Chair shall serve until a successor has been elected to the office of Vice Chair, Except for the first election of a Vice Chair under these Bylaws, which shall occur no later than the Authority’s first meeting after these Bylaws are approved by the Board, the Board shall elect a Vice Chair at its first meeting after a newly elected Mayor has taken his or her oath of office, The Vice Chair shall perform the duties of the Chair in the temporary absence or disability of the Chair.”

ATTACHMENTS

1. Resolution

RESOLUTION NO. 154
OF THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL
AUTHORITY APPOINTING A VICE-CHAIR

A. 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”).

B. On November 7, 2019, the Board of Commissioners of the Authority (the “Board”) approved Resolution No. 103, which adopted the Board’s restated and amended bylaws (the “Bylaws”), as amended by that First Amendment to Bylaws approved in Resolution No. 127 by the Board on October 26, 2023.

C. Pursuant to Section 4 in Article II of the Bylaws, it is necessary for the Board to select a new Vice Chair.

In light of the foregoing recitals, which the Authority hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL AUTHORITY as follows:

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

Section 2. Commissioner _____ is hereby elected by a majority of the Board to serve as Vice Chair of the Authority for a term contemporaneous with the earlier of their personal term on the Board or the term of the office for the Mayor of the City of Fort Collins.

Section 3. This Resolution shall be effective upon approval by the Authority.

Passed and adopted on January 22, 2026.

Emily Francis, Chair

ATTEST:

Secretary

Effective Date: January 22, 2026
Approving Attorney: Caitlin Quander

January 22, 2026

AGENDA ITEM SUMMARY

Urban Renewal Authority



STAFF

Andy Smith, Redevelopment Manager

SUBJECT

Resolution No. 155 Appointing the Finance Committee and Appointing a Chair of the Finance Committee.

EXECUTIVE SUMMARY

The purpose of this item is to appoint members of the Authority Finance Committee and appoint a Chair of the Finance Committee.

STAFF RECOMMENDATION

Staff recommends adoption of the resolution.

BACKGROUND / DISCUSSION

Section 3 in Article III of the Authority Bylaws provides that the Board may, from time to time, create either standing or ad hoc committees as deemed appropriate and appoint the members of such committees.

There is currently a Finance Committee whose purpose is to consider financial policy issues facing the Authority and makes recommendations regarding those issues to the Board of Commissioners. Of the five members, two remain eligible to continue, while three have departed due to the recent conclusion of their respective Authority Board terms.

In light of vacancies on the Finance Committee created by the conclusion of those Board member terms, the Board desires to elect a new Finance Committee Chair and to make new appointments to the Finance Committee.

ATTACHMENTS

1. Resolution

RESOLUTION NO. 155
OF THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL
AUTHORITY APPOINTING THE FINANCE COMMITTEE AND APPOINTING A CHAIR
OF THE FINANCE COMMITTEE

A. 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”).

B. On November 7, 2019, the Board of Commissioners of the Authority (the “Board”) approved Resolution No. 103, which adopted the Board’s restated and amended bylaws (the “Bylaws”), as amended by that First Amendment to Bylaws approved in Resolution No. 127 by the Board on October 26, 2023.

C. Section 3 in Article III of the Bylaws provides that the Board may, from time to time, create either standing or ad hoc committees as deemed appropriate and appoint the members of such committees.

D. There is currently a Finance Committee whose purpose is to consider financial matters facing the Authority and make recommendations regarding those issues to the Board.

E. In light of vacancies on the Finance Committee created by certain Board member terms concluding, the Board desires to elect a new Finance Committee Chair and to make new appointments to the Finance Committee.

In light of the foregoing recitals, which the Authority hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT COLLINS URBAN RENEWAL AUTHORITY as follows:

- Section 1. The foregoing Recitals are incorporated herein by this reference.
- Section 2. Commissioner _____ is hereby appointed to serve as the Chair of the Finance Committee until such Commissioner’s resignation or removal, or until such time as the Board may decide to make new appointments.
- Section 3. Commissioners _____,
_____, _____,
_____, and _____
are hereby appointed to serve on the Authority Finance Committee to fill the aforementioned vacancies until such Commissioners’ applicable resignation or removal, or until such time as the Board may decide to make new appointments.
- Section 4. This Resolution shall be effective upon approval by the Authority.

Passed and adopted on January 22, 2026.

Emily Francis, Chair

ATTEST:

Secretary

Effective Date: January 22, 2026
Approving Attorney: Caitlin Quander