



Gary Montoya, Chair  
Cristian Gonzalez-Torres, Secretary  
Claud Hanes  
Kevin Ross

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

**AGENDA**  
**FORT LUPTON URBAN RENEWAL AUTHORITY**  
**REGULAR MEETING**

130 South McKinley Avenue  
Thursday, October 16, 2025  
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. August 21, 2025 Meeting Minutes**

**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. Downtown Colorado Inc. Membership Renewal**
- b. Discussion on Agreement for FLURA to cover staff expenses and other shared expenses**
- c. Draft Budget for FY 2026 (Budget Comparison Report)**

**New Business**

- a. Discussion on acquiring a new FLURA Attorney**
- b. Discussion on FLURA area topics: Streetscape, Grant, Potential Potential Property Purchases**

**Old Business**

**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  
August 21st 2025**

**Call to Order**

Gary Montoya called the meeting to order at 6:00PM.

**Roll Call**

Kathy Kvasnicka, Gary Montoya, Eugene Reynolds, Mark Grajeda

**Approval of Agenda**

There was a motion to approve the agenda. The agenda was approved. The minutes were approved for the July meeting.

**Consent Agenda**

- a. A motion to approve consent agenda, and it was approved.

**Public Comment**

None.

**Accounts Payable**

- a. May 2025 Accounts Payable. Assessment numbers are in for next year.

**Action items**

- a. 721 Grant Application

Additional thoughts on an additional 50,000 dollars. This was after 150,000 was provided for said project. The board said 50,000 is where FLURA will stand. There was a motion to not approve the application for additional funding.

**New Business**

- a. Staff met with mobile home park ownership. They are open to renovating. They will need some support as they are not developers. FLURA is open to sit down with ownership and talk about how FLURA can support.

**Old Business**

- a. None

**Staff Reports**

- a. City council seats are up for reelection

**Board Reports**

- a. First responders breakfast at the Catholic church on Saturday

**Adjournment**

Gary adjourned the meeting. The next meeting will be September 18th, 2025 at 6:00 PM.

Submitted by:

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Cristian Gonzalez-Torres, Secretary

