



Gary Montoya, Chair
Cristian Gonzalez-Torres, Secretary
Claud Hanes
Sierra Fedder

Kathy Kvasnicka, Vice-Chair
Eugene Reynolds, Treasurer
Mark Grajeda
Kevin Ross

AGENDA
FORT LUPTON URBAN RENEWAL AUTHORITY
REGULAR MEETING
130 South McKinley Avenue
Thursday, November 21, 2024
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.

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. Resolution 2024URA003 Approving 2025 Budget
- b. Lucky Shot Bar and Grill Building Renovation Grant Application

New Business

- a. FLURA DCI Membership Renewal

Old Business

Board Reports

Adjourn

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/977393597>

You can also dial in using your phone.

Access Code: 977-393-597

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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.

RESOLUTION NO. 2024URA003

A RESOLUTION OF THE FORT LUPTON URBAN RENEWAL AUTHORITY ADOPTING THE 2025 BUDGET AND SETTING APPROPRIATIONS FOR FLURA IN THE AMOUNTS SPECIFIED, FOR AND DURING THE PERIOD BEGINNING THE FIRST DAY OF JANUARY 2025 AND ENDING THE THIRTY-FIRST DAY OF DECEMBER 2025.

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, 2025 and ending December 31, 2025; 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 2025 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 2025 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 21st DAY OF NOVEMBER 2024.

Fort Lupton Urban Renewal Authority

Gary Montoya, Chair

Approved as to form:

Attest:

Malcolm Murray, Attorney

Cristian Gonzalez-Torres, Secretary

AM 2024-003

RESOLUTION NO. 2024URA003 ADOPTING A BUDGET AND MAKING APPROPRIATIONS FOR AND DURING THE PERIOD BEGINNING THE FIRST DAY OF JANUARY 2025 AND ENDING THE THIRTY-FIRST DAY OF DECEMBER 2025

I. Agenda Date: *Board Meeting – November 21, 2024*

II. Attachments: *A. Resolution No. 2024URA003
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 November 14, 2024.

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. 2024URA003 adopting the 2025 Fort Lupton Urban Renewal Authority Budget for and during the period beginning the first day of January 2025 and ending the thirty-first day of December 2025.

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 2025, 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 November 21, 2024 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.

Published in the Fort Lupton Press November 14, 2024.

FLURA Budget Comparison Report

Account Detail

City of Fort Lupton

Account Number		2022 Total Activity	2023 Total Activity	2024 YTD Activity Through Sep	Comparison 1		%	Comparison 2		%
					Parent Budget	Budget		Budget	to Comparison 1	
					2024 APPROVED	2024 PROJECTED		2025 REQUESTED	Increase / (Decrease)	
									Increase / (Decrease)	
Revenue										
820-9100-311010	TIF INCREMENT	395,792.58	426,207.07	515,994.23	585,956.00	585,956.00	0.00%	800,799.00	214,843.00	36.67%
820-9100-311011	TIF INCREMENT REFUND	-59,034.59	0.00	-171,171.75	0.00	0.00	0.00%	-126,865.00	-126,865.00	0.00%
820-9100-361600	INTEREST EARNED	392.62	1,919.18	1,278.13	0.00	1,093.00	0.00%	0.00	-1,093.00	-100.00%
820-9100-380000	MISC REVENUE	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	12,290.00	12,844.00	4.51%	17,611.00	4,767.00	37.11%
820-9100-390400	UNAPPROPRIATED RESERVES	0.00	0.00	0.00	434,585.00	541,847.00	24.68%	738,303.00	196,456.00	36.26%
	Total Revenue:	362,150.61	428,126.25	346,100.61	1,032,831.00	1,141,740.00	10.54%	1,429,848.00	288,108.00	25.23%
Expense										
820-9100-520100	GENERAL SUPPLIES	50.86	0.00	155.13	500.00	500.00	0.00%	500.00	0.00	0.00%
820-9100-530600	CONTRACTUAL SERVICES	14.68	0.00	0.00	95,000.00	95,000.00	0.00%	95,000.00	0.00	0.00%
820-9100-530800	DUES & SUBSCRIPTIONS	1,050.00	0.00	1,000.00	1,500.00	1,500.00	0.00%	1,500.00	0.00	0.00%
820-9100-531200	LEGAL FEES	775.00	0.00	0.00	10,000.00	10,000.00	0.00%	10,000.00	0.00	0.00%
820-9100-531600	PLANS & STUDIES	0.00	0.00	0.00	15,000.00	15,000.00	0.00%	15,000.00	0.00	0.00%
Budget Notes										
Budget Code	Subject	Description								
REQUESTED	2025	Brownfield Projects - \$15,000								
820-9100-531800	POSTAGE	448.72	0.00	0.00	800.00	800.00	0.00%	800.00	0.00	0.00%
820-9100-532800	STAFF DEVELOPMENT	0.00	0.00	435.00	5,000.00	5,000.00	0.00%	5,000.00	0.00	0.00%
820-9100-533000	TRAVEL & MEETINGS	0.00	0.00	3,025.17	2,500.00	3,026.00	21.04%	2,500.00	-526.00	-17.38%
820-9100-551850	GRANTS - TIF	46,252.31	95,895.38	28,110.98	200,000.00	200,000.00	0.00%	200,000.00	0.00	0.00%
Budget Notes										
Budget Code	Subject	Description								
REQUESTED	2025	Building Renovation Grant - \$100000								
REQUESTED	2025	Carryover - Carryover from 2024 for outstanding grant awards \$50,000								
REQUESTED	2025	Multi Year Funding Opportunities - Economic Development assistance opportunities \$50,000								
820-9100-553500	MISC EXPENDITURES	6,179.96	6,494.80	5,947.33	10,000.00	10,000.00	0.00%	10,000.00	0.00	0.00%
820-9100-573000	CAPITAL CONTRIBUTIONS	0.00	664,554.86	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-575000	CAPITAL PROJECTS	0.00	0.00	0.00	25,000.00	25,000.00	0.00%	25,000.00	0.00	0.00%

