



Gary Montoya, Chair
Kathy Kvasnicka, Vice-Chair
Cristian Gonzalez-Torres, Secretary
Tommy Holton
Eugene Reynolds, Treasurer
Mark Grajeda
Lori Saine

AGENDA
FORT LUPTON URBAN RENEWAL AUTHORITY
REGULAR MEETING
130 South McKinley Avenue
Thursday, December 15, 2022
6:00 PM

Call to Order - Roll Call

Approval of Agenda

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. Approval of the Minutes of the November 17, 2022 Meeting

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Accounts Payable

a. Accounts Payable for the December 15, 2022 Meeting

Action Item(s)

a. AM2022-005 Approve the Resolution Adopting the 2022 Budget and Setting Appropriations

Discussion Items

Staff Reports

Board Reports

Adjourn

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When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman will provide instructions on when and how comments can be made by the public virtually.

**RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
November 17, 2022**

Call to Order

Chairman Montoya called the virtual meeting to order at 6:09 PM.

Roll Call

Present (via GoToMeeting): Gary Montoya, Cristian Gonzales-Torres, Eugene Reynolds, Kathy Kvasnicka, Lori Saine, FLURA Deputy City Administrator Chris Cross

Absent: Tommy Holton, Mark Grajeda

Approval of Agenda

Lori Saine made a motion to approve. Cristian Gonzalez seconded. Passed by majority roll call vote.

Consent Agenda

Cristian made a motion to approve, Lori Saine seconded the motion. Approved by majority roll call vote with no changes.

Public Comment

None.

Accounts Payable

Eugene motioned to approve the accounts payable for the November 2022 meeting, Lori seconded. Motion was approved.

Discussion Items

a. Expansion Discussion with Malcom Murray

Two issues that come up. Composition of Urban Renewal Board. Under laws those members are appointed by the mayor. Special district representatives selected by the district. School Board members appointed by the mayor, not outlined that that person is appointed by an agreement or arrangement. The main change is that instead of the mayor electing members it would be the county commissioners.

Tax increment allocation. Under current arrangement, an agreement with county commissions, special counties, and the school district will have to approve tax revenue and how it would be spent. It will be dictated by the agreement between county commission, school district, and special district representatives. Expanding the boundaries of house bill 1338

b. 2023 Budget Discussion

It was brought up that the budget for next year is being looked at. Members took time to look at some of the data provided by City Administrator Chriss Cross.

Action Items

a. Wholly Stromboli Building Grant Extension Request

Deadline was Tuesday and they contacted us about them having delays from contractors. They said that they will be done by March.

RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
November 17, 2022

Eugene moves to make a motion, and Lori seconded the motion, to extend the timeline for Wholly Stromboli Building Grant. Motion carried.

Staff Report

Members were asked to get a spot for the free entry to future DCI sessions. Board members discussed having access to the DCI program.

Board Reports

Highway 50 coalition dinner at Southwest

Eugene would like to add trees with possible extension

Kathy suggested widening the sidewalks and adding trees as well. Historical society is excited about the historical home tour.

Adjournment

Gary Montoya adjourned the meeting.

Next meeting will be December 15th, 2022 at 6:00 PM.

Meeting adjourned at 6:46 PM.

Submitted by:

Cristian Gonzalez-Torres, Secretary

Approved by Fort Lupton Urban Renewal Authority

Gary Montoya, Chairperson



Transaction Date	Payee	Description	Payment Amount
11/29/2022	Advanced Urgent Care	Grant Payment	\$ 1,958.66
			Total
			\$ 1,958.66

AM 2022-005

RESOLUTION NO. 2022URA003 ADOPTING A BUDGET AND MAKING APPROPRIATIONS FOR AND DURING THE PERIOD BEGINNING THE FIRST DAY OF JANUARY 2023 AND ENDING THE THIRTY-FIRST DAY OF DECEMBER 2023

I. Agenda Date: *Board Meeting – December 15, 2022*

II. Attachments:

- A. Resolution No. 2022URA003*
- B. Proposed Budget*
- C. Notice of Budget Retreat*

III. Issue/Request:

Each year, the Fort Lupton Urban Renewal Authority (“Authority”) is required to adopt a budget setting the legal appropriations for the following year. Not only does the budget set the legal appropriations, it also authorizes the procurement of goods, services and equipment to meet the goals and objectives determined by the Authority Board.

