AGENDA
FORT LUPTON URBAN RENEWAL AUTHORITY
REGULAR MEETING

130 South McKinley Avenue
Thursday, January 15, 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. 11202025 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

Action Item(s)

a. Elections for: Chair, Vice-Chair, Secretary, and Treasurer

b. Resolution No. 2026URA001 Designating Posting Place

c. Building Renovation Grant Application: 237 Denver Avenue

d. Building Renovation Application: 321 South Denver Avenue

New Business

a. Potential Staff Read-Outs

Old Business

Board Reports

Adjourn

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RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
January 15, 2026

Call to Order

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

Roll Call

Kathy Kvasnika, Eugene Reynolds, and Claud Hanes in attendance. Absent was Mark Grajeda, Christian Gonzalez-Torres, and Kevin Ross. Lynette Peppler was in attendance as a guest as she is being installed onto the FLURA board to replace Commissioner Ross. Also in attendance was Chris Cross, Executive Director, and Zachary Mettler, Planning staff.

Approval of Agenda

The agenda was unanimously approved with a motion from Hanes, seconded by Kvasnicka. Passed by majority roll call vote.

Consent Agenda

The minutes for November 20, 2025, were unanimously approved with a motion from Kvasnicka, seconded by Reynolds.

Public Comment

None.

Accounts Payable

Chris Cross disclosed the only accounts payable for the month.

Action Items

a. **Elections for: Chair, Vice-Chair, Secretary, and Treasurer**
    1. Montoya was reinstated as President with a motion from Hanes, seconded by Kvasnicka.
    2. Kvasnicka was reinstated as Vice Chair with a motion from Montoya and seconded by Hanes.
    3. Reynolds was reinstated as Treasurer with a motion from Kvasnicka and seconded by Hanes.
    4. Hanes was installed as Secretary (last man standing) with a motion from Kvasnicka and seconded by Reynolds.

b. **Resolution No. 2026URA001 Designating Posting Place**
    1. Motion to approve made by Hanes and second by Montoya.

c. **Building Renovation Grant Application: 237 Denver Avenue**
    1. Building renovation grant for 237 Denver Avenue had much discussion centering around maximum allotments, and the need to establish some guidelines. There being no guidelines at the present time Reynolds made a motion approving the grant with Hanes providing the second. The votes were 3-1 with Kvasnicka providing nay vote approving the $6,300 grant.

d. **Building Renovation Grant Application: 321 South Denver Avenue**
    1. Building renovation grant for 321 S Denver Avenue was presented with again much discussion on eligible expenses. Some items included were excluded and eventually an affirmative unanimous vote was cast with Hanes making the motion and Kvasnicka seconding for an amount of $50,709.50

RECORD OF PROCEEDINGS
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Discussion Items

a. Potential Staff Read-Outs

1. In new business the board discussed sponsoring the grant application for the Otteson mill to be included for a historical grant. Questions arose concerning the board's interest in purchasing the property which created some discussion around if/when we should buy something for economic development. Chair Montoya wasn't excited as he related negative history with BLURA, however Reynolds indicated if an opportunity came up to make some money and improvement; we shouldn't ignore it. The board is not interested in buying the mill.
2. Reynolds suggested that we install some guidelines as it appears we are working in the dark on some of these grant requests. This should include guidelines, maximum dollar amounts and some restrictions possibly residential.

Staff Report

None.

Board Reports

None.

Adjournment

Gary Montoya adjourned the meeting.

Next meeting will be February 19, 2026 at 6:00 PM.

Meeting adjourned at 6:30 PM.

Submitted by:

Claud Hanes

Claud Hanes, Secretary

Approved by Fort Lupton Urban Renewal Authority

Gary Montoya

Gary Montoya, Chairperson