FLURA Budget Comparison Report

Account Number	Budget Notes	Budget Code	Subject	Description	Comparison 1		Comparison 1		Comparison 2		Comparison 2			
					2022 Total Activity	2023 Total Activity	2024 YTD Activity Through Sep	Parent Budget	Budget	to Parent Budget	%	Budget	to Comparison 1 Budget	%
								2024 APPROVED	2024 PROJECTED	Increase / (Decrease)		2025 REQUESTED	Increase / (Decrease)	
REQUESTED			2025	Bench & Shade Structure Project - \$25,000										
820-9100-580450			GENERAL FUND (CITY) LOAN		5,000.00	5,000.00	20,000.00	20,000.00	0.00	0.00%	0.00	-20,000.00	-100.00%	
820-9100-590200			TABOR RESERVE		0.00	0.00	0.00	17,579.00	17,611.00	32.00	0.18%	20,218.00	2,607.00	14.80%
			Total Expense:		59,771.53	771,945.04	58,673.61	402,879.00	403,437.00	558.00	0.14%	385,518.00	-17,919.00	-4.44%
			Report Total:		302,379.08	-343,818.79	287,427.00	629,952.00	738,303.00	108,351.00	17.20%	1,044,330.00	306,027.00	41.45%

Group Summary

Account Typ...				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
	2022 Total Activity	2023 Total Activity	2024 YTD Activity Through Sep	2024 APPROVED	2024 PROJECTED	Increase / (Decrease)		2025 REQUESTED	Increase / (Decrease)	
Revenue	362,150.61	428,126.25	346,100.61	1,032,831.00	1,141,740.00	108,909.00	10.54%	1,429,848.00	288,108.00	25.23%
Expense	59,771.53	771,945.04	58,673.61	402,879.00	403,437.00	558.00	0.14%	385,518.00	-17,919.00	-4.44%
Report Total:	302,379.08	-343,818.79	287,427.00	629,952.00	738,303.00	108,351.00	17.20%	1,044,330.00	306,027.00	41.45%

Fund Summary

Fund	2022 Total Activity	2023 Total Activity	2024 YTD Activity Through Sep	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
				2024 APPROVED	2024 PROJECTED	Increase / (Decrease)		2025 REQUESTED	Increase / (Decrease)	
820 - FLURA	302,379.08	-343,818.79	287,427.00	629,952.00	738,303.00	108,351.00	17.20%	1,044,330.00	306,027.00	41.45%
Report Total:	302,379.08	-343,818.79	287,427.00	629,952.00	738,303.00	108,351.00	17.20%	1,044,330.00	306,027.00	41.45%

