FORT LUPTON URBAN RENEWAL AUTHORITY

AGENDA
FORT LUPTON URBAN RENEWAL AUTHORITY
REGULAR MEETING

130 South McKinley Avenue
Thursday, November 16, 2023
6:00 PM

Call to Order

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 September 21, 2023 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

Action Item(s)

a. Beacon Technologies Grant Extension

b. Dent Law Grant Extension

c. AM2023-003 Approve Participation in the Downtown Colorado Inc. 2024 Challenge Program and Accept the Signature of the Chair of the Fort Lupton Urban Renewal Authority on the Memorandum of Understanding for the Program

d. AM2023-004 Approve Resolution No. 2023URA-002 Adopting the 2024 Budget and Setting Appropriations

Board Reports

Staff Reports

Adjourn

Please join my meeting from your computer, tablet or smartphone.
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You can also dial in using your phone.
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United States: +1 (571) 317-3112

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If you would like to participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-990-4270 or email PlanningDept@fortluptonco.gov immediately.

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.

Magaly Morales-Tejada

From: Chris Schuchmann <cschuchmann@beaconcctv.com>
Sent: Wednesday, October 18, 2023 11:14 AM
To: Magaly Morales-Tejada
Subject: 323 Denver Ave
Attachments: File0001.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ms. Magaly, I wanted to check in.

The window people are running behind so we better just do the extension so we have the buffer since some of the framing and drywall can’t be completed until after that😊 I do have the updated expense sheet I will send over when I scan everything later today.

Thank you,
Chris

Magaly Morales-Tejada

From: John Dent <johndentlawoffice@gmail.com>
Sent: Tuesday, November 7, 2023 5:11 PM
To: Magaly Morales-Tejada
Subject: FLURA Extension

Good afternoon Magaly,

We are requesting an extension on our FLURA grant. The awning people are scheduled to be here Friday, 11/10 and that should complete the project. Let me know if you have any questions.

Sincerely,
John R. Dent
John R. Dent, P.C.
332 Denver Avenue
Fort Lupton, CO 80621
(303) 857-4667
Fax: (303) 857-2467
Johndentlawoffice@gmail.com

Our office is closed Monday's.

AM 2023-003

APPROVE PARTICIPATION IN THE DOWNTOWN COLORADO INC. 2024 CHALLENGE PROGRAM AND ACCEPT THE SIGNATURE OF THE CHAIR OF THE FORT LUPTON URBAN RENEWAL AUTHORITY ON THE MEMORANDUM OF UNDERSTANDING FOR THE PROGRAM

I. Agenda Date: *Board Meeting – November 16, 2023*

II. Attachments: *Draft DCI Challenge MOU*

III. Issue/Request:

The Fort Lupton Urban Renewal Authority (FLURA) has the opportunity to participate in the Downtown Colorado Inc. (DCI) 2024 Challenge Program. This request is for Board approval to participate in this program and accept the signature of the FLURA chair on the Memorandum of Understanding (MOU) for the program.

FLURA is a member of DCI, a nonprofit, membership association committed to building better communities by providing assistance to Colorado downtowns, commercial districts, main streets, rural communities, and town centers. DCI's Challenge Program is a unique technical assistance program with a proven track record over six years of transforming community challenges into opportunities.

The attached MOU outlines the services provided by DCI and independent contractors engaged by DCI to support the program. City staff will present additional information on the program and provide the final version of the MOU for approval.

IV. Alternatives/Options:

Not to accept

IV. Financial Considerations:

The MOU requires FLURA to maintain the current level of DCI membership and registration for three representatives to attend the Challenge Program Workshop at DCI's IN THE GAME event, April 2-5, 2024, in Durango, Colorado. Estimated cost:

DCI VIP Membership		*$1,000*
DCI's IN THE GAME registration for 3 attendees ($450 per person)		*$1,350*
IN THE GAME Lodging(~$150 x 3 nights X 3 rooms)		*$1,350*
Mileage and other expenses as needed		*$1,800*
	Estimated Total	*$5,500*

VI. Legal / Political Considerations:

The City Attorney has reviewed and approved the agreement.

