



urban renewal authority

URA Board Agenda Item #9
City Council Agenda Item #18

September 17, 2013

TO: Members of the Urban Renewal Authority (URA) Board

TH: Darin Atteberry, Executive Director
Bruce Hendee, Chief Sustainability Officer
Josh Birks, Economic Health Director

FM: Tom Leeson, Redevelopment Program Manager
Megan Bolin, Redevelopment Specialist

RE: URA Finance Committee Discussion of the Prospect Station Redevelopment Agreement

On Monday, September 16, 2013, the Fort Collins Urban Renewal Authority (URA) Board Finance Committee (Board member Cunniff was absent) discussed the Redevelopment Agreement for Prospect Station, a new mixed-use development located in the Prospect South Tax Increment Financing (TIF) District. The full URA Board is scheduled to consider approval of the Redevelopment Agreement on September 17; due to the proximity of the two meetings, this memo summarizes key points from Finance Committee's discussion.

- The proposed reimbursement structure was clarified in terms of how it blends two methodologies: providing a lump-sum reimbursement and also reimbursing over time based on actual increment collected. It was not financially feasible for the Developer to accept a solely reimburse-over-time structure; therefore, a compromise was negotiated that allows the project to move forward while mitigating financial risk to the URA.
- Staff was asked whether Colorado State University's recent land purchases would affect property values in the Prospect South TIF District; although a direct answer was not known at the meeting, staff committed to analyzing this issue further and reporting back at a later date.
- Staff clarified the two separate actions required by City Council and the URA Board. The URA Board will consider approval of the Redevelopment Agreement, and City Council will consider a Resolution declaring Council's intent to fund a loan to the URA when it comes time to execute the loan. Execution of the loan is anticipated for fall 2014 and would require an Ordinance by City Council.