Building Renovation Grant Program Application

A. CONTACT INFORMATION

- 1) Applicant Name: Preston Davis
 Business Name: Lucky Shot Sports Bar & Grill, LLC
 Phone: 303-324-4807 Email: preston@luckysotbarandgrill.com
 Address: 8884 Foxfire St. Firestone, CO 80504
 Are you the owner of the property you are requesting grant funding for? Yes ☐ No ☒
 If you responded no, please provide the property owner's information under Paragraph A(2).
- 2) Property Owner Name: Bruce Balsley
 Company: Lucky Shot Sports Bar & Grill, LLC
 Phone: 303-819-7584 Email: bbalsley@motorcarautocarriers.com
 Address: 6750 Owl Lake Drive Firestone, CO 80504

B. SITE INFORMATION (Verify the Property is in the Program Area (Appendix 1 of the Guidelines) prior to submitting an Application.)

Site Address: 327 Denver Ave, Fort Lupton, CO 80621
 Parcel Number: 147106140001
 Is this property historically designated? Yes ☐ No ☒

C. PROJECT DESCRIPTION

Please provide a short description of the proposed project in the space provided below:

Transitioning our original plan of installing garage doors in the front of our building to adding large
windowwns instead. We believe adding bigger windows is a better option for a few reasons:

- 1 - More visibility into and out of the property (ultimately more inviting)
- 2 - Less likely alcohol will be taken outside/off premise
- 3 - Classy look, we like the work done on 323 Denver Ave

Describe how the proposed project will improve the overall look of the Grant Area:

Larger windows will create a more inviting and modern look. Feedback from new and long time customers
has made it evident the front of the building needs changed. A clearer and better view of the inside will increase the
attractiveness and comfortability of current and future customers.

D. PROJECT COSTS

ITEMIZATION OF PROJECT COSTS

Project costs provided should be based on the receipt of two contractor bids, unless the proposed improvements are exempt from this requirement under the Guidelines.

Description of Cost	Cost Estimate
Total Estimated Project Cost:	
Total Grant Amount Requested: <i>(not to exceed 50% of project cost)</i>	

E. REQUIRED DOCUMENTS

This application must be fully complete, and the following documents submitted, in order for the Fort Lupton Urban Renewal Authority to consider the request:

- ☐ Proof that a pre-application conference was held with FLURA staff to discuss the project prior to submitting the Application. This conference must take place at least two weeks prior to the application deadline. Contact FLURA staff at 303.857.6694 to schedule this meeting.
- ☐ Architectural renderings, site plans and/or other visual representations of the proposed improvements. For paint, a paint sample of the proposed color should be provided.
- ☐ Photos of the building. For exterior façade improvements, provide photos for all sides of the building that improvements are being requested for. For International Building Code and/or International Fire Code improvements, a photo of the front elevation of the building, as well as the interior portion of the building where renovations are being requested for should be submitted.
- ☐ Two estimates from contractors, except that applications for painting a façade do not require a contractor estimate.
- ☐ For an application for signage, initial approval from the City of Fort Lupton Building Department must be provided.
- ☐ The property owner shall submit proof of ownership of the building.
- ☐ For historically designated buildings, a report of acceptability stating the work is approved by the Fort Lupton Historic Preservation Board. Note that the process to receive a report of acceptability can take a month or longer, so you should begin this process as soon as possible.

F. CERTIFICATIONS

Applicant Certification

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have the full intention and ability to complete the improvements described in this application if a Building Renovation Grant is awarded. I understand that I am required to enter into a Building Renovation Grant Agreement within 30 days of approval of a Grant award. If an Agreement is not finalized by that time, then the Grant award will be null and void. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Applicant: Preston Davis Date: 11/13/2024

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the applicant to apply for this Building Renovation Grant and to perform the improvements described in this application if a Building Renovation Grant is awarded.

Owner: Bruce Balsley Date: 11/13/2024

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Deemed Complete Date: _____

Instructions for Submitting the Building Renovation Grant Program Application

DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the Fort Lupton Urban Renewal Authority for review of the improvements described in the Building Renovation Grant Application. The Application includes the application form, all materials submitted for review of the project, and any additional information provided.

Project refers to the proposed improvements that the Applicant is applying for grant funding for as described in the Application.

Property refers to the land that is being proposed for improvements as described in the Application.

