



Gary Montoya, Chair
Michelle Bettger
Perry Buck, Vice-Chair
Mark Grajeda
Tommy Holton
Kathy Kvasnicka, Secretary
Eugene Reynolds, Treasurer
Vacancy, Alternate
Vacancy, Special District Representative

AGENDA

**Fort Lupton Urban Renewal Authority
Regular Meeting
City Hall – 130 S. McKinley Avenue
Thursday, September 16, 2021 – 6:30 PM**

- 1. Call To Order – Roll Call**
- 2. Approval of Agenda**
- 3. Consent Agenda**
 - a. Approval of the Minutes of the August 19, 2021 Meeting
- 4. Public Comment**
- 5. Accounts Payable**
- 6. Action Items**
 - a. None.
- 7. Discussion Items**
 - a. Wholly Stromboli Discussion on Paint Color
 - b. 2022 Goals Workshop
 - c. Development Code Update Discussion
- 8. Staff Reports**
- 9. Board Reports**
- 10. Adjournment**

**RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
August 19, 2021**

Call to Order

Chairman Montoya called the meeting to order at 6:30PM.

Roll Call

Present Gary Montoya, Kathy Kvasnicka, Perry Buck, Tommy Holton, Eugene Reynolds, Mark Grajeda, Michelle Bettger FLURA Staff member Alyssa Knutson, Executive Director Chris Cross.

Approval of Agenda

Tommy Holton makes motion to approve. Perry Buck seconds. Passed by majority roll call vote.

Consent Agenda

Approval of minutes of June 17, 2021 and July 15, 2021 meetings, Tommy Holton makes a motion to approve, Perry Buck seconds the motion. Approved by majority roll call vote with no changes.

Public Comment

None.

Accounts Payable

None.

Action items

AM2021-005: Appointing Deputy Executive Director to the Fort Lupton Urban Renewal Authority

Alyssa Knutson will be appointed as Deputy Executive Director of the Fort Lupton Urban Renewal Authority. She has been the staff liaison and has done an excellent job of directing FLURA. Kathy Kvasnicka made the motion to approve. Tommy Holton seconded the motion. Approved by majority roll call vote.

Discussion Items

2022 Goals Workshop and Budget Discussion

Gary Montoya suggested that it would be a positive direction to schedule a special meeting for 2022 goals and Budget. Any suggestions or help in 2022 planning could be brought to the table as it is budget time. The preliminary 2022 FLURA budget was discussed. The next phase for the Denver Ave. 3rd Street and 4th Street construction is ready, with the engineering complete. The Board will discuss next phases of capital improvement projects during the September meeting. FLURA has been asked to cover the cost for core sampling in the alleyway behind Grannies and the Star Theater in anticipation for an improved paving material that drains water while being decorative and functional. The Board also approved the façade grant and the IBC/IFC update grant be rolled into one grant for building revitalization.

CDOT Revitalizing Main Streets Grant

We were not awarded the CDOT revitalization grant. CDOT indicated that additional monies will be available for grants later in the year and that FLURA should apply for those when they open.

**RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
August 19, 2021**

Downtown Colorado Inc. Membership

The Board agreed to follow staff recommendation to renew their membership to Downtown Colorado Inc.

R&L Tires Façade Grant Discussion on Paint Color

R&L Tires proposed updated paint colors for their façade improvement grant. The new presented colors passed by unanimous Board vote.

Intergovernmental Agreements

No updates.

Staff Report

Chris Cross discussed the alleyway project that staff has been working on. It seems very positive for that area. The Jacobs Golf Tournament is still open for players. South Rollie Ave. is now open. Basalite is now open at 1801 S. Rollie Ave. It is a concrete making facility with a lot of technology. Very impressive facility. 7-Eleven will open in September on Hwy 85 and 14th Street. Wholly Stromboli has started the renovations on the St. John building that was approved. They have applied, with FLURA's assistance, for a grant through History Colorado.