VII. Staff Recommendation:

Staff recommends accepting participation in the DCI 2024 Challenge Program and accepting the signature of Gary Montoya on the MOU for the program.

COMMUNITY AGREEMENT

This Community Agreement ("Agreement") is made and entered into as of 11/09/23 (the "Effective Date") by and between Downtown Colorado, Inc. ("DCI") and the Fort Lupton Urban Renewal Authority ("FLURA")w ("Community") DCI and Community are each referred to in this Agreement individually as a "Party" and, collectively, as the "Parties".

RECITAL:

The Parties desire to enter into an independent contractor relationship whereby DCI will provide certain services to Community as described herein, in exchange for the compensation terms set forth below.

AGREEMENT:

NOW, THEREFORE, in consideration of the promises and mutual covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, DCI and Community hereby agree as follows:

1. **Services**. During the Term, DCI shall provide to Community the services set forth on Exhibit A attached hereto (the "Services"). DCI will determine the method, details and means of performing the Services. DCI may perform the Services at any place or location and at such times as DCI shall determine. DCI is expressly permitted to utilize any employees or independent contractors to complete the Services, and Community shall have no rights of approval as to the hiring and retention of any of DCI's employees and independent contractors. DCI may utilize the services of any employees or independent contractors at its sole discretion.

2. **Schedule**. DCI shall commence the Services upon the Effective Date, and shall continue performance of the Services through the date set

forth for completion on Exhibit B (the "Term") unless the Term is extended or shortened by mutual agreement of the Parties in writing, or the Agreement is terminated earlier as set forth herein.

3. **Fee**. Community shall budget sufficient funds to cover costs to maintain a DCI VIP Membership ($1,000) and registration for three community members to attend the Challenge Program Workshop at DCI's IN THE GAME event, April 2-5, 2024, including registration ($450 for 3 Attendees with VIP Membership discounts) and lodging (~$150 x 3 nights X 3 rooms = $1,350) as well as mileage and other expenses as required.

4. **Obligations of DCI**. DCI shall perform the Services in compliance with all applicable federal, state, and local laws and regulations.

5. **Indemnity**. Community shall indemnify and hold harmless DCI or any of its directors, officers, employees or agents from any and all claims, actions, losses, expenses, costs or damages that DCI or any of its directors, officers, employees or agents may incur or sustain in connection with this Agreement, except to the extent resulting from DCI's negligence, willful misconduct or intentional wrongful act or omission.

6. **Intellectual Property.** Upon full and final payment of any earned fees due hereunder, Community will own all right, title and interest in and to the reports, work product or other written deliverables provided to Community in connection with the Services (collectively, the "Deliverables"), including the intellectual property rights therein. DCI agrees that the Deliverables are hereby deemed a "work made for hire" as defined in 17 U.S.C. § 101 for Community. If, for any reason, any of the Deliverables do not constitute a "work made for hire," DCI hereby irrevocably assigns to Community, in each case without additional consideration, all right, title, and interest throughout the world in and to the Deliverables, including all intellectual property rights therein.

7. **Independent Contractor Status**. Nothing contained in or performed pursuant to this Agreement is intended to be or should be construed as creating an agency, employee-employer, partnership or joint venture relationship between the Parties or any of their affiliates, agents or

employees for any purpose. DCI is and will remain an independent contractor in its relationship to Community, and DCI's agents are not and will not become Community's employees. DCI acknowledges that it is not entitled to receive any employment benefits from the Community. DCI agrees to satisfy all tax and other governmentally imposed responsibilities relating to the performance of the services, including, but not limited to, payment of state, federal and social security taxes, unemployment taxes, workers' compensation and self-employment taxes. No federal, state or local taxes of any kind shall be withheld or paid by Community, on DCI's behalf or on behalf of any employee or agent of DCI.

8. **Termination of Agreement**. Either Party may terminate the Agreement for any reason, provided the Party seeking termination provides the other thirty (30) days' written notice. Regardless of the reason for termination of this Agreement, DCI shall promptly deliver to Community all Deliverables, whether complete or incomplete. The terms of Sections 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 shall survive the expiration or earlier termination of this Agreement.

9. **Assignment**. Neither Party may assign its rights or obligations under this Agreement without the prior written consent of the other Party.