The Authority Board has been presented with a complete budget and financial plan of all funds and activities of the Authority, which covers all proposed expenditures of the Authority for fiscal year beginning January 1, 2023 to December 31, 2023.

IV. Alternatives/Options:

The Board may adopt the budget as is or it may continue making revisions.

V. Financial Considerations:

The final proposed budget reflects all of the changes in estimated revenues and expenditures that have been previously discussed with the Authority Board.

VI. Legal / Political Considerations:

Notice of the public hearing for the budget was published in the Fort Lupton Press on November 24, 2022.

Pursuant to Colorado Revised Statutes Title 29, Article 1, “Local Government Budget Law of Colorado,” all statutory towns and cities are required to adopt an annual budget by the end of the year (C.R.S. 29-1-103). If it fails to adopt a budget by the first day of the new fiscal year, then ninety percent of the amount appropriated in the current fiscal year for operation and maintenance expenses shall be deemed re-appropriated for the budget year (C.R.S. 29-1-108(4)).

VII. Staff Recommendation:

Staff recommends approving Resolution No. 2022URA003 adopting the 2023 Fort Lupton Urban Renewal Authority Budget for and during the period beginning the first day of January 2023 and ending the thirty-first day of December 2023.

RESOLUTION NO. 2022URA003

A RESOLUTION OF THE FORT LUPTON URBAN RENEWAL AUTHORITY ADOPTING THE 2023 BUDGET AND SETTING APPROPRIATIONS FOR FLURA IN THE AMOUNTS SPECIFIED, FOR AND DURING THE PERIOD BEGINNING THE FIRST DAY OF JANUARY 2023 AND ENDING THE THIRTY-FIRST DAY OF DECEMBER 2023.

WHEREAS, in accordance with Colorado Revised Statutes Title 29, Article 1, “Local Government Budget Law of Colorado,” the Fort Lupton Urban Renewal Authority (“Authority”) has been presented with a complete budget and activities which covers all proposed expenditures of FLURA for the fiscal year beginning January 1, 2023 and ending December 31, 2023; and

WHEREAS, said budget shows as definitely as possible each of the various projects and programs for which appropriations are made in the budget, and the estimated amount of money carried in the budget for each such project or program; and

WHEREAS, said budget serves a valid public purpose in that it establishes a financial plan for the 2023 fiscal year; and

WHEREAS, said budget has been filed with the Secretary for the Authority and is available for public inspection; and

WHEREAS, a public hearing has been held for the proposed budget after duly published public notice; and

NOW THEREFORE BE IT RESOLVED BY THE FORT LUPTON URBAN RENEWAL AUTHORITY AS FOLLOWS:

Section 1. That the 2023 Budget for the Board, incorporated herein as Exhibit A, is hereby adopted and approved in essentially the form and content accompanying this Resolution.

Section 2. The Budget herein approved and adopted shall be signed by the Chair of the Authority and attested to by the Secretary and made a part of the records of the Authority.

APPROVED AND PASSED BY THE FORT LUPTON URBAN RENEWAL AUTHORITY THIS 15th DAY OF DECEMBER 2022.

Fort Lupton Urban Renewal Authority

Gary Montoya, Chair

Approved as to form:

Attest:

Malcolm Murray, Attorney

Kathy Kvasnicka, Secretary

Budget Message

December 15, 2022

Honorable Chairman and Urban Renewal Board Members:

In accordance with Colorado Revised Statutes, I am pleased to present the Requested Budget for the 2023 fiscal year. This budget has been prepared using the cash basis of accounting and is intended to serve the community, authority board, management, and staff as:

1. A plan of financial operations estimating the proposed expenditures for the next fiscal year and the proposed means of financing those expenditures.
2. An operational plan for the use and deployment of manpower, materials, and other resources during the next fiscal year.

