



Gary Montoya, Chair
Claud Hanes, Secretary
Lynette Pepler
Dez Packard

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

AGENDA
FORT LUPTON URBAN RENEWAL AUTHORITY
REGULAR MEETING
130 South McKinley Avenue
Thursday, March 19, 2026
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. 02192026 FLURA 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

- a. February 2026 Accounts Payable

Action Item(s)

- a. Building Renovation Grant Program Guidelines Update

New Business

Old Business

Adjourn

Board Reports

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

United States: [+1 \(571\) 317-3112](tel:+15713173112)

Get the app now and be ready when your first meeting starts:

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

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.

FLURA Minutes

February 19, 2026

Chairman Gary Montoya called the meeting to order at 5:59PM and roll call was performed. In attendance were Gary Montoya, Claud Hanes, Dez Packard, Kathleen Kvasnicka, Mark Grajeda, Chris Cross, Michelle Magelssen, and Zack Mettler; absent was Lynette Pepler and Eugene Reynolds. Also present in the audience was Dez Packard's son.

The agenda was approved with a motion from Kathy and seconded by Dez; unanimous.

The Consent Agenda was approved by a motion from Claud and seconded by Kathy; unanimous.

Mr. Cross presented the accounts payable with payments for the projects under construction presently.

ACTION ITEMS:

The URA payments were presented by Mr. Cross indicating that an error occurred in past years whereas the Fire District received payments indented for Weld County. Mark moved that the overpayment could be deducted from this year's amount with a motion and Kathy seconded the motion; unanimously approved.

Ms. Magelssen presented the Downtown Colorado Conference which will be held in Grand Junction this year April 1-3. She asked if any board members were interested in attending, nobody made a commitment to attend yet.

Mr. Mettler presented a red-line version of guidelines that the staff had prepared. The document was very complete, but Chair Montoya indicated that there should be some discretion if there was a project we were passionate about, the board agreed. The changes that we discussed was limiting two applications per year to the property owners and focusing on Safety and complying with the fire code rather than maintenance items for them.

NEW BUSINESS:

Mr. Mettler presented some legislation that was being discussed that would be detrimental to URA's across the state. Chair Montoya gave a history surrounding the legislation as a dispute with Loveland URA and Centerra. More news will be forthcoming as it develops.

Mr. Mettler said the tour of 721 4th Street renovation will be next Monday, and he will send out a meeting invitation.

REPORTS:

Mark reported that the Fire Department is in the process of hiring a new Chief.

Claud reported the Bruce Davis was appointed to fill the vacancy caused by the Mayor's ward vacancy.

Kathy reported that the Historical Board needed members if anyone knew someone.

Mr. Cross discussed the IGA with the Fire district that the City was working on updating, and the After School program in conjunction with the school district that the City Council was supporting.

The meeting was adjourned at 7:23.

Secretary Signature _____

Claud Hanes

Chair Signature _____

Gary Montoya



PRELIMINARY FINANCIAL STATEMENTS

For the Month
Ended February
28, 2026

Account	Name	Prior Year Balance	Current Year Balance	Variance Favorable / (Unfavorable)
Fund: 820 - FLURA				
Assets				
BalCategory: 10 - Current Assets				
BalSubCategory: 100 - Cash And Cash Equivalents				
820-100300	CASH - FLURA	832,742.32	226,551.69	-606,190.63
Total BalSubCategory 100 - Cash And Cash Equivalents:		832,742.32	226,551.69	-606,190.63
BalSubCategory: 102 - Restricted Cash				
820-103122	INVESTMENTS - COLO TRUST 8022	0.00	1,223,088.23	1,223,088.23
Total BalSubCategory 102 - Restricted Cash:		0.00	1,223,088.23	1,223,088.23
BalSubCategory: 113 - Property Tax Receivable				
820-110250	PROPERTY TAX RECEIVABLE	840,592.48	452,121.86	-388,470.62
Total BalSubCategory 113 - Property Tax Receivable:		840,592.48	452,121.86	-388,470.62
Total BalCategory 10 - Current Assets:		1,673,334.80	1,901,761.78	228,426.98
Total Assets:		1,673,334.80	1,901,761.78	228,426.98
Liability				
BalCategory: 30 - Current Liabilities				
BalSubCategory: 201 - Accounts Payable				
820-201000	ACCOUNTS PAYABLE	0.00	171,649.67	-171,649.67
Total BalSubCategory 201 - Accounts Payable:		0.00	171,649.67	-171,649.67
Total BalCategory 30 - Current Liabilities:		0.00	171,649.67	-171,649.67
BalCategory: 45 - Deferred Inflow of Resources				
BalSubCategory: 240 - Deferred Inflow of Resources				
820-202250	DEFERRED PROPERTY TAX	840,592.48	452,121.86	388,470.62
Total BalSubCategory 240 - Deferred Inflow of Resources:		840,592.48	452,121.86	388,470.62
Total BalCategory 45 - Deferred Inflow of Resources:		840,592.48	452,121.86	388,470.62
Total Liability:		840,592.48	623,771.53	216,820.95
Equity				
BalCategory: 40 - Fund Balance / Equity				
BalSubCategory: 310 - Unrestricted Reserve				
820-310000	FUND BALANCE	821,407.70	1,412,145.94	590,738.24
Total BalSubCategory 310 - Unrestricted Reserve:		821,407.70	1,412,145.94	590,738.24
BalSubCategory: 316 - Emergency Reserves				
820-310210	RESTRICTED - TABOR RESERVE	10,862.63	10,862.63	0.00
Total BalSubCategory 316 - Emergency Reserves:		10,862.63	10,862.63	0.00
Total BalCategory 40 - Fund Balance / Equity:		832,270.33	1,423,008.57	590,738.24
Total Beginning Equity:		832,270.33	1,423,008.57	590,738.24
Total Revenue		976.20	30,456.18	29,479.98
Total Expense		504.21	175,474.50	-174,970.29
Revenues Over/(Under) Expenses		471.99	-145,018.32	-145,490.31
Total Equity and Current Surplus (Deficit):		832,742.32	1,277,990.25	445,247.93
Total Liabilities, Equity and Current Surplus (Deficit):		1,673,334.80	1,901,761.78	228,426.98