10. **Amendments**. Any amendment to this Agreement must be in writing and signed by both Parties to be valid and binding.

11. **Severability**. Each of the paragraphs contained in this Agreement is unique and severable. In the event that any section, provision or part of this Agreement is declared invalid, illegal or unenforceable, the remaining parts of this Agreement shall remain in full force and effect and such declaration shall not affect the validity or enforceability of any other parts of this Agreement.

12. **Governing Law and Forum**. This Agreement shall be governed by and constructed in accordance with the laws of the State of Colorado and the federal laws applicable therein. Any disputes arising from this Agreement or between the Parties with respect to the Services shall be resolved in a court of competent jurisdiction in the City and County of Denver, Colorado. The

prevailing Party of any dispute regarding the terms of this Agreement shall be paid its reasonable attorney's fees from the non-prevailing Party.

13. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter described in this Agreement and supersedes and replaces in its entirety all previous agreements, communications and understandings relating to the matters referred to in this Agreement.

14. **Notices**. Any notice to be made or given under this Agreement shall be delivered in writing and may be made by electronic mail, personal delivery or by certified mail to the following recipient at the addresses below:

Downtown Colorado, Inc.
Katherine Correll
Executive Director
1420 Ogden St
Denver, CO 80218

Fort Lupton Urban Renewal Authority
Gary Montoya
Chair
130 S. McKinley Ave
Fort Lupton, CO 80621

Notice given by personal delivery shall be deemed to have been given on the day of delivery, and if given by certified mail, on the date the certified mail is accepted. Notice given by electronic mail shall be deemed to have been given upon written acknowledgment of receipt by the receiving Party.

[Signature page follows.]

IN WITNESS WHEREOF the Parties have executed this Agreement effective as of the Effective Date.

____________________________________ _______________

Katherine Correll, Downtown Colorado, Inc. Date
"DCI"

____________________________________ _______________

Gary Montoya Date
"Community"

Exhibit A. Scope

PURPOSE

The 2024 Challenge program is a 6-month intensive technical assistance program with access to extensive training, workshops, and technical assistance to consider community revitalization and property redevelopment. The Program will help establish a list of opportunity sites for investment, build a stronger community team to connect public and private resources to get things done, and help shape a funding strategy with a timeline and talking or proposal points to share with funders.

BACKGROUND

The City of Fort Lupton has a US Highway and State Highway that have garnered much of the commercial development attention, drawing from the traditional and historic downtown along Denver Street. An Urban Renewal Authority was formed nearly a decade ago and has started to have significant impact on the streetscape, local facades, and structural improvements along Denver St., yet there are still strategic sites for redevelopment remaining. Some of these sites have real or perceived environmental contaminant issues, others are in various stages of reinvestment instigated by the private sector.

The DCI Challenge Program will:

- Help the city inventory and strategically prioritize catalyst sites
- Use the community capacity framework to build capacity within the city for multiple redevelopment projects
- Draw from successful examples in other similar communities to gain insight on creative financing, marketing, and investment potential
- Empower the city to accomplish their community and economic goals for this traditional Downtown while complimenting the commercial work throughout the city

DCI SCOPE

Challenge Technical Assistance including:

- Six months of training and guided project development
- Eight educational sessions with in-demand speakers
- Access to one on one support and regular peer meetings
- Data Tracking to measure and demonstrate growth and Community Capacity Building
- Connecting and establishing networks with regional and peer communities
- Brainstorming and support with same-stage peers
- Inventorying funding and resource opportunities
- Promotion of Challenge Communities to key resource providers
- Property Pitch and Action Plan

PROCESS

The list below summarizes the program process that will guide Challenge projects and help inform future redevelopment efforts:

1. Establish baseline and tracking of communicated capacity growth
2. Identify + Prioritize Opportunities
3. Establish a process to identify and analyze stakeholders and partners
4. Asses potential projects alignment with community vision
5. Utilize and understand tools to gauge project liabilities
6. Develop messaging and communication tools to educate about the project investment opportunities

