FORT LUPTON URBAN RENEWAL AUTHORITY

AGENDA
FORT LUPTON URBAN RENEWAL AUTHORITY
REGULAR MEETING

130 South McKinley Avenue
Thursday, February 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. 01152026 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. January 2026 Financials

Action Item(s)

a. URA Payments for Special District Entities

b. Downtown Colorado Inc Conference

c. Building Renovation Guidelines Redlines

New Business

a. Urban Renewal Bills in State Legislature

b. Tour of 721 4th St Renovation of Offices to Apartments

Old Business

Board Reports

Adjourn

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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 Peppler 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 ____________________ Chair Signature ____________________

Claud Hanes Gary Montoya