FLURA Detail Report

Account Detail

Date Range: 02/01/2026 - 02/28/2026

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance	
820-100300	CASH - FLURA	207,490.87	19,060.82	22,541.82	3,481.00	226,551.69	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
02/03/2026	APPKT06996	10193	CITY OF FORT LUPTON	000240 - CITY OF FORT LUPTON		3,481.00	204,009.87
02/10/2026	GLPKT39224	JN19041	02/10/26 FLURA Weld County Ta...		22,533.42		226,543.29
02/27/2026	GLPKT39479	JN19123	02/27/26 FLURA Bank of Colorado Interest Earned		8.40		226,551.69
820-103122	INVESTMENTS - COLO TRUST 8022	1,219,536.96	3,551.27	3,551.27	0.00	1,223,088.23	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
02/28/2026	GLPKT39547	JN19148	02/28/26 FLURA-COLOTRUST INTEREST EARNED CF		3,551.27		1,223,088.23
820-201000	ACCOUNTS PAYABLE	-3,481.00	-168,168.67	3,481.00	171,649.67	-171,649.67	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
02/03/2026	APPKT06996	10193	CITY OF FORT LUPTON PBL	000240 - CITY OF FORT LUPTON	3,481.00		0.00
02/18/2026	APPKT07043	FIN20261103	FLURA-REIMBURSE FOR CORE CONSULTANTS INV26020026	000240 - CITY OF FORT LUPTON		2,517.00	-2,517.00
	Payment Number:	10195					
02/20/2026	APPKT07043	022026	FLURA-GRANT PAYMENT FOR BUILDING RENOVATIONS	003725 - WILLIAM J DALE		5,707.67	-8,224.67
	Payment Number:	10196					
02/20/2026	APPKT07043	022026	FLURA-BUILDING RENOVATION GRANT PAYOUT-	004025 - BRIAN HINOJOSA AND RICARDO HINOJOSA		13,425.00	-21,649.67
	Payment Number:	10194					
02/20/2026	APPKT07055	022026	FLURA-BUILDING RENOVATION GRANT PAYMENT	004051 - JOHN STINNETT		150,000.00	-171,649.67
	Payment Number:	10198					
820-9100-311010	TIF INCREMENT	-49.19	-22,876.51	0.00	22,876.51	-22,925.70	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
02/10/2026	GLPKT39224	JN19041	02/10/26 FLURA Weld County Ta...			22,876.51	-22,925.70
820-9100-361600	INTEREST EARNED	-3,970.81	-3,559.67	0.00	3,559.67	-7,530.48	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
02/27/2026	GLPKT39479	JN19123	02/27/26 FLURA Bank of Colorado Interest Earned			8.40	-3,979.21

FLURA Detail Report

Date Range: 02/01/2026 - 02/28/2026

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance	
820-9100-361600	INTEREST EARNED - Continued	-3,970.81	-3,559.67	0.00	3,559.67	-7,530.48	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
02/28/2026	GLPKT39547	JN19148	02/28/26 FLURA-COLOTRUST INTEREST EARNED CF			3,551.27	-7,530.48
820-9100-530600	CONTRACTUAL SERVICES	3,481.00	2,517.00	2,517.00	0.00	5,998.00	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
02/18/2026	APPKT07043	FIN20261103	FLURA-REIMBURSE FOR CORE CONSULTANTS INV26020026	000240 - CITY OF FORT LUPTON	2,517.00		5,998.00
Payment Number: 10195							
820-9100-551850	GRANTS - TIF	0.00	169,132.67	169,132.67	0.00	169,132.67	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
02/20/2026	APPKT07043	022026	FLURA-GRANT PAYMENT FOR BUILDING RENOVATIONS	003725 - WILLIAM J DALE	5,707.67		5,707.67
Payment Number: 10196							
02/20/2026	APPKT07043	022026	FLURA-BUILDING RENOVATION GRANT PAYOUT-	004025 - BRIAN HINOJOSA AND RICARDO HINOJOSA	13,425.00		19,132.67
Payment Number: 10194							
02/20/2026	APPKT07055	022026	FLURA-BUILDING RENOVATION GRANT PAYMENT	004051 - JOHN STINNETT	150,000.00		169,132.67
Payment Number: 10198							
820-9100-553500	MISC EXPENDITURES	0.74	343.09	343.09	0.00	343.83	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
02/10/2026	GLPKT39224	JN19041	02/10/26 FLURA Weld County Ta...		343.09		343.83
Grand Totals:		1,423,008.57	0.00	201,566.85	201,566.85	1,423,008.57	

Fund Summary

Fund	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
820 - FLURA	1,423,008.57	0.00	201,566.85	201,566.85	1,423,008.57
Grand Total:	1,423,008.57	0.00	201,566.85	201,566.85	1,423,008.57

FLURA Budget Comparison Report

Account Detail

City of Fort Lupton

Account Number		2024 Total Activity	2025 Total Activity	2026 YTD Activity Through Feb	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
					2026	2026 PROJECTED	Increase / (Decrease)		Increase / (Decrease)		
Revenue											
820-9100-311010	TIF INCREMENT	531,549.77	622,359.62	22,925.70	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-311011	TIF INCREMENT REFUND	-171,171.75	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-361600	INTEREST EARNED	1,709.65	17,636.97	7,530.48	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	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-390400	UNAPPROPRIATED RESERVES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
	Total Revenue:	362,087.67	639,996.59	30,456.18	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
Expense											
820-9100-520100	GENERAL SUPPLIES	155.13	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-530600	CONTRACTUAL SERVICES	51.12	25,652.26	5,998.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-530800	DUES & SUBSCRIPTIONS	2,034.38	1,000.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-531200	LEGAL FEES	150.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-531600	PLANS & STUDIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-531800	POSTAGE	2.07	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-532800	STAFF DEVELOPMENT	435.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-533000	TRAVEL & MEETINGS	3,025.17	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-551850	GRANTS - TIF	52,474.49	10,164.07	169,132.67	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-553500	MISC EXPENDITURES	6,180.61	12,442.02	343.83	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	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-580450	GENERAL FUND (CITY) LOAN	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-590200	TABOR RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
	Total Expense:	84,507.97	49,258.35	175,474.50	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
	Report Total:	277,579.70	590,738.24	-145,018.32	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%

FLURA Budget Comparison Report

Group Summary

Account Typ...	2024	2025	2026	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 Feb	2026	2026 PROJECTED	Increase / (Decrease)			Increase / (Decrease)	
Revenue	362,087.67	639,996.59	30,456.18	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
Expense	84,507.97	49,258.35	175,474.50	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
Report Total:	277,579.70	590,738.24	-145,018.32	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%

FLURA Budget Comparison Report

Fund Summary

Fund	2024 Total Activity	2025 Total Activity	2026 YTD Activity Through Feb	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
				2026	2026 PROJECTED	Increase / (Decrease)		Increase / (Decrease)		
820 - FLURA	277,579.70	590,738.24	-145,018.32	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
Report Total:	277,579.70	590,738.24	-145,018.32	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%

FLURA Check Report

City of Fort Lupton

By Check Number

Date Range: 02/01/2026 - 02/28/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: FLURA-FLURA Fund						
000240	CITY OF FORT LUPTON	02/03/2026	Regular	0.00	3,481.00	10193
FIN20261081	Invoice	01/21/2026	FLURA-REIMBURS FOR CORE CONSULTAN...	0.00	3,481.00	

Bank Code FLURA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	3,481.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	3,481.00

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	3,481.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	3,481.00