EXPECTATIONS FOR COMMUNITY

- Work with municipal staff and local groups to engage and promote participation and build community capacity
- Provide access to community documents and pertinent information, as well as other needed background information, if needed and where possible.
- Attend all educational webinars and commit to participating in surveys, completing deliverables assigned, and consulting with DCI throughout the process
- Three or more Community members attend the IN THE GAME Vibrant Downtown Event, April 2-5, 2024 in Durango.
- Budget sufficient funds to cover costs to maintain a DCI VIP Membership ($1,000) and registration for three community members to attend the Challenge Program Workshop at DCI's IN THE GAME event, April 2-5, 2024, including registration ($450 x 3 Attendees = $1,350) and lodging (~$150 x 3 nights X 3 rooms = $1,350) as well as mileage and other expenses as required.
- Complete the Downtown Vitality and Capacity Check before and at the end of the process, as well as be available for occasional reporting after the challenge program
- Maintain an active VIP Membership with DCI for twelve (12) months during and after program participation.

Exhibit B: Challenge Objectives and Timeline

One of the goals of this project is to create a replicable procedural framework which can be used multiple times by the City of Fort Lupton to identify and quickly act on high-priority redevelopment areas.

Community shall budget sufficient funds to cover costs to maintain a DCI VIP Membership ($1,000) and registration for three community members to attend the Challenge Program Workshop at DCI's IN THE GAME event, April 2-5, 2024, including registration ($450 x 3 Attendees = $1,350) and lodging (~$150 x 3 nights X 3 rooms = $1,350) as well as mileage and other expenses as required.

TIMELINE	TASKS	DELIVERABLES
Nov	Webinar #2: COMPONENTS THAT MAKE OR BREAK A PROJECT	Community Profile and Baseline Capacity Assessment
Jan	Webinar #3: BOOSTING COMMUNITY BUY-IN FOR YOUR PROJECT Webinar #4: SHAPING POLICY TO IMPLEMENT YOUR COMMUNITY VISION	Stakeholder list and Analysis Policy Review Framework
Jan	Challenge Program Stakeholder Kick-Off Meeting	Overview of target outcomes for each community.
Feb	Webinar #5: TAPPING INTO UNPRECEDENTED FEDERAL FUNDING FOR BROWNFIELDS Webinar #6: GETTING CREATIVE WITH YOUR CAPITAL STACK	Redevelopment / Remediation Fund List Resource List and Proforma Template
March	Webinar #7: PUBLIC-PRIVATE PARTNERSHIPS AND "SMART" REDEVELOPMENT Webinar #8: SMALL BUT MIGHTY DEVELOPMENT	Target Developer/ Partner Profile
Mar 20-25	Property Pitch sheet prepared and printed	Property Pitch sheet
April 2	Pre-Challenge Workshop meeting Community Leaders and Partners	Workshop Summary and Community Recommendations
April 2-3	Challenge Studio workshops and Financing Summit	Project Property Sheet
Late April	Challenge Action Plan	Draft Financing Strategy
June	Worksheet and documents collected by DCI and shared with community partners	Community Progress Report and Resource Compilation

If you're having trouble viewing this email, you may see it online

Dear Michelle Magelssen,

Thanks for your support to Downtown Colorado, Inc.. Just a friendly reminder that your membership is due for renewal on 11/27/2023.

Your membership type: Tax Increment Finance VIP $1,000

Your membership term: 1 YEAR

Your membership renewal date: 11/27/2023

You may login to your account online and renew your membership now at:

https://downtowncolorado.app.neoncrm.com/np/direct.do?orgIdSecure=QfD5-WP0gmdXbL86PnTS2EgWMI1g0of88QzC9Ea28oc%3D&target=membershipRenew&accountIdSecure=-fyUr2XBbAb3chAjh-a-Ug%3D%3D&channelCode=2131&

If you forgot your login or password, click below to reset:

https://downtowncolorado.app.neoncrm.com/setLogin?secureId=pE2YITFs1EYhZ7LP0ol68x6SboK7-8d6yacrNumpfv8fLH4eBu-U2Yv6LdhFBvOxwqfrlWHS3gHf-echTumjtw%3D%3D&

We are the Doers. We are committed to building downtowns that are prosperous, equitable, creative, and welcoming. United in cause, we are Colorado’s downtown champions.