A. CONTACT INFORMATION

- 1) Provide contact information for all applicants that are authorized by the owners identified in Section A(2) to submit this application. If the contact information for all applicants will not fit on the space provided, submit a separate sheet for the additional representatives.
- 2) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all owners will not fit on the space provided, submit a separate sheet for the additional owners.

B. SITE INFORMATION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps/propertyportal/>. To find out if a building is designated, please visit <http://www.fortlupton.org/425/Historic-Designation> or contact the Historic Preservation Board staff liaison at 303.857.6694. Applicant is responsible for ensuring the Property is located within the Building Renovation Grant Area (Appendix 1 of the Building Renovation Program Guidelines) prior to submitting an Application.

B. PROJECT DESCRIPTION

Please provide a description of the proposed improvements and how they will improve the Grant Area. Be sure to review the list of eligible and ineligible improvements in the Building Renovation Program Grant Guidelines prior to submitting an Application. If you need more space, please attach a separate sheet.

C. PROJECT COSTS

Provide an itemized list of estimated project costs for the project and the total estimated cost for the project. Attach supporting documentation for these costs, including two contractor bids (unless the project is for painting a façade). Also provide the total grant amount that applicant is requesting, which shall not exceed 50% of the project cost. If you need more space, please attach a separate sheet.

D. REQUIRED DOCUMENTS

FLURA staff will review all applications to ensure that it is complete and all required attachments are included. If there are items missing and the application has been submitted at least one week in advance of the application deadline, staff will inform the applicant of any missing information so they can supplement their application prior to the deadline.

E. CERTIFICATIONS

Applicant Certification. Provide the signature of the applicant(s) in this section.

Owner Certification. Provide the signature of all owners of the Property.

For any other questions, please contact the Fort Lupton Urban Renewal Authority staff at 303.857.6694.

Nearby Facades for reference



Lucky Shot Current Façade



INVOICE

Renew your DCI Membership Today!

BILL TO

Fort Lupton Urban Renewal Authority
Michelle Magelssen
130 South McKinley Avenue
Fort Lupton, CO 80621
Current Level: Tax Increment Finance VIP
Expiration Date: 12/20/2024

Visit our website at www.downtowncoloradoinc.org and click on Membership to view the membership descriptions.

Select Membership Type

VIP: Get access to all services and free registration at the annual conference!

☐ Downtown Champion, \$1,000

☒ TIF District, \$1,000

820-9100-530800

☐ Colorado Challenge Community, \$1,000

Quasi-Governmental:

☐ BID, start-up or fewer than 5 employees, \$500

☐ BID, 5+ employees, DDA or URA, \$750

Local Government:

☐ Over 50K population, \$600

☐ 20K-49K population, \$475

☐ Under 20K population, \$350

Business or Non-Profit:

☐ 5 or more employees, \$525

☐ 4 or fewer employees, \$325

Please make a check payable to Downtown Colorado, Inc. and mail to 1420 Ogden Street, suite, G 1, Denver, CO 80218, EIN 74-2236813. If you have any questions, please contact Deana Miller at membership@downtowncoloradoinc.org.

DOWNTOWN COLORADO, INC.



COLORADO CHALLENGE

**2024 ACCELERATOR PROGRAM
FORT LUPTON ACTION PLAN**



FORT LUPTON ACTION PLAN

KEY GOALS

- GOAL #1** Expanded Urban Renewal incentive programs to fill gaps in the market
- GOAL #2** A plan of action for strategic properties when they become available
- GOAL #3** Engaged community + businesses that are bought into Urban Renewal projects

ACTIONS – START HERE

ACTION #1

- Conduct a leakage/market study and promote incentives for developers to fill gaps in retail/services.
- Adjust URA incentive packages to consider higher grant amounts and provide support to structures that could address leakage, e.g. hoods for new restaurants, storefronts for retail, etc.
- Develop a strategic plan to address the next focus of the URA, key goals to accomplish before 25 year TIF sunset, sustainable staffing.

ACTION #2

- Update target site list quarterly. Keep contacts current and maintain relationships with property owners if possible. Activate board members to maintain these connections.
- Make sure your policies match the strategy of the URA board and City (see community capacity matrix below).
- Log all potential sites into the [Brownfield Inventory Tool](#) to create an inventory for a community-wide assessment and potential funding applications.
- Advertise work of the URA on all businesses that receive grants, future projects – expand beyond streetscape programs.
- Expand Urban Renewal Page on the website to include sections on how to get connected or involved, Include guiding principles for FLURA, and create more content on successful case studies (see [Pueblo URA website](#))
- Publish end of year reports of funds deployed and introduce upcoming funding programs with a link to the application process.