Fund Summary

Fund	Name	Period	Amount
820	FLURA	2/2026	3,481.00
			3,481.00

FLURA Income Statement Account Summary

For Fiscal: 2026 Period Ending: 02/28/2026

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 820 - FLURA					
Revenue					
820-9100-311010	0.00	0.00	22,876.51	22,925.70	-22,925.70
820-9100-311011	0.00	0.00	0.00	0.00	0.00
820-9100-361600	0.00	0.00	3,559.67	7,530.48	-7,530.48
820-9100-380000	0.00	0.00	0.00	0.00	0.00
820-9100-390100	0.00	0.00	0.00	0.00	0.00
820-9100-390200	0.00	0.00	0.00	0.00	0.00
820-9100-390400	0.00	0.00	0.00	0.00	0.00
Revenue Total:	0.00	0.00	26,436.18	30,456.18	-30,456.18
Expense					
820-9100-520100	0.00	0.00	0.00	0.00	0.00
820-9100-530600	0.00	0.00	2,517.00	5,998.00	-5,998.00
820-9100-530800	0.00	0.00	0.00	0.00	0.00
820-9100-531200	0.00	0.00	0.00	0.00	0.00
820-9100-531600	0.00	0.00	0.00	0.00	0.00
820-9100-531800	0.00	0.00	0.00	0.00	0.00
820-9100-532800	0.00	0.00	0.00	0.00	0.00
820-9100-533000	0.00	0.00	0.00	0.00	0.00
820-9100-551850	0.00	0.00	169,132.67	169,132.67	-169,132.67
820-9100-553500	0.00	0.00	343.09	343.83	-343.83
820-9100-573000	0.00	0.00	0.00	0.00	0.00
820-9100-575000	0.00	0.00	0.00	0.00	0.00
820-9100-580450	0.00	0.00	0.00	0.00	0.00
820-9100-590200	0.00	0.00	0.00	0.00	0.00
820-9100-590400	0.00	0.00	0.00	0.00	0.00
Expense Total:	0.00	0.00	171,992.76	175,474.50	-175,474.50
Fund: 820 - FLURA Surplus (Deficit):	0.00	0.00	-145,556.58	-145,018.32	
Total Surplus (Deficit):	0.00	0.00	-145,556.58	-145,018.32	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
820 - FLURA	0.00	0.00	-145,556.58	-145,018.32	145,018.32
Total Surplus (Deficit):	0.00	0.00	-145,556.58	-145,018.32	

Building Renovation Grant Program Guidelines

The Fort Lupton Urban Renewal Authority (FLURA) Building Renovation Grant Program (Grant Program) is a competitive grant program meant to encourage property owners and tenants of buildings within eligible portions of Fort Lupton's commercial core (shown on Appendix 1) to make both major interior and exterior building improvements that will revitalize the area and attract customers to shop, dine and do business in Fort Lupton. These Building Renovation Grant Program Guidelines (Guidelines) are meant to assist applicants with going through the process of applying for a Building Renovation Grant and outlining what improvements will be considered.

FLURA reserves the right to amend these Guidelines at any time if it is determined necessary in order to provide more clarity, flexibility, or restrictions to the Grant Program.

Eligibility

The Grant Program is eligible to commercial buildings, and residential buildings which are historically designated, within the Building Renovation Grant Program Area (Grant Area) identified by the attached map at Appendix 1. An owner or tenant of a building within the Grant Area may apply for grant funding. Tenants must provide written approval from the owner of the building to submit a Building Renovation Grant Program Application (Application). Only two applications may be submitted by an applicant per year. An applicant that has an outstanding grant award that has not been completed pursuant to the Application Process described in these Guidelines is ineligible for a new grant award until all outstanding work on any previous grant is complete.

The following properties may also be considered on a case by case basis and may be reviewed with a higher level of scrutiny:

1. Any property within the Urban Renewal Area (URA) but outside of the Grant Area.
2. Tax exempt properties within the Grant Area.
3. Residential Properties within the Grant Area that are not historically designated.

Grant Funding Availability and Reimbursement

FLURA will make a determination annually on the amount of grant funding available each year and may amend the available funds if deemed necessary to further the goals of the City and the Grant Area.

FLURA awards grant fund reimbursements worth up to 50% of the expected cost of the project, or \$25,000.00, whichever is less. For exceptionally high-quality projects that exceed the standards of these guidelines and require more intense investments, FLURA may waive the \$25,000.00 cap. FLURA has full discretion to determine if it is appropriate to do so or not. The grant fund reimbursement shall be based on bids/quotes based on the agreed upon award amount.

For properties that are [Historically Designated](#), either on the local, state, or national registry, FLURA may award grant fund reimbursements up to 75% of the expected cost of the project or \$50,000.00, whichever is less. For exceptionally high-quality projects that exceed the standards of these guidelines and require more intense investments, FLURA may waive the \$50,000.00 cap. FLURA has full discretion to determine if it is appropriate to do so or not. The grant fund reimbursement shall be based on bids/quotes based on the agreed upon award amount.

Reimbursements will be made to the applicant provided that the work performed is as approved by FLURA. If changes are necessary, the applicant may provide an explanation of any changes in person at a regular meeting of the FLURA Board. If FLURA approves the changes, then the award amount will continue to be dispersed. Grant disbursements will be as follows:

1. Upon completion of work as awarded through the Grant Program, Applicant shall provide receipts of project expenses throughout the project, as well as proof of payment of said receipts. FLURA will reimburse those receipts up to 80% amount of the grant award amount.
2. Upon completion of the project, FLURA will provide the remaining balance of the grant award to the applicant. If the applicant did not request previous disbursements, the entire grant will be awarded upon completion of the project. Completion will be determined based upon the procedures set forth under the Application Process section below.

Eligible and Ineligible Improvements

Prior to submitting an Application for improvements to a building that is over fifty years old, the applicant is encouraged to review the Secretary of the Interior's Standards for the Treatment of Historic Properties (the "Standards") located at <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>. Work that substantially conforms to the Standards, where applicable, may be viewed more favorably by the FLURA Board. The design guidelines provided at Appendix 3 provide a visual representation of recommended improvements. However, alterations that are complementary to the Grant Area, and particularly attractive, will also be considered.

With respect to exterior façade improvements that qualify under the Grant Program, only improvements made to façades visible to the public from the street or sidewalk are eligible unless they are required under the International Building Code and/or International Fire Code, as adopted and enforced by the City of Fort Lupton. Appendix 2 details what is considered a façade and some elements of a façade that may qualify for a Building Renovation Grant.

Eligible improvements include:

- Renovations to a building that are necessary to meet the requirements of the International Building Code and/or International Fire Code, as adopted and enforced by the City of Fort Lupton. These renovations may include, but are not limited to, renovations associated with accessibility, mechanical, electrical or plumbing upgrades, or sprinkler installation.
- Restoration and cleaning of masonry, including brick, stone and concrete. Power washing is discouraged as a method to clean brick on any building receiving grant funding.
- Repair or replacement of windows. If windows are the original, historic windows, repair is preferred. Where repair is not possible, replacement windows of the same material, size and shape are encouraged.
- Lighting attached to the building that accentuates signage or other significant architectural details of the building. All lighting will be reviewed on a case-by-case basis to ensure it complements the building façade.
- Restoration and repair of original architectural details of the building, such as the cornice and window details.
- Removal of inappropriate façade materials.
- Installation or repair of awnings.

- Repair of doors or replacement of doors where it is found the proposed door complement the building façade.
- Painting. The color should take into consideration the surrounding buildings and character of the Grant Area. Painting over brick is discouraged.
- Signage. All signage will be reviewed to ensure that it complements the building and the character of the Grant Area. Eligible signage may include projecting signs, storefront signs or restoration of original architectural signs. Generally, signage should not cover distinct architectural features of a building. Initial written approval of the sign from the City must be provided with the grant application.
- Architectural design assistance for an applicant to enlist an architect to provide recommendations on appropriate improvements to the building.