The Fort Lupton Urban Renewal Authority (FLURA) was registered with the State of Colorado in 2014 and the Fort Lupton Core Urban Renewal Area Plan was formally adopted on May 18, 2015 by Fort Lupton City Council. 2023 is the Eighth year FLURA will receive tax-increment financing revenue. This revenue can be used to promote redevelopment, reinvestment and beautification within the City of Fort Lupton, which will assist in creating a thriving community that is economically diverse. A survey was done in 2016 to assess the projects to focus on, and the business owners along our main shopping area desired a facade improvement program. In 2021 that grant was adjusted to be a Building Renovation Grant. Building Renovation Grants completed from the 2022 grant awards greatly improved the appearance and functionality of the downtown area.

In 2023, the Fort Lupton Urban Renewal Board budgeted \$150,000 for TIF grants. The capital plan also includes \$650,000 towards a streetscape plan along Denver Avenue and First Street. It is projected that if all of the allocation of expenditures are needed, the Fort Lupton Urban Renewal Board will have a reserve balance of \$435,943.

Respectfully Submitted

Chris Cross
Executive Director

FLURA Budget Comparison Report
Account Summary

				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget		Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	
		2021 Total Activity	2022 YTD Activity Through Sep	2022 PROJECTED	2023 FINANCE DIR	Increase / (Decrease)	%	2023 APPROVED	Increase / (Decrease)	%
Account Number										
Fund: 820 - FLURA										
Revenue										
820-9100-311010	TIF INCREMENT	235,706.55	387,664.25	384,978.00	459,282.00	74,304.00	19.30%	459,282.00	0.00	0.00%
820-9100-311011	TIF INCREMENT REFUND	-40,186.01	-59,034.59	-59,035.00	-51,126.00	7,909.00	-13.40%	-51,126.00	0.00	0.00%
820-9100-361600	INTEREST EARNED	104.74	116.10	0.00	110.00	110.00	0.00%	110.00	0.00	0.00%
820-9100-380000	MISC REVENUE	0.00	25,000.00	25,000.00	0.00	-25,000.00	-100.00%	0.00	0.00	0.00%
820-9100-390200	TABOR RESERVE	0.00	0.00	5,869.00	10,528.00	4,659.00	79.38%	10,528.00	0.00	0.00%
820-9100-390400	UNAPPROPRIATED RESERVES	0.00	0.00	590,261.00	427,449.00	-162,812.00	-27.58%	879,449.00	452,000.00	105.74%
Total Revenue:		195,625.28	353,745.76	947,073.00	846,243.00	-100,830.00	-10.65%	1,298,243.00	452,000.00	53.41%
Expense										
820-9100-520100	GENERAL SUPPLIES	32.57	50.86	500.00	500.00	0.00	0.00%	500.00	0.00	0.00%
820-9100-530600	CONTRACTUAL SERVICES	0.00	14.68	1,000.00	10,000.00	9,000.00	900.00%	10,000.00	0.00	0.00%
820-9100-530800	DUES & SUBSCRIPTIONS	1,250.00	50.00	50.00	1,000.00	950.00	1,900.00%	1,500.00	500.00	50.00%
820-9100-531200	LEGAL FEES	812.50	525.00	1,000.00	10,000.00	9,000.00	900.00%	10,000.00	0.00	0.00%
820-9100-531800	POSTAGE	4.69	448.72	750.00	800.00	50.00	6.67%	800.00	0.00	0.00%
820-9100-532800	STAFF DEVELOPMENT	0.00	0.00	0.00	1,000.00	1,000.00	0.00%	3,000.00	2,000.00	200.00%
820-9100-533000	TRAVEL & MEETINGS	0.00	0.00	0.00	1,000.00	1,000.00	0.00%	1,500.00	500.00	50.00%
820-9100-551850	GRANTS - TIF	33,785.14	44,293.65	42,795.00	70,000.00	27,205.00	63.57%	150,000.00	80,000.00	114.29%
Budget Notes										
Budget Code	Subject	Description								
APPROVED	2023	From Previous Year - \$20,000								
APPROVED	Building Renovation Grant	\$50,000.00								
APPROVED	Multi Year Funding Opportunities	This is funds for Economic Development assistance opportunities \$80,000								
820-9100-553500	MISC EXPENDITURES	2,502.61	5,998.05	6,000.00	10,000.00	4,000.00	66.67%	10,000.00	0.00	0.00%
820-9100-575000	CAPITAL PROJECTS	0.00	0.00	0.00	639,714.00	639,714.00	0.00%	670,000.00	30,286.00	4.73%
Budget Notes										
Budget Code	Subject	Description								
APPROVED	Alley Way Project	\$20,000.00								
APPROVED	Streetscape Construction 3rd and 4th on Denv	\$650,000								
820-9100-580450	GENERAL FUND (CITY) LOAN	5,000.00	5,000.00	5,000.00	5,000.00	0.00	0.00%	5,000.00	0.00	0.00%