We appreciate your continuing support!

Sincerely,

Downtown Colorado, Inc.

www.downtowncoloradoinc.org

Footer test

AM 2023-004

RESOLUTION NO. 2023URA002 ADOPTING A BUDGET AND MAKING APPROPRIATIONS FOR AND DURING THE PERIOD BEGINNING THE FIRST DAY OF JANUARY 2024 AND ENDING THE THIRTY-FIRST DAY OF DECEMBER 2024

I. **Agenda Date:** *Board Meeting – November 16, 2023*

II. **Attachments:**
A. Resolution No. 2023URA002
B. Proposed Budget
C. Newspaper Publication

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, 2024 to December 31, 2024.

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 September 14, 2023.

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. 2023URA002 adopting the 2024 Fort Lupton Urban Renewal Authority Budget for and during the period beginning the first day of January 2024 and ending the thirty-first day of December 2024.

RESOLUTION NO. 2023URA002

A RESOLUTION OF THE FORT LUPTON URBAN RENEWAL AUTHORITY ADOPTING THE 2024 BUDGET AND SETTING APPROPRIATIONS FOR FLURA IN THE AMOUNTS SPECIFIED, FOR AND DURING THE PERIOD BEGINNING THE FIRST DAY OF JANUARY 2024 AND ENDING THE THIRTY-FIRST DAY OF DECEMBER 2024.

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, 2024 and ending December 31, 2024; 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 2024 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 2024 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 16th DAY OF NOVEMBER 2023.

Fort Lupton Urban Renewal Authority

____
Gary Montoya, Chair

Approved as to form:

____
Malcolm Murray, Attorney

Attest:

____
Cristian Gonzalez-Torres, Secretary

Exhibit A

FLURA Budget Comparison Report
Account Detail

Account Number		2021 Total Activity	2022 Total Activity	2023 YTD Activity Through Sep	Parent Budget 2023 APPROVED	Comparison 1 Budget 2023 PROJECTED	Comparison 1 to Parent Budget Increase / (Decrease)	%	Comparison 2 Budget 2024 APPROVED	Comparison 2 to Comparison 1 Budget Increase / (Decrease)	%
Revenue											
820-9100-311010	TIF INCREMENT	235,706.55	395,792.58	421,190.75	459,282.00	459,282.00	0.00	0.00%	585,956.00	126,674.00	27.58%
820-9100-311011	TIF INCREMENT REFUND	-40,186.01	-59,034.59	0.00	-51,126.00	-51,126.00	0.00	0.00%	0.00	51,126.00	-100.00%
820-9100-361600	INTEREST EARNED	104.74	392.62	1,621.21	110.00	1,510.00	1,400.00	1,272.73%	0.00	-1,510.00	-100.00%
820-9100-380000	MISC REVENUE	0.00	25,000.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-390200	TABOR RESERVE	0.00	0.00	0.00	10,528.00	10,865.00	337.00	3.20%	12,290.00	1,425.00	13.12%
820-9100-390400	UNAPPROPRIATED RESERVES	0.00	0.00	0.00	879,449.00	888,645.00	9,196.00	1.05%	434,585.00	-454,060.00	-51.10%
	Total Revenue:	**195,625.28**	**362,150.61**	**422,811.96**	**1,298,243.00**	**1,309,176.00**	**10,933.00**	**0.84%**	**1,032,831.00**	**-276,345.00**	**-21.11%**
Expense											
820-9100-520100	GENERAL SUPPLIES	32.57	50.86	0.00	500.00	500.00	0.00	0.00%	500.00	0.00	0.00%
820-9100-530600	CONTRACTUAL SERVICES	0.00	14.68	0.00	10,000.00	10,000.00	0.00	0.00%	95,000.00	85,000.00	850.00%

Budget Notes

Budget Code	Subject	Description
APPROVED	Funding for Grant Match	$85,000 for Grant Match for Engineering Contractual Services to finish engineering for Streetscape Bumpouts.