Ineligible improvements include, but are not limited to, improvements that:

- Are repairs and replacements of equipment and services that are routine in nature or are typical property maintenance expectations, including but not limited to: HVAC, walk-in freezers, ranges, plumbing, electrical, or gas.
- Primarily support residential uses and buildings, such as renovations of office suites to apartments, houses that do not have a public-facing commercial use inside, or only directly supports apartments above a commercial use.
- Were started or completed prior to applying for the Grant Program.
- Interior improvements that are cosmetic or non-structural in nature.
- Exterior improvements that are not made directly to a façade, such as benches, planters, landscaping, fences, parking, etc., unless they are required under the International Building Code and/or International Fire Code, as adopted and enforced by the City of Fort Lupton.
- Exterior improvements that are not visible from the street or sidewalk, unless they are required under the International Building Code and/or International Fire Code, as adopted and enforced by the City of Fort Lupton.
- Are not found to be complementary to surrounding buildings and neighborhood character or the original character of the building.
- Are made to a historically designated building that have not been issued a report of acceptability by the Fort Lupton Historic Preservation Board. In addition, building permit fees and other administrative fees that may be required by the City are not eligible for grant funding.

Application Process

A pre-application conference with FLURA staff is required prior to submitting an Application to discuss the proposed project and any requirements. This conference must be completed at least two weeks prior to the application deadline. To schedule a pre-application conference, contact FLURA staff at 303.857.6694.

If you are applying for changes to the exterior of a building that is historically designated, proposed changes must be approved by the Historic Preservation Board prior to beginning work, and approval submitted with the Application. Note that this process can take a month or longer, so you should begin this process as soon as possible. For projects to the exterior of buildings that are historic (but not historically designated), applicants are encouraged to meet with the Fort Lupton Historic Preservation

Board prior to submitting their Application. For more information on meeting with the Historic Preservation Board, please contact City staff at 303.857.6694 or visit <https://www.fortluptonco.gov/139>.

All Building Renovation Grant Applications must be submitted by no later than the Monday of the week prior to a regularly scheduled meeting, see Appendix 4 for deadline dates. Applications may be submitted electronically or in hard-copy format by any one of the following delivery methods:

1. Hand-Delivery. Hand-delivery of Applications (either electronic or hard-copy) must be delivered during business hours (Monday – Friday from 8:00 AM – 5:00 PM, excluding holidays) to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado. Hand-delivered Applications should be labeled to the attention of the Fort Lupton Urban Renewal Authority.
2. Email. Applications may be emailed to zmettler@fortluptonco.gov Please enter “Building Renovation Grant Program Application” in the subject line of the email.
3. U.S. Mail. Building Renovation Grant Program Applications may be mailed to:

**Fort Lupton Urban Renewal Authority
c/o City of Fort Lupton
130 S. McKinley Avenue
Fort Lupton, CO 80621**

It is the applicant’s responsibility to confirm with FLURA staff that the Application was received.

The applicant shall submit a fully-completed Application, along with the following attachments:

- Proof that a pre-application conference was held with FLURA staff to discuss the project prior to submitting the Application. This conference must be 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.

FLURA staff will review all applications to ensure that it is complete and all required attachments are included. If there are any 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. If it is determined the Application is not complete at the time of the application deadline, or there are attachments missing, the Application will not be accepted. The applicant may resubmit a completed application during the next grant cycle.

The FLURA Board will then review all eligible applications at the regular FLURA meeting immediately following the application deadline and will consider projects based on grant award criteria, as further defined below. FLURA will compare the amount of grant funds requested to the amount of available funds, as determined annually by the FLURA Board. Grants will be awarded to the projects at the sole discretion of the FLURA Board. The number of grants awarded will be based upon the funding available.

Note that applicants may choose to phase larger projects into smaller, more manageable projects. However, approval of an Application does not guarantee that subsequent applications will automatically be awarded.

Final approval is contingent upon the applicant entering into a Building Renovation Grant Program Agreement (Agreement) with FLURA, which outlines the terms of the Grant Program and criteria for receiving a Building Renovation Grant. The Agreement must be finalized by no later than 30 days following approval of a grant award by FLURA. If it is not finalized within this time, then the grant award will become null and void.

The project must be completed by no later than 180 days after finalizing the Agreement. An extension may be requested if a written request is submitted by the applicant prior to the next FLURA meeting that immediately follows project completion deadline. At the FLURA Board's sole discretion the extension may or not be granted. If the extension is granted, FLURA will continue to reimburse the applicant for work performed on the project as agreed upon in the Agreement.

At the completion of a project, applicant must schedule a final inspection with designated FLURA staff, and for work requiring a building permit, the City Building Inspector. FLURA staff will provide written confirmation to the FLURA Board that the work has been completed as agreed upon in the Agreement. The Applicant should also submit an invoice to FLURA showing the final project costs. Upon review of these documents, FLURA will issue the final remaining grant award to the applicant after making a determination that the work was indeed completed as agreed, and upon receiving proof that the applicant has paid for said work.

Grant Award Criteria

Preference will be given to projects that have a high visible impact on public streets and for projects that seek to restore architecturally significant features of a building or have a significant likelihood to increase visitors, employees and/or businesses to the Grant Area. The following criteria will specifically be taken into account by FLURA when reviewing a Building Renovation Application:

- Instances where an immediate renovation would stop serious deterioration of the building's façade, or where architecturally significant features contributing to the building's character are in danger of being lost.
- Projects that would restore the historic features of a building; where historic features are being removed or altered, whether the improvements have a high degree of aesthetic appeal and are complementary to the surrounding Grant Area.
- Projects that demonstrate the ability to attract people to the Grant Area.
- Projects that would result in significant new investment and the creation of jobs in the Grant Area.
- Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.

- Applications that demonstrate the applicant's capacity to complete the project.