FLURA Budget Comparison Report

Account Number	Budget Notes	Budget Code	Subject	Description			Comparison 1		Comparison 1		Comparison 2		Comparison 2	
							Budget		to Parent Budget		Budget		to Comparison 1	
					2021	2022	Parent Budget	2023	Increase /	%	2023	Increase /	%	
					Total Activity	YTD Activity Through Sep	2022 PROJECTED	FINANCE DIR	(Decrease)		APPROVED	(Decrease)		
APPROVED			Remaining Amount	Still have \$ left after this payment										
			Total Expense:		43,387.51	56,380.96	57,095.00	749,014.00	691,919.00	1,211.87%	862,300.00	113,286.00	15.12%	
			Total Fund: 820 - FLURA:		152,237.77	297,364.80	889,978.00	97,229.00	-792,749.00	-89.08%	435,943.00	338,714.00	348.37%	
			Report Total:		152,237.77	297,364.80	889,978.00	97,229.00	-792,749.00	-89.08%	435,943.00	338,714.00	348.37%	

FLURA Budget Comparison Report

								Group Summary		
Account Typ...		2021 Total Activity	2022 YTD Activity Through Sep	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
				2022 PROJECTED	2023 FINANCE DIR	Increase / (Decrease)		2023 APPROVED	Increase / (Decrease)	
Fund: 820 - FLURA										
Revenue		195,625.28	353,745.76	947,073.00	846,243.00	-100,830.00	-10.65%	1,298,243.00	452,000.00	53.41%
Expense		43,387.51	56,380.96	57,095.00	749,014.00	691,919.00	1,211.87%	862,300.00	113,286.00	15.12%
Total Fund: 820 - FLURA:		152,237.77	297,364.80	889,978.00	97,229.00	-792,749.00	-89.08%	435,943.00	338,714.00	348.37%
Report Total:		152,237.77	297,364.80	889,978.00	97,229.00	-792,749.00	-89.08%	435,943.00	338,714.00	348.37%

FLURA Budget Comparison Report

			Fund Summary						
			Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
Fund	2021 Total Activity	2022 YTD Activity Through Sep	2022 PROJECTED	2023 FINANCE DIR	Increase / (Decrease)		2023 APPROVED	Increase / (Decrease)	
820 - FLURA	152,237.77	297,364.80	889,978.00	97,229.00	-792,749.00	-89.08%	435,943.00	338,714.00	348.37%
Report Total:	152,237.77	297,364.80	889,978.00	97,229.00	-792,749.00	-89.08%	435,943.00	338,714.00	348.37%

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Fort Lupton CO 80621

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/24/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

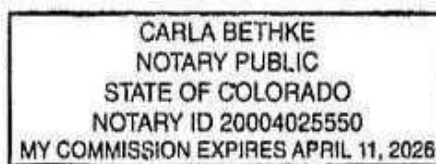


For the Fort Lupton Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/24/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-097456
Carla Bethke
Notary Public
My commission ends April 11, 2026



Public Notice

Of Schedule Public Hearing

NOTICE IS HEREBY GIVEN TO THE RESIDENTS AND TAX PAYERS OF THE CITY OF FORT LUPTON THAT THE FORT LUPTON URBAN RENEWAL AUTHORITY WILL CONSIDER THE 2023 BUDGET AT A MEETING ON THURSDAY, DECEMBER 15, 2022 AT 6:00 P.M. AT THE CITY ADMINISTRATION BUILDING 130 S. MCKINLEY AVENUE. ANY INTERESTED CITIZEN MAY INSPECT THE ABOVE-MENTIONED BUDGET DURING NORMAL OFFICE HOURS. ANY CITIZEN MAY APPEAR AT THE PUBLIC HEARING AND WILL BE GIVEN THE OPPORTUNITY TO COMMENT ON SAID BUDGET IF THEY SO DESIRE.

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