Account Number		2021 Total Activity	2022 Total Activity	2023 YTD Activity Through Sep	Parent Budget 2023 APPROVED	Comparison 1 Budget 2023 PROJECTED	Comparison 1 to Parent Budget Increase / (Decrease)	%	Comparison 2 Budget 2024 APPROVED	Comparison 2 to Comparison 1 Budget Increase / (Decrease)	%
820-9100-530800	DUES & SUBSCRIPTIONS	1,250.00	1,050.00	0.00	1,500.00	1,500.00	0.00	0.00%	1,500.00	0.00	0.00%
820-9100-531200	LEGAL FEES	812.50	775.00	0.00	10,000.00	10,000.00	0.00	0.00%	10,000.00	0.00	0.00%
820-9100-531600	PLANS & STUDIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	15,000.00	15,000.00	0.00%

Budget Notes

Budget Code	Subject	Description
APPROVED	Brownfield Projects	$15000

Account Number		2021 Total Activity	2022 Total Activity	2023 YTD Activity Through Sep	Parent Budget 2023 APPROVED	Comparison 1 Budget 2023 PROJECTED	Comparison 1 to Parent Budget Increase / (Decrease)	%	Comparison 2 Budget 2024 APPROVED	Comparison 2 to Comparison 1 Budget Increase / (Decrease)	%
820-9100-531800	POSTAGE	4.69	448.72	0.00	800.00	800.00	0.00	0.00%	800.00	0.00	0.00%
820-9100-532800	STAFF DEVELOPMENT	0.00	0.00	0.00	3,000.00	3,000.00	0.00	0.00%	5,000.00	2,000.00	66.67%
820-9100-533000	TRAVEL & MEETINGS	0.00	0.00	0.00	1,500.00	1,500.00	0.00	0.00%	2,500.00	1,000.00	66.67%
820-9100-551850	GRANTS - TIF	33,785.14	46,252.31	72,299.25	150,000.00	150,000.00	0.00	0.00%	200,000.00	50,000.00	33.33%

Budget Notes

Budget Code	Subject	Description
APPROVED	Building Renovation Grant	$100000
APPROVED	Carryover	Carryover from 2023 for outstanding grant awards $50,000
APPROVED	Multi Year Funding Opportunities	Economic Development assistance opportunities $50,000

Account Number		2021 Total Activity	2022 Total Activity	2023 YTD Activity Through Sep	Parent Budget 2023 APPROVED	Comparison 1 Budget 2023 PROJECTED	Comparison 1 to Parent Budget Increase / (Decrease)	%	Comparison 2 Budget 2024 APPROVED	Comparison 2 to Comparison 1 Budget Increase / (Decrease)	%
820-9100-553500	MISC EXPENDITURES	2,502.61	6,179.96	6,419.63	10,000.00	10,000.00	0.00	0.00%	10,000.00	0.00	0.00%
820-9100-575000	CAPITAL PROJECTS	0.00	0.00	631,327.12	670,000.00	670,000.00	0.00	0.00%	25,000.00	-645,000.00	-96.27%

FLURA Budget Comparison Report

Account Number		2021 Total Activity	2022 Total Activity	2023 YTD Activity Through Sep	Parent Budget 2023 APPROVED	Comparison 1 Budget 2023 PROJECTED	Comparison 1 to Parent Budget Increase / (Decrease)	%	Comparison 2 Budget 2024 APPROVED	Comparison 2 to Comparison 1 Budget Increase / (Decrease)	%
Budget Notes											
Budget Code	Subject	Description									
APPROVED	Alley Way Project	$25,000									
820-9100-580450	GENERAL FUND (CITY) LOAN	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	0.00%	20,000.00	15,000.00	300.00%
820-9100-590200	TABOR RESERVE	0.00	0.00	0.00	0.00	12,290.00	12,290.00	0.00%	17,579.00	5,289.00	43.03%
	Total Expense:	**43,387.51**	**59,771.53**	**715,046.00**	**862,300.00**	**874,590.00**	**12,290.00**	**1.43%**	**402,879.00**	**-471,711.00**	**-53.94%**
	Report Total:	**152,237.77**	**302,379.08**	**-292,234.04**	**435,943.00**	**434,586.00**	**-1,357.00**	**-0.31%**	**629,952.00**	**195,366.00**	**44.95%**