Additional Grant Requirements

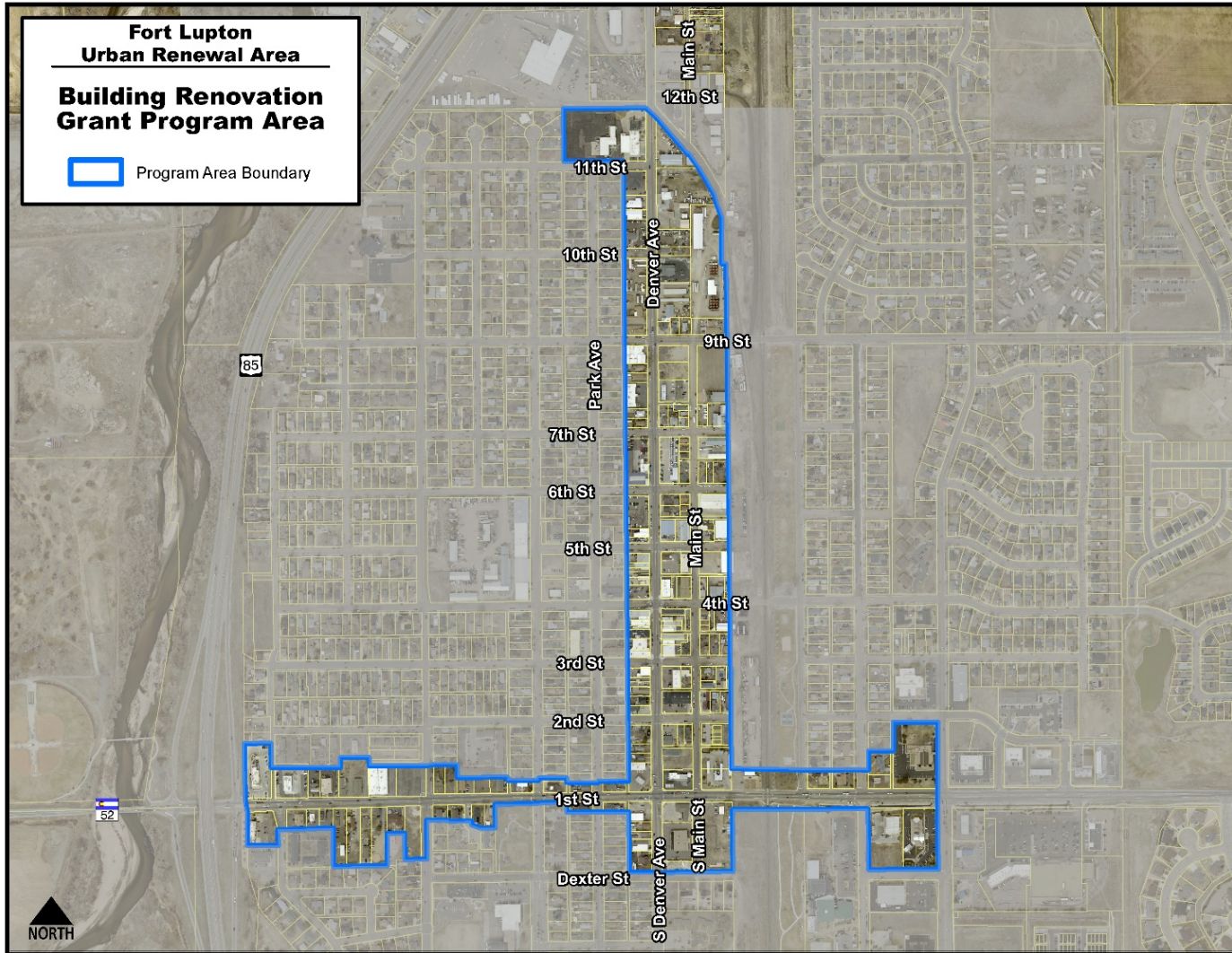
The applicant shall comply with all applicable provisions of the Fort Lupton Municipal Code and the International Building Codes enforced by the City. By submitting an Application, the applicant agrees to allow the City to inspect the building for Code compliance. Applicants shall obtain all required building permits prior to starting work on the project.

Municipal Code violations discovered after the project acceptance will not result in disqualification from the Grant Program, but corrections of such violations shall be incorporated into the project. FLURA retains the right to withhold reimbursements from the applicant until such violations are corrected to the satisfaction of City staff.

Questions? Contact FLURA at 303.857.6694.

Appendix 1

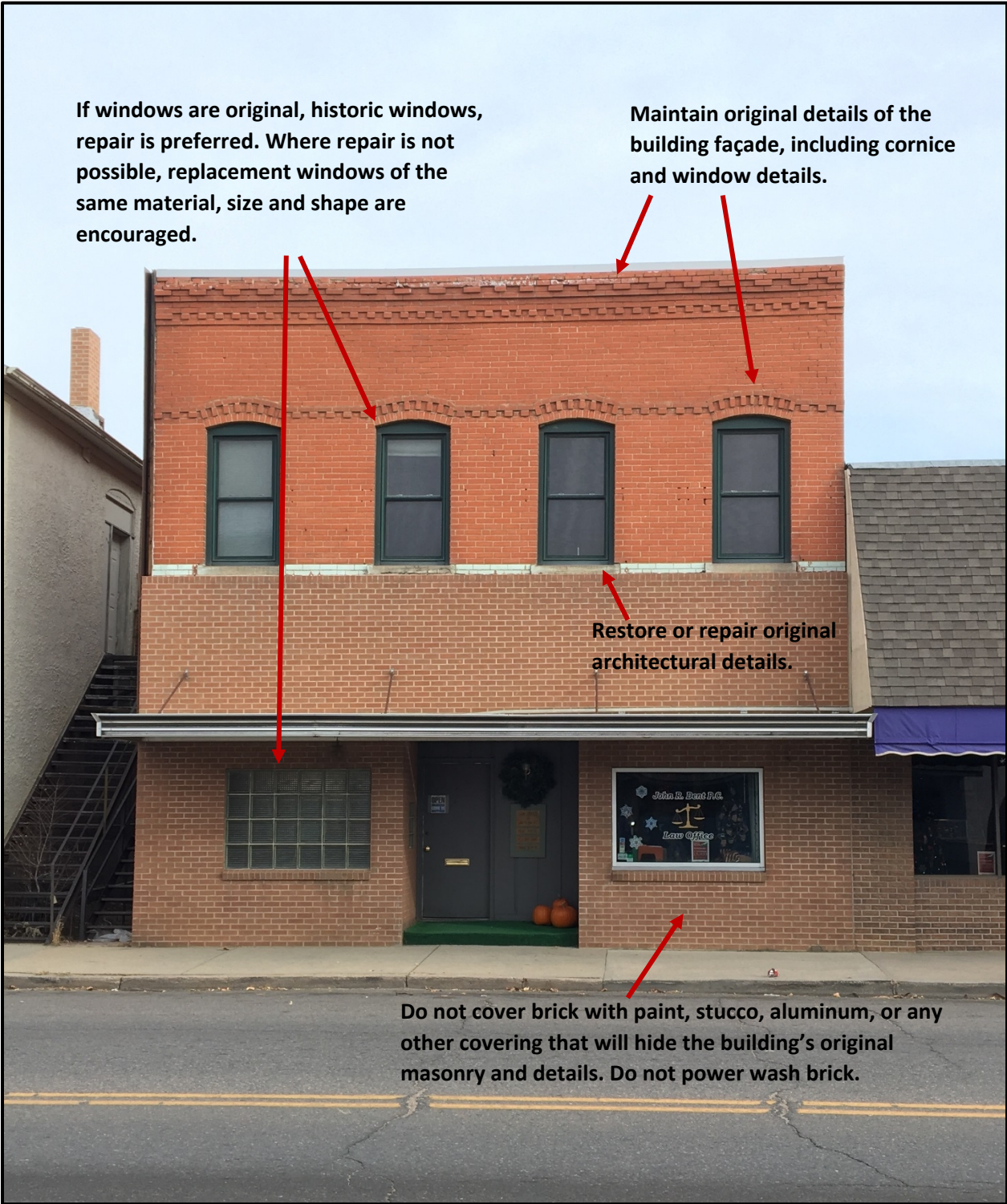
BUILDING RENOVATION GRANT AREA



Appendix 2 FAÇADE ELEMENTS



Appendix 3
FAÇADE IMPROVEMENT RECOMMENDED DESIGN GUIDELINES



Appendix 4 2026 APPLICATION DEADLINES

FLURA Meeting Date	Deadline to Submit Application	Deadline to Schedule a Pre-Application Conference
January 15, 2026	January 5, 2026	December 29, 2026
February 19, 2026	February 9, 2026	January 26, 2026
March 19, 2026	March 9, 2026	February 23, 2026
April 16, 2026	April 6, 2026	March 23, 2026
May 21, 2026	May 11, 2026	April 27, 2026
June 18, 2026	June 8, 2026	May 26*, 2026
July 16, 2026	July 6, 2026	June 22, 2026
August 20, 2026	August 10	July 27, 2026
September 17, 2026	September 8*, 2026	August 24, 2026
October 15, 2026	October 5, 2026	September 21, 2026
November 19, 2026	November 9, 2026	October 26, 2026
December 17, 2026	December 7, 2026	November 23, 2026

*Date adjusted due to Holiday effecting City closure.