Board Reports

Tommy Holton is running for mayor.

Perry Buck update for Weld County. The County has received a \$2M grant for rental assistance, \$9M human services, which up to \$4M will be spent for COVID relief. There have been 282,000 people vaccinated. Buck is pleased to be working with the FLURA group and looks forward to the future with this committee.

Michelle Bettger is running for the school board. School started and numbers are up for online learning. Mark Grajeda stated that Fire Station 3 is opening. The grand opening is Aug 28th from 9AM – 12PM. It is a very nice facility.

Adjournment

Gary Montoya adjourned the meeting.

Next meeting will be Sept 16, 2021 at 6:30PM.

Meeting adjourned at 7:20PM.

Submitted by:

Kathy Kvasnicka, Secretary

RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
August 19, 2021

Approved by Fort Lupton Urban Renewal Authority

Gary Montoya, Chairperson



City of Fort Lupton

All Funds Budget Comparison Report

Account Summary

					Comparison 1 Budget		Comparison 1 to Parent Budget		Comparison 2 Budget		Comparison 2 to Parent Budget	
					Parent Budget			%			%	
					2020 PROJECTED	2022 REQUESTED	Increase / (Decrease)		2022 FINANCE DIR	Increase / (Decrease)		
Account Number												
Fund: 820 - FLURA												
Department: 9100 - FORT LUPTON URBAN RENEWAL												
Revenue												
820-9100-311010	TIF INCREMENT	231,333.29	225,402.99	225,402.99	245,865.00	397,643.00	151,778.00	61.73%	397,643.00	151,778.00	61.73%	
820-9100-311011	TIF INCREMENT REFUND	-22,120.83	0.00	0.00	-22,180.00	-51,446.00	-29,266.00	131.95%	-51,446.00	-29,266.00	131.95%	
820-9100-361600	INTEREST EARNED	91.10	63.81	63.81	150.00	0.00	-150.00	-100.00%	0.00	-150.00	-100.00%	
820-9100-380000	MISC REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	
820-9100-390100	FLURA DEBT PROCEEDS	0.00	0.00	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	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	330,779.00	93,765.00	-237,014.00	-71.65%	93,765.00	-237,014.00	-71.65%	
Total Revenue:		209,303.56	225,466.80	225,466.80	554,614.00	439,962.00	-114,652.00	-20.67%	439,962.00	-114,652.00	-20.67%	
Expense												
820-9100-520100	GENERAL SUPPLIES	0.00	0.00	0.00	250.00	500.00	250.00	100.00%	500.00	250.00	100.00%	
820-9100-530600	CONTRACTUAL SERVICES	55,794.73	0.00	0.00	78,375.00	10,000.00	-68,375.00	-87.24%	10,000.00	-68,375.00	-87.24%	
820-9100-530800	DUES & SUBSCRIPTIONS	210.00	1,250.00	1,250.00	210.00	1,000.00	790.00	376.19%	1,000.00	790.00	376.19%	
820-9100-531200	LEGAL FEES	1,283.62	62.50	62.50	4,000.00	10,000.00	6,000.00	150.00%	10,000.00	6,000.00	150.00%	
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	316.72	0.00	0.00	300.00	750.00	450.00	150.00%	750.00	450.00	150.00%	
820-9100-532800	STAFF DEVELOPMENT	0.00	0.00	0.00	250.00	1,000.00	750.00	300.00%	1,000.00	750.00	300.00%	
820-9100-533000	TRAVEL & MEETINGS	0.00	0.00	0.00	250.00	1,000.00	750.00	300.00%	1,000.00	750.00	300.00%	
820-9100-551850	GRANTS - TIF	33,500.00	28,929.00	28,929.00	0.00	134,602.32	134,602.32	0.00%	134,602.32	134,602.32	0.00%	
Budget Notes												
Budget Code	Subject	Description										
REQUESTED	2021 Awarded Grant Carry Over	\$59,602.32										
REQUESTED	Building Renovation Grant	65,000.00										
REQUESTED	Monument Signs Grant	\$10,000.00										
820-9100-553500	MISC EXPENDITURES	85.12	2,288.13	2,288.13	0.00	3,000.00	3,000.00	0.00%	3,000.00	3,000.00	0.00%	
820-9100-575000	CAPITAL PROJECTS	0.00	0.00	0.00	0.00	452,000.00	452,000.00	0.00%	452,000.00	452,000.00	0.00%	
Budget Notes												
Budget Code	Subject	Description										
REQUESTED	Alley Way Project	\$20,000.00										
REQUESTED	Streetscape Construction 3rd and 4th on Denv	\$427,000.00										