Group Summary

Account Typ…		2021 Total Activity	2022 Total Activity	2023 YTD Activity Through Sep	Parent Budget 2023 APPROVED	Comparison 1 Budget 2023 PROJECTED	Comparison 1 to Parent Budget Increase / (Decrease)	%	Comparison 2 Budget 2024 APPROVED	Comparison 2 to Comparison 1 Budget Increase / (Decrease)	%
Revenue		195,625.28	362,150.61	422,811.96	1,298,243.00	1,309,176.00	10,933.00	0.84%	1,032,831.00	-276,345.00	-21.11%
Expense		43,387.51	59,771.53	715,046.00	862,300.00	874,590.00	12,290.00	1.43%	402,879.00	-471,711.00	-53.94%
	Report Total:	**152,237.77**	**302,379.08**	**-292,234.04**	**435,943.00**	**434,586.00**	**-1,357.00**	**-0.31%**	**629,952.00**	**195,366.00**	**44.95%**

Fund Summary

Style.IndexOf("Account Detail") = -1

Style.IndexOf("Group Summary") = -1

Style.IndexOf("Both") = 0

					Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
Fund		2021 Total Activity	2022 Total Activity	2023 YTD Activity Through Sep	2023 APPROVED	2023 PROJECTED	Increase / (Decrease)		2024 APPROVED	Increase / (Decrease)	
820 - FLURA		152,237.77	302,379.08	-292,234.04	435,943.00	434,586.00	-1,357.00	-0.31%	629,952.00	195,366.00	44.95%
	Report Total:	**152,237.77**	**302,379.08**	**-292,234.04**	**435,943.00**	**434,586.00**	**-1,357.00**	**-0.31%**	**629,952.00**	**195,366.00**	**44.95%**

FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

130 S. McKinley Avenue
Fort Lupton, CO 80621
(303) 857-6694

Budget Message

November 16, 2023

Honorable Chairman and Urban Renewal Board Members:

In accordance with Colorado Revised Statutes, I am pleased to present the Requested Budget for the 2024 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. 2024 is the Ninth 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 2023 grant awards greatly improved the appearance and functionality of the downtown area. The Streetscape plan along Denver Avenue completed its first bump out project.

In 2024, the Fort Lupton Urban Renewal Board budgeted $200,000 for TIF grants. The budget includes $85,000 in contractual services for engineering work needed to continue the Streetscape Plan. 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 $629,952.