Building Renovation Grant Program Guidelines

The Fort Lupton Urban Renewal Authority (FLURA) Building Renovation Grant Program (Grant Program) is a competitive grant program meant to encourage property owners and tenants of buildings within eligible portions of Fort Lupton's commercial core (shown on Appendix 1) to make both major interior and exterior building improvements that will revitalize the area and attract customers to shop, dine and do business in Fort Lupton. These Building Renovation Grant Program Guidelines (Guidelines) are meant to assist applicants with going through the process of applying for a Building Renovation Grant and outlining what improvements will be considered.

FLURA reserves the right to amend these Guidelines at any time if it is determined necessary in order to provide more clarity, flexibility, or restrictions to the Grant Program.

Eligibility

The Grant Program is eligible to commercial buildings, and residential buildings which are historically designated, within the Building Renovation Grant Program Area (Grant Area) identified by the attached map at Appendix 1. An owner or tenant of a building within the Grant Area may apply for grant funding. Tenants must provide written approval from the owner of the building to submit a Building Renovation Grant Program Application (Application). Only two applications may be submitted by an applicant per year. An applicant that has an outstanding grant award that has not been completed pursuant to the Application Process described in these Guidelines is ineligible for a new grant award until all outstanding work on any previous grant is complete.

The following properties may also be considered on a case by case basis and may be reviewed with a higher level of scrutiny.:

1. Any property within the Urban Renewal Area (URA) but outside of the Grant Area.
2. Tax exempt properties within the Grant Area.
3. Residential Properties within the Grant Area that are not historically designated.

Grant Funding Availability and Reimbursement

FLURA will make a determination annually on the amount of grant funding available each year and may amend the available funds if deemed necessary to further the goals of the City and the Grant Area.

FLURA awards grant fund reimbursements worth up to 50% of the expected cost of the project, or \$25,000.00, whichever is less. For exceptionally high-quality projects that exceed the standards of these guidelines and require more intense investments, FLURA may waive the \$25,000.00 cap. FLURA has full discretion to determine if it is appropriate to do so or not. The grant fund reimbursement shall be based on bids/quotes based on the agreed upon award amount.

For properties that are Historically Designated, either on the local, state, or national registry, FLURA may award grant fund reimbursements up to 75% of the expected cost of the project or \$50,000.00, whichever is less. For exceptionally high-quality projects that exceed the standards of these guidelines and require more intense investments, FLURA may waive the \$50,000.00 cap. FLURA has full discretion to determine if it is appropriate to do so or not. The grant fund reimbursement shall be based on bids/quotes based on the agreed upon award amount.

Reimbursements will be made to the applicant provided that the work performed is as approved by FLURA. If changes are necessary, the applicant may provide an explanation of any changes in person at a regular meeting of the FLURA Board. If FLURA approves the changes, then the award amount will continue to be dispersed. Grant disbursements will be as follows:

1. Upon completion of work as awarded through the Grant Program, Applicant shall provide receipts of project expenses throughout the project, as well as proof of payment of said receipts. FLURA will reimburse those receipts up to 80% amount of the grant award amount.
2. Upon completion of the project, FLURA will provide the remaining balance of the grant award to the applicant. If the applicant did not request previous disbursements, the entire grant will be awarded upon completion of the project. Completion will be determined based upon the procedures set forth under the Application Process section below.

Eligible and Ineligible Improvements

Prior to submitting an Application for improvements to a building that is over fifty years old, the applicant is encouraged to review the Secretary of the Interior's Standards for the Treatment of Historic Properties (the "Standards") located at <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>. Work that substantially conforms to the Standards, where applicable, may be viewed more favorably by the FLURA Board. The design guidelines provided at Appendix 3 provide a visual representation of recommended improvements. However, alterations that are complementary to the Grant Area, and particularly attractive, will also be considered.

With respect to exterior façade improvements that qualify under the Grant Program, only improvements made to façades visible to the public from the street or sidewalk are eligible unless they are required under the International Building Code and/or International Fire Code, as adopted and enforced by the City of Fort Lupton. Appendix 2 details what is considered a façade and some elements of a façade that may qualify for a Building Renovation Grant.

Eligible improvements include:

- Renovations to a building that are necessary to meet the requirements of the International Building Code and/or International Fire Code, as adopted and enforced by the City of Fort Lupton. These renovations may include, but are not limited to, renovations associated with accessibility, mechanical, electrical or plumbing upgrades, or sprinkler installation.
- Restoration and cleaning of masonry, including brick, stone and concrete. Power washing is discouraged as a method to clean brick on any building receiving grant funding.
- Repair or replacement of windows. If windows are the original, historic windows, repair is preferred. Where repair is not possible, replacement windows of the same material, size and shape are encouraged.
- Lighting attached to the building that accentuates signage or other significant architectural details of the building. All lighting will be reviewed on a case-by-case basis to ensure it complements the building façade.
- Restoration and repair of original architectural details of the building, such as the cornice and window details.
- Removal of inappropriate façade materials.
- Installation or repair of awnings.

- Repair of doors or replacement of doors where it is found the proposed door complements the building façade.
- Painting. The color should take into consideration the surrounding buildings and character of the Grant Area. Painting over brick is discouraged.
- Signage. All signage will be reviewed to ensure that it complements the building and the character of the Grant Area. Eligible signage may include projecting signs, storefront signs or restoration of original architectural signs. Generally, signage should not cover distinct architectural features of a building. Initial written approval of the sign from the City must be provided with the grant application.
- Architectural design assistance for an applicant to enlist an architect to provide recommendations on appropriate improvements to the building.

Ineligible improvements include, but are not limited to, improvements that:

- Are repairs and replacements of equipment and services that are routine in nature or are typical property maintenance expectations, including but not limited to: HVAC, walk-in freezers, ranges, plumbing, electrical, or gas.
- Primarily support residential uses and buildings, such as renovations of office suites to apartments, houses that do not have a public-facing commercial use inside, or only directly supports apartments above a commercial use.
- Were started or completed prior to applying for the Grant Program.
- Interior improvements that are cosmetic or non-structural in nature.
- Exterior improvements that are not made directly to a façade, such as benches, planters, landscaping, fences, parking, etc., unless they are required under the International Building Code and/or International Fire Code, as adopted and enforced by the City of Fort Lupton.
- Exterior improvements that are not visible from the street or sidewalk, unless they are required under the International Building Code and/or International Fire Code, as adopted and enforced by the City of Fort Lupton.
- Are not found to be complementary to surrounding buildings and neighborhood character or the original character of the building.
- Are made to a historically designated building that have not been issued a report of acceptability by the Fort Lupton Historic Preservation Board. In addition, building permit fees and other administrative fees that may be required by the City are not eligible for grant funding.