Approved by Fort Lupton Urban Renewal Authority

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Gary Montoya, Chairperson

# FLURA Budget Comparison Report

## Account Detail

City of Fort Lupton

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
					2025 APPROVED1	2025 PROJECTED	Increase / (Decrease)		2026 REQUESTED	Increase / (Decrease)	
<b>Revenue</b>											
<a href="#">820-9100-311010</a>	TIF INCREMENT	426,207.07	531,549.77	791,759.84	800,799.00	800,799.00	0.00	0.00%	977,957.00	177,158.00	22.12%
<a href="#">820-9100-311011</a>	TIF INCREMENT REFUND	0.00	-171,171.75	0.00	-126,865.00	0.00	126,865.00	-100.00%	-250,960.00	-250,960.00	0.00%
<a href="#">820-9100-361600</a>	INTEREST EARNED	1,919.18	1,709.65	1,884.50	0.00	2,485.00	2,485.00	0.00%	1,500.00	-985.00	-39.64%
<a href="#">820-9100-390200</a>	TABOR RESERVE	0.00	0.00	0.00	17,611.00	10,863.00	-6,748.00	-38.32%	24,099.00	13,236.00	121.84%
<a href="#">820-9100-390400</a>	UNAPPROPRIATED RESERVES	0.00	0.00	0.00	738,303.00	833,496.00	95,193.00	12.89%	1,256,244.00	422,748.00	50.72%
	<b>Total Revenue:</b>	<b>428,126.25</b>	<b>362,087.67</b>	<b>793,644.34</b>	<b>1,429,848.00</b>	<b>1,647,643.00</b>	<b>217,795.00</b>	<b>15.23%</b>	<b>2,008,840.00</b>	<b>361,197.00</b>	<b>21.92%</b>
<b>Expense</b>											
<a href="#">820-9100-520100</a>	GENERAL SUPPLIES	0.00	155.13	0.00	500.00	500.00	0.00	0.00%	500.00	0.00	0.00%
<a href="#">820-9100-530600</a>	CONTRACTUAL SERVICES	0.00	51.12	9,793.44	95,000.00	95,000.00	0.00	0.00%	125,000.00	30,000.00	31.58%
<a href="#">820-9100-530800</a>	DUES & SUBSCRIPTIONS	0.00	2,034.38	0.00	1,500.00	1,500.00	0.00	0.00%	2,000.00	500.00	33.33%
<a href="#">820-9100-531200</a>	LEGAL FEES	0.00	150.00	0.00	10,000.00	10,000.00	0.00	0.00%	15,000.00	5,000.00	50.00%
<a href="#">820-9100-531600</a>	PLANS & STUDIES	0.00	0.00	0.00	15,000.00	15,000.00	0.00	0.00%	30,000.00	15,000.00	100.00%
<a href="#">820-9100-531800</a>	POSTAGE	0.00	2.07	0.00	800.00	800.00	0.00	0.00%	800.00	0.00	0.00%
<a href="#">820-9100-532800</a>	STAFF DEVELOPMENT	0.00	435.00	0.00	5,000.00	5,000.00	0.00	0.00%	5,000.00	0.00	0.00%
<a href="#">820-9100-533000</a>	TRAVEL & MEETINGS	0.00	3,025.17	0.00	2,500.00	2,500.00	0.00	0.00%	2,500.00	0.00	0.00%
<a href="#">820-9100-551850</a>	GRANTS - TIF	95,895.38	52,474.49	10,164.07	200,000.00	200,000.00	0.00	0.00%	450,000.00	250,000.00	125.00%
<b>Budget Notes</b>											
<b>Budget Code</b>	<b>Subject</b>	<b>Description</b>									
REQUESTED	\$200,000 Carryover	\$200,000 Carryover for approved projects that are not complete									
REQUESTED	\$200,000 for Building Renovation Grant Proj	\$200,000 for Building Renovation Grant Program project applications in 2026									
REQUESTED	\$50,000 for EcoDev / Multi-Year Projects	\$50,000 for EcoDev / Multi-Year Projects in 2026									
<a href="#">820-9100-553500</a>	MISC EXPENDITURES	6,494.80	6,180.61	11,875.55	10,000.00	12,000.00	2,000.00	20.00%	12,000.00	0.00	0.00%
<a href="#">820-9100-573000</a>	CAPITAL CONTRIBUTIONS	664,554.86	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
<a href="#">820-9100-575000</a>	CAPITAL PROJECTS	0.00	0.00	0.00	25,000.00	25,000.00	0.00	0.00%	250,000.00	225,000.00	900.00%
<a href="#">820-9100-580450</a>	GENERAL FUND (CITY) LOAN	5,000.00	20,000.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
<a href="#">820-9100-590200</a>	TABOR RESERVE	0.00	0.00	0.00	20,218.00	24,099.00	3,881.00	19.20%	21,855.00	-2,244.00	-9.31%
	<b>Total Expense:</b>	<b>771,945.04</b>	<b>84,507.97</b>	<b>31,833.06</b>	<b>385,518.00</b>	<b>391,399.00</b>	<b>5,881.00</b>	<b>1.53%</b>	<b>914,655.00</b>	<b>523,256.00</b>	<b>133.69%</b>
	<b>Report Total:</b>	<b>-343,818.79</b>	<b>277,579.70</b>	<b>761,811.28</b>	<b>1,044,330.00</b>	<b>1,256,244.00</b>	<b>211,914.00</b>	<b>20.29%</b>	<b>1,094,185.00</b>	<b>-162,059.00</b>	<b>-12.90%</b>

FLURA Budget Comparison Report

Group Summary

Account Typ...	2023	2024	2025	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
	Total Activity	Total Activity	YTD Activity Through Aug	2025 APPROVED1	2025 PROJECTED	Increase / (Decrease)		2026 REQUESTED	Increase / (Decrease)	
Revenue	428,126.25	362,087.67	793,644.34	1,429,848.00	1,647,643.00	217,795.00	15.23%	2,008,840.00	361,197.00	21.92%
Expense	771,945.04	84,507.97	31,833.06	385,518.00	391,399.00	5,881.00	1.53%	914,655.00	523,256.00	133.69%
<b>Report Total:</b>	<b>-343,818.79</b>	<b>277,579.70</b>	<b>761,811.28</b>	<b>1,044,330.00</b>	<b>1,256,244.00</b>	<b>211,914.00</b>	<b>20.29%</b>	<b>1,094,185.00</b>	<b>-162,059.00</b>	<b>-12.90%</b>

FLURA Budget Comparison Report

Fund Summary

Fund	2023	2024	2025	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
	Total Activity	Total Activity	YTD Activity Through Aug	2025 APPROVED1	2025 PROJECTED	Increase / (Decrease)		2026 REQUESTED	Increase / (Decrease)	
820 - FLURA	-343,818.79	277,579.70	761,811.28	1,044,330.00	1,256,244.00	211,914.00	20.29%	1,094,185.00	-162,059.00	-12.90%
<b>Report Total:</b>	<b>-343,818.79</b>	<b>277,579.70</b>	<b>761,811.28</b>	<b>1,044,330.00</b>	<b>1,256,244.00</b>	<b>211,914.00</b>	<b>20.29%</b>	<b>1,094,185.00</b>	<b>-162,059.00</b>	<b>-12.90%</b>