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Gerry Horak, District 6, Vice President  
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City Council Chambers  
City Hall West  
300 LaPorte Avenue  
Fort Collins, Colorado

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Darin Atteberry, City Manager  
Steve Roy  
City Attorney

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The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

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## City Council Adjourned Meeting January 14, 2014 6:00 PM

- **CALL MEETING TO ORDER**

- **ROLL CALL**

1. Items Relating to the Redevelopment of the Foothills Mall. (staff: Darin Atteberry, Josh Birks, Bruce Hendee, Mike Beckstead; 20 minute staff presentation; 2 hour discussion)
  - A. Resolution 2014-004 Approving an Updated Redevelopment and Reimbursement Agreement with the Fort Collins Urban Renewal Authority, Walton Foothills Holdings VI, L.L.C. and the Foothills Metropolitan District Regarding the Redevelopment of Foothills Mall.
  - B. Resolution 2014-005 Updating Prior Action Regarding the Redevelopment of Foothills Mall and Regarding Cooperation and Partnership with Larimer County on Economic Revitalization Efforts and the Use of Tax Increment Financing.
  - C. First Reading of Ordinance No. 008, 2014, Vacating Foothills Parkway Right-of-Way Between College Avenue and Mathews Street, and Vacating a Portion of Mathews Street.
  - D. First Reading of Ordinance No. 009, 2014, Authorizing the Conveyance of a Permanent Irrigation Ditch Easement and Right-of-Way to the Larimer County Canal No. 2 Irrigating Company Within the South College Avenue Frontage Road.

The purpose of this item is to authorize and approve several items relating to the redevelopment of Foothills Mall. Resolution 2014-004 authorizes and approves the execution of a Reimbursement and

Redevelopment Agreement to support the redevelopment of Foothills Mall. The Agreement was made available for public review on Friday, January 3. Revisions to the Agreement since that time include the addition of a new Subsection 12.3(g), related to Arc Thrift Store, as well as clarification of the minimum Mall square footage.

Resolution 2014-005 approves a time extension for developing a financial model with Larimer County for evaluating fiscal impacts associated with the formation of tax increment financing districts.

Ordinance No. 008, 2014 vacates the right-of-way for the remaining public street portion of Foothills Parkway from College Avenue to Mathews Street, along with a portion of the west side of Mathews Street intersecting Foothills Parkway. Ordinance No. 009, 2014, authorizes the conveyance of a permanent irrigation ditch easement and right-of-way to accommodate the realignment of the Larimer No. 2 Ditch, which allows the ditch to be relocated off the Mall property.

- **OTHER BUSINESS**
- **ADJOURNMENT**



Karen Weitkunat, Chairperson  
Gerry Horak, Vice-Chairperson  
Bob Overbeck  
Lisa Poppaw  
Gino Campana  
Wade Troxell  
Ross Cunniff

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Darin Atteberry, Executive Director  
Steve Roy, City Attorney  
Wanda Nelson, Secretary

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## URBAN RENEWAL AUTHORITY BOARD MEETING January 14, 2014 (after Regular Council Meeting)

- CALL MEETING TO ORDER
- ROLL CALL
- AGENDA REVIEW
  - Executive Director's Review of Agenda.
- CITIZEN PARTICIPATION

Individuals who wish to make comments regarding items remaining on the Consent Calendar or wish to address the Board on items not specifically scheduled on the agenda must first be recognized by the Chairperson or Vice Chair. **Before speaking, please sign in at the table in the back of the room.** The timer will buzz once when there are 30 seconds left and the light will turn yellow. The timer will buzz again at the end of the speaker's time. Each speaker is allowed 5 minutes. If there are more than 6 individuals who wish to speak, the Chairperson may reduce the time allowed for each individual.

- State your name and address for the record.
- Applause, outbursts or other demonstrations by the audience are not allowed
- Keep comments brief; if available, provide a written copy of statement to Secretary
- Address your comments to Council, not the audience

- **CITIZEN PARTICIPATION FOLLOW-UP**
- **STAFF REPORTS**
- **COMMISSIONER REPORTS**

## Discussion Items

The method of debate for discussion items is as follows:

- Chairperson introduces the item number and subject; asks if formal presentation will be made by staff
- Staff and/or Applicant presentation (optional)
- Chairperson requests citizen comment on the item (five-minute limit for each citizen)
- 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 Chairperson, to ensure all citizens have an opportunity to speak. **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 and Approval of the November 5, 2013 Urban Renewal Authority Board Minutes.

The purpose of this item is to approve the November 5, 2013 minutes of the Urban Renewal Authority Board meeting.

2. Items Relating to the Redevelopment of Foothills Mall. (staff: Darin Atteberry, Josh Birks, Bruce Hendee, Mike Beckstead; 5 minute staff presentation; 20 minute discussion)

- A. Resolution No. 068 Approving an Updated Redevelopment and Reimbursement Agreement with the City of Fort Collins, Walton Foothills Holdings VI, L.L.C., and the Foothills Metropolitan District Regarding the Redevelopment of Foothills Mall.
- B. Resolution No. 067 Updating the Terms of Resolution No. 056 Regarding Cooperation and Partnership with Larimer County on Economic Revitalization Efforts and the Use of Tax Increment Financing.

The purpose of this item is to authorize and approve items relating to the redevelopment of Foothills Mall. Resolution No. 068 authorizes and approves the execution of a Reimbursement and Redevelopment Agreement to support the redevelopment of Foothills Mall. The Agreement was made available for public review on Friday, January 3. Revisions to the Agreement since that time include the addition of a new Subsection 12.3(g), related to Arc Thrift Store, as well as clarification of the minimum Mall square footage.

Resolution 067 approves a time extension for developing a financial model with Larimer County for evaluating fiscal impacts associated with the formation of tax increment financing districts.

- **CONSIDERATION OF CITIZEN-PULLED CONSENT ITEMS**
- **OTHER BUSINESS**
- **ADJOURNMENT**