Application Process

A pre-application conference with FLURA staff is required prior to submitting an Application to discuss the proposed project and any requirements. This conference must be completed at least two weeks prior to the application deadline. To schedule a pre-application conference, contact FLURA staff at 303.857.6694.

If you are applying for changes to the exterior of a building that is historically designated, proposed changes must be approved by the Historic Preservation Board prior to beginning work, and approval submitted with the Application. Note that this process can take a month or longer, so you should begin this process as soon as possible. For projects to the exterior of buildings that are historic (but not historically designated), applicants are encouraged to meet with the Fort Lupton Historic Preservation

Board prior to submitting their Application. For more information on meeting with the Historic Preservation Board, please contact City staff at 303.857.6694 or visit <https://www.fortluptonco.gov/139>.

All Building Renovation Grant Applications must be submitted by no later than the Monday of the week prior to a regularly scheduled meeting, see Appendix 4 for deadline dates. Applications may be submitted electronically or in hard-copy format by any one of the following delivery methods:

1. Hand-Delivery. Hand-delivery of Applications (either electronic or hard-copy) must be delivered during business hours (Monday – Friday from 8:00 AM – 5:00 PM, excluding holidays) to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado. Hand-delivered Applications should be labeled to the attention of the Fort Lupton Urban Renewal Authority.
2. Email. Applications may be emailed to zmettler@fortluptonco.gov Please enter “Building Renovation Grant Program Application” in the subject line of the email.
3. U.S. Mail. Building Renovation Grant Program Applications may be mailed to:

**Fort Lupton Urban Renewal Authority
c/o City of Fort Lupton
130 S. McKinley Avenue
Fort Lupton, CO 80621**

It is the applicant’s responsibility to confirm with FLURA staff that the Application was received.

The applicant shall submit a fully-completed Application, along with the following attachments:

- Proof that a pre-application conference was held with FLURA staff to discuss the project prior to submitting the Application. This conference must be 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.

FLURA staff will review all applications to ensure that it is complete and all required attachments are included. If there are any 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. If it is determined the Application is not complete at the time of the application deadline, or there are attachments missing, the Application will not be accepted. The applicant may resubmit a completed application during the next grant cycle.

The FLURA Board will then review all eligible applications at the regular FLURA meeting immediately following the application deadline and will consider projects based on grant award criteria, as further defined below. FLURA will compare the amount of grant funds requested to the amount of available funds, as determined annually by the FLURA Board. Grants will be awarded to the projects at the sole discretion of the FLURA Board. The number of grants awarded will be based upon the funding available.

Note that applicants may choose to phase larger projects into smaller, more manageable projects. However, approval of an Application does not guarantee that subsequent applications will automatically be awarded.

Final approval is contingent upon the applicant entering into a Building Renovation Grant Program Agreement (Agreement) with FLURA, which outlines the terms of the Grant Program and criteria for receiving a Building Renovation Grant. The Agreement must be finalized by no later than 30 days following approval of a grant award by FLURA. If it is not finalized within this time, then the grant award will become null and void.

The project must be completed by no later than 180 days after finalizing the Agreement. An extension may be requested if a written request is submitted by the applicant prior to the next FLURA meeting that immediately follows project completion deadline. At the FLURA Board's sole discretion the extension may or not be granted. If the extension is granted, FLURA will continue to reimburse the applicant for work performed on the project as agreed upon in the Agreement.

At the completion of a project, applicant must schedule a final inspection with designated FLURA staff, and for work requiring a building permit, the City Building Inspector. FLURA staff will provide written confirmation to the FLURA Board that the work has been completed as agreed upon in the Agreement. The Applicant should also submit an invoice to FLURA showing the final project costs. Upon review of these documents, FLURA will issue the final remaining grant award to the applicant after making a determination that the work was indeed completed as agreed, and upon receiving proof that the applicant has paid for said work.

Grant Award Criteria

Preference will be given to projects that have a high visible impact on public streets and for projects that seek to restore architecturally significant features of a building or have a significant likelihood to increase visitors, employees and/or businesses to the Grant Area. The following criteria will specifically be taken into account by FLURA when reviewing a Building Renovation ~~Program~~ Application:

- Instances where an immediate renovation would stop serious deterioration of the building's façade, or where architecturally significant features contributing to the building's character are in danger of being lost.
- Projects that would restore the historic features of a building; where historic features are being removed or altered, whether the improvements have a high degree of aesthetic appeal and are complementary to the surrounding Grant Area.
- Projects that demonstrate the ability to attract people to the Grant Area.
- Projects that would result in significant new investment and the creation of jobs in the Grant Area.
- Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.

- Applications that demonstrate the applicant's capacity to complete the project.

Additional Grant Requirements

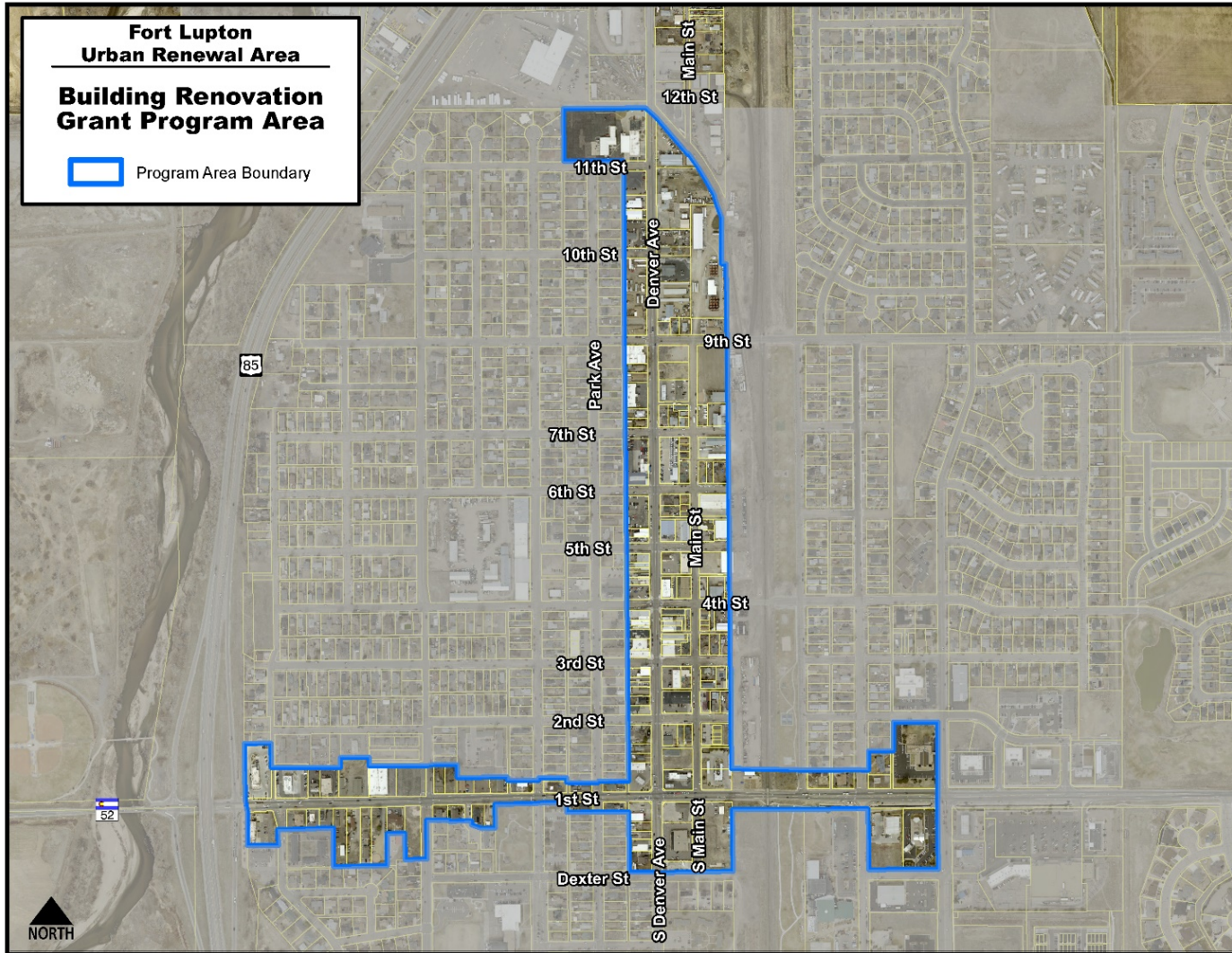
The applicant shall comply with all applicable provisions of the Fort Lupton Municipal Code and the International Building Codes enforced by the City. By submitting an Application, the applicant agrees to allow the City to inspect the building for Code compliance. Applicants shall obtain all required building permits prior to starting work on the project.