ACTION #3

UNDERSTANDING CAPACITY + FEASIBILITY

Downtown Colorado, Inc. and our partners, have developed a Community Capacity and Feasibility Assessment that are combined to assess and inform your community, and your project, about how to strengthen efforts, reduce private sector risk and uncertainty, and raise the return on investment for public and private sector partners. The strengths identified through this assessment are a good way to start telling your story for development. The Feasibility Tetrad assesses Physical, Financial, Legal, and Political barriers to development. On page 4 of this report, the Feasibility Assessment for the Challenge Project, yeilds recommendations to enhance feasibility.

The following radar chart, shows the stages of capacity considering dimensions for leadership, awareness, resources, activity, and attitude. Each dimension is rated from 1–9. There are different color lines marking the dimension based on what sector the respondents reported. A gap between roles demonstrates a potential disconnect in expectations, i.e. Elected Officials perspective of available resources may differ from that of staff. The assessment should be taken annually to show growth over time and help tell your story of success.





COLORADO CHALLENGE

FROM DOWNTOWN COLORADO, INC

CAPACITY BUILDING OPPORTUNITIES

CAPACITY SCORES

Fort Lupton has leadership, activity, and resources slightly better than other small towns have reported across the state. Community climate and awareness could be strengthened, highlighting the City's capacity to benefit from regional development. Fort Lupton has done some impressive work in the past few years, and it's Downtown can reap the benefits. It's important for the community to know the work the town is doing.

BUILDING COMMUNITY CAPACITY

The characteristics of the **next stage** from your current rating of capacity include:

LEADERSHIP | STAGE 6 | Elected officials and staff are actively planning, developing, and implementing new, modified, or increased efforts and programs for downtown economic development.

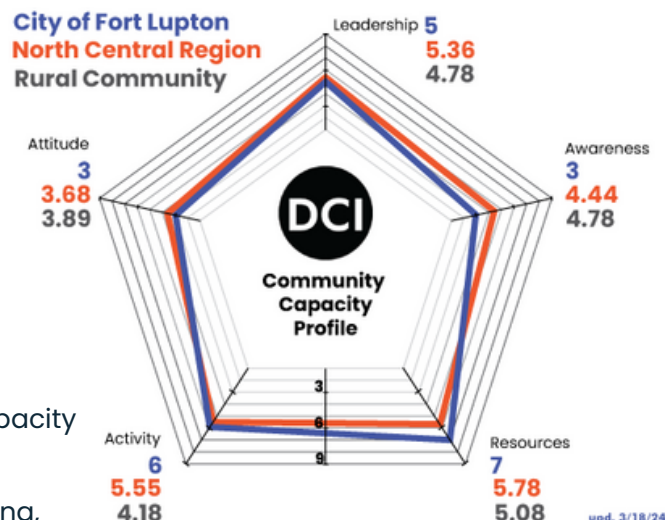
AWARENESS | STAGE 4 | Residents + stakeholders have limited knowledge about economic development and reasons for it.

RESOURCES | STAGE 8 | A considerable part of allocated resources are expected to provide continuous support. Community members assist community leaders to find additional support to implement new efforts.

ACTIVITY | STAGE 7 | Most downtown businesses, residents, and stakeholders have more than basic knowledge about economic development practices and are aware of its impact in our downtown.

ATTITUDE | STAGE 4 | Downtown businesses, residents, and stakeholders acknowledge our downtown economy is important and something must be done to address it.

Based on the Community Capacity and Feasibility Tetrad results, the DCI team has the following recommendations to move to the next stage of capacity in four of the dimensions.