Respectfully Submitted

Chris Cross
Executive Director

FLURA Budget Comparison Report
Account Detail

Account Number		2021 Total Activity	2022 Total Activity	2023 YTD Activity Through Sep	Parent Budget 2023 APPROVED	Comparison 1 Budget 2023 PROJECTED	Comparison 1 to Parent Budget Increase / (Decrease)	%	Comparison 2 Budget 2024 APPROVED	Comparison 2 to Comparison 1 Budget Increase / (Decrease)	%
Revenue											
820-9100-311010	TIF INCREMENT	235,706.55	395,792.58	421,190.75	459,282.00	459,282.00	0.00	0.00%	585,956.00	126,674.00	27.58%
820-9100-311011	TIF INCREMENT REFUND	-40,186.01	-59,034.59	0.00	-51,126.00	-51,126.00	0.00	0.00%	0.00	51,126.00	-100.00%
820-9100-361600	INTEREST EARNED	104.74	392.62	1,621.21	110.00	1,510.00	1,400.00	1,272.73%	0.00	-1,510.00	-100.00%
820-9100-380000	MISC REVENUE	0.00	25,000.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-390200	TABOR RESERVE	0.00	0.00	0.00	10,528.00	10,865.00	337.00	3.20%	12,290.00	1,425.00	13.12%
820-9100-390400	UNAPPROPRIATED RESERVES	0.00	0.00	0.00	879,449.00	888,645.00	9,196.00	1.05%	434,585.00	-454,060.00	-51.10%
	Total Revenue:	**195,625.28**	**362,150.61**	**422,811.96**	**1,298,243.00**	**1,309,176.00**	**10,933.00**	**0.84%**	**1,032,831.00**	**-276,345.00**	**-21.11%**
Expense											
820-9100-520100	GENERAL SUPPLIES	32.57	50.86	0.00	500.00	500.00	0.00	0.00%	500.00	0.00	0.00%
820-9100-530600	CONTRACTUAL SERVICES	0.00	14.68	0.00	10,000.00	10,000.00	0.00	0.00%	95,000.00	85,000.00	850.00%
Budget Notes											
Budget Code	**Subject**	**Description**									
APPROVED	Funding for Grant Match	$85,000 for Grant Match for Engineering Contractual Services to finish engineering for Streetscape Bumpouts.									
820-9100-530800	DUES & SUBSCRIPTIONS	1,250.00	1,050.00	0.00	1,500.00	1,500.00	0.00	0.00%	1,500.00	0.00	0.00%
820-9100-531200	LEGAL FEES	812.50	775.00	0.00	10,000.00	10,000.00	0.00	0.00%	10,000.00	0.00	0.00%
820-9100-531600	PLANS & STUDIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	15,000.00	15,000.00	0.00%
Budget Notes											
Budget Code	**Subject**	**Description**									
APPROVED	Brownfield Projects	$15000									
820-9100-531800	POSTAGE	4.69	448.72	0.00	800.00	800.00	0.00	0.00%	800.00	0.00	0.00%
820-9100-532800	STAFF DEVELOPMENT	0.00	0.00	0.00	3,000.00	3,000.00	0.00	0.00%	5,000.00	2,000.00	66.67%
820-9100-533000	TRAVEL & MEETINGS	0.00	0.00	0.00	1,500.00	1,500.00	0.00	0.00%	2,500.00	1,000.00	66.67%
820-9100-551850	GRANTS - TIF	33,785.14	46,252.31	72,299.25	150,000.00	150,000.00	0.00	0.00%	200,000.00	50,000.00	33.33%
Budget Notes											
Budget Code	**Subject**	**Description**									
APPROVED	Building Renovation Grant	$100000									
APPROVED	Carryover	Carryover from 2023 for outstanding grant awards $50,000									
APPROVED	Multi Year Funding Opportunities	Economic Development assistance opportunities $50,000									
820-9100-553500	MISC EXPENDITURES	2,502.61	6,179.96	6,419.63	10,000.00	10,000.00	0.00	0.00%	10,000.00	0.00	0.00%
820-9100-575000	CAPITAL PROJECTS	0.00	0.00	631,327.12	670,000.00	670,000.00	0.00	0.00%	25,000.00	-645,000.00	-96.27%

FLURA Budget Comparison Report

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Budget Notes											
Budget Code	Subject	Description									
APPROVED	Alley Way Project	$25,000									
820-9100-580450	GENERAL FUND (CITY) LOAN	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	0.00%	20,000.00	15,000.00	300.00%
820-9100-590200	TABOR RESERVE	0.00	0.00	0.00	0.00	12,290.00	12,290.00	0.00%	17,579.00	5,289.00	43.03%
	Total Expense:	**43,387.51**	**59,771.53**	**715,046.00**	**862,300.00**	**874,590.00**	**12,290.00**	**1.43%**	**402,879.00**	**-471,711.00**	**-53.94%**
	Report Total:	**152,237.77**	**302,379.08**	**-292,234.04**	**435,943.00**	**434,586.00**	**-1,357.00**	**-0.31%**	**629,952.00**	**195,366.00**	**44.95%**

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Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Fort Lupton Legals***
130 S McKinley Avenue
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 9/14/2023, 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.

Linda C Shapley

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 9/14/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-964214
Carla Bethke
Notary Public
My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

NOTICE OF BUDGET

NOTICE is hereby given that a proposed budget has been submitted to the Fort Lupton Urban Renewal Authority for the ensuing year of 2024, a copy of such proposed budget has been filed at the City of Fort Lupton City Hall, 130 S. McKinley Ave., where the same is open for public inspection; such proposed budget will be considered at a regular meeting of the Fort Lupton Urban Renewal Authority to be held at City Hall, 130 S. McKinley Ave., **on September 21, 2023 at 6:00 p.m.** Any interested elector of the City of Fort Lupton may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget.

Legal Notice No. FLP920
First Publication: September 14, 2023
Last Publication: September 14, 2023
Publisher: Fort Lupton Press