Municipal Code violations discovered after the project acceptance will not result in disqualification from the Grant Program, but corrections of such violations shall be incorporated into the project. FLURA retains the right to withhold reimbursements from the applicant until such violations are corrected to the satisfaction of City staff.

Questions? Contact FLURA at 303.857.6694.

Appendix 1

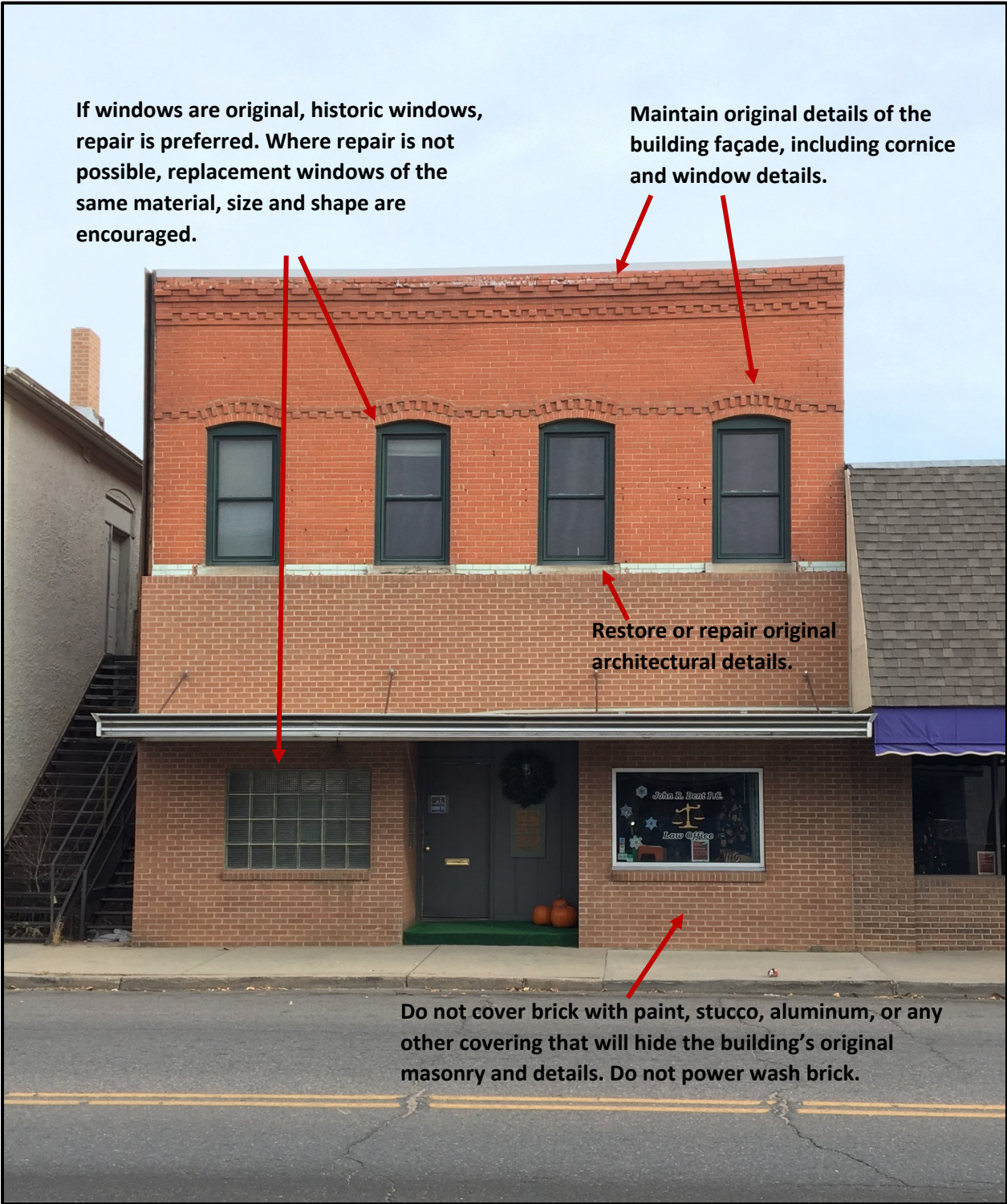
BUILDING RENOVATION GRANT AREA



Appendix 2 FAÇADE ELEMENTS



Appendix 3
FAÇADE IMPROVEMENT RECOMMENDED DESIGN GUIDELINES



Appendix 4 2026 APPLICATION DEADLINES

FLURA Meeting Date	Deadline to Submit Application	Deadline to Schedule a Pre-Application Conference
January 15, 2026	January 5, 2026	December 29, 2026
February 19, 2026	February 9, 2026	January 26, 2026
March 19, 2026	March 9, 2026	February 23, 2026
April 16, 2026	April 6, 2026	March 23, 2026
May 21, 2026	May 11, 2026	April 27, 2026
June 18, 2026	June 8, 2026	May 26*, 2026
July 16, 2026	July 6, 2026	June 22, 2026
August 20, 2026	August 10	July 27, 2026
September 17, 2026	September 8*, 2026	August 24, 2026
October 15, 2026	October 5, 2026	September 21, 2026
November 19, 2026	November 9, 2026	October 26, 2026
December 17, 2026	December 7, 2026	November 23, 2026

*Date adjusted due to Holiday effecting City closure.