	AWARENESS	ATTITUDE	RESOURCES	ACTIVITIES
SHORT TERM (6 months)	Use comprehensive plan update process to creatively ask the community about development goals & consider how the URA can incentivize the vision	Partner with KSU to identify potential best uses for the 252 1st St and keep the community updated on the progress	Apply for an community wide brownfield assessment grant	Focus on your target catalyst site to implement <u>trial 'pink zone' processes</u> . Low risk, low cost temporary projects while area uses change.
MID TERM (1-3 yrs)	Advertise successful case studies of recent developments, promote utility access, fast, predictable entitlements, incentive plans	Capture community support in policy. Conduct regular business climate surveys, publish results, and resolve top deficiencies.	Develop a Brownfield investment program that educates, incentivizes, and manages projects	Develop a strategic plan to address the next focus of the URA, key goals to accomplish before 25 year TIF sunset, sustainable staffing
LONG TERM (3-5 yrs)	Conduct a leakage/market study and promote incentives for developers to fill gaps in retail/services	Provide more opportunities for citizen and stakeholder-led groups to participate in development planning, incentives, and education	Provide a small grant program (\$5k each) for private sector Phase 1 assessments	Leverage URA TIF + City capital to purchase strategic parcels for preparation / resell at market rate

FEASIBILITY STRENGTHS

- Prompt review process and a small, flexible team helps speed up development time
- Local capacity for water/utilities is stronger than several other Colorado communities
- Increases in local revenue should be put behind new strategic and comp plans to match goals.

RECOMMENDATIONS TO ENHANCE PROJECT FEASIBILITY

PHYSICAL



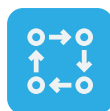
Transportation

Conduct a traffic study. Work with neighbor communities to understand the impact of showing the growth in NOCO.



Landscape + Environmental

Begin process for applying for a community-wide assessment grant. Incorporate into the comp plan



Engineering + Design

Coordinate development and infrastructure adjacent to strategic parcels to leverage lower cost redevelopment for goal-oriented uses.

FINANCIAL



Community Impact

Leverage public funds when possible to incentivize 'smart growth' development.



Community Resilience

Develop investment and incentive programs to further diversify new and important uses to areas redeveloping. Be prepared to scale.



Site Impact

Research development on small footprint sites understand the potential revenue vs infrastructure cost to communicate benefit ([Urban 3](#))

POLITICAL



Community Vision

Advertise how new community plans and codes can attract new development to the community.



Community Policy

Develop targeted incentive programs with pay for performance goals to drive private investment. Be flexible with transitional sites.

LEGAL



Legal + Entitlements

Promote your quick, nimble team. Develop a fast-track review process for qualified development. (i.e. if a project meets all codes, design standards, and community plans it doesn't have to go to public hearing)

FINANCING STRATEGY

PRIORITY AREA	POTENTIAL PARTNERS + FUNDING
Tax Increment Financing	Consider expanding URA programs to incentivize strategic development and consider new areas to address blighting conditions and increase increment.
Brownfield Program Funding	Utilize KSU TAB to apply for a citywide brownfields assessment grant, completing phase 1 assessments and identifying future needs.
Target Site Infrastructure	Combine federal infrastructure funds, TIF incentives, new market directed development incentives for environmental and housing needs to close the market rate gap on site development.



November 21, 2024

DCI Membership Renewal

- \$1,000 TIF District membership renewal
- Membership benefits include:
 - Free access to most DCI events and online training for 10 submembers. In addition, DCI has accommodated requests to extend free access to other city staff members when needed.
 - Advisory services, coaching, education, and networking.
 - One free registration for the In The Game annual conference.

DCI Membership Submembers

- Chris Cross
- Claud Hanes
- Cristian Gonzalez-Torres
- Eugene Reynolds
- Kathy Kvasnicka
- Kevin Ross
- Magaly Morales-TejadaT
- Mark Grajeda
- Michelle Magelssen
- Zachary Mettler

2024 Activity Summary

In 2024, staff-led FLURA activities included:

- An informational and advisory event for the FLURA Board in partnership with Downtown Colorado Inc. (DCI) and neighboring URA communities.
- Participation in the DCI 2024 Challenge Program. The intent for participating in the program was to gather resources and develop a plan of action for strategic properties in the URA as they become available. Staff participated in multiple training programs and developed a resource network to support future opportunities.
- An informational presentation on Brownfields to the FLURA Board. Staff also participated in Brownfields training to assess the potential for Brownfield support in the URA.

2024 Activity Summary (cont.)

- Administration of the Building Renovation and Façade Improvement Grant Program. In 2024, three new projects were approved. Since program inception a total of 28 projects for 24 properties have received grant funding of \$339,278.20.
- Staff support for the continued implementation of the Streetscape Plan.
- Ongoing participation in DCI programs to identify additional opportunities and resources to benefit the URA.
- In 2025, staff will present ideas for the potential expansion and articulations of the Renovation Grant Program, including additional funding for historic-designated properties.