All Funds Budget Comparison Report

					Comparison 1		Comparison 1		Comparison 2		Comparison 2	
					Parent Budget	Budget	to Parent Budget	%	Budget	to Parent Budget	%	
					2020	2022	Increase /		2022	Increase /		
					Total Activity	REQUESTED	(Decrease)		FINANCE DIR	(Decrease)		
Account Number												
REQUESTED		Way Finding Signs		\$5,000.00								
820-9100-580450		GENERAL FUND (CITY) LOAN		5,000.00		5,000.00		0.00		0.00%		
820-9100-590200		TABOR RESERVE		0.00		0.00		0.00		0.00%		
820-9100-590400		FUND BALANCE RESERVES		0.00		0.00		0.00		0.00%		
Total Expense:		96,190.19		37,529.63		88,635.00		618,852.32		530,217.32 598.20%		
Total Department: 9100 - FORT LUPTON URBAN RENEWAL:		113,113.37		187,937.17		465,979.00		-178,890.32		-644,869.32 -138.39%		
Total Fund: 820 - FLURA:		113,113.37		187,937.17		465,979.00		-178,890.32		-644,869.32 -138.39%		
Report Total:		113,113.37		187,937.17		465,979.00		-178,890.32		-644,869.32 -138.39%		

All Funds Budget Comparison Report

Group Summary

				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Parent Budget	%
				2020 PROJECTED	2022 REQUESTED	Increase / (Decrease)		2022 FINANCE DIR	Increase / (Decrease)	
Account Typ...	2020 Total Activity	2021 Total Activity	2021 Total Activity							
Fund: 820 - FLURA										
Department: 9100 - FORT LUPTON URBAN RENEWAL										
Revenue	209,303.56	225,466.80	225,466.80	554,614.00	439,962.00	-114,652.00	-20.67%	439,962.00	-114,652.00	-20.67%
Expense	96,190.19	37,529.63	37,529.63	88,635.00	618,852.32	530,217.32	598.20%	618,852.32	530,217.32	598.20%
Total Department: 9100 - FORT LUPTON URBAN RENEWAL:	113,113.37	187,937.17	187,937.17	465,979.00	-178,890.32	-644,869.32	-138.39%	-178,890.32	-644,869.32	-138.39%
Total Fund: 820 - FLURA:	113,113.37	187,937.17	187,937.17	465,979.00	-178,890.32	-644,869.32	-138.39%	-178,890.32	-644,869.32	-138.39%
Report Total:	113,113.37	187,937.17	187,937.17	465,979.00	-178,890.32	-644,869.32	-138.39%	-178,890.32	-644,869.32	-138.39%

All Funds Budget Comparison Report

				Fund Summary						
				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Parent Budget	%
Fund	2020 Total Activity	2021 Total Activity	2021 Total Activity	2020 PROJECTED	2022 REQUESTED	Increase / (Decrease)		2022 FINANCE DIR	Increase / (Decrease)	
820 - FLURA	113,113.37	187,937.17	187,937.17	465,979.00	-178,890.32	-644,869.32	-138.39%	-178,890.32	-644,869.32	-138.39%
Report Total:	113,113.37	187,937.17	187,937.17	465,979.00	-178,890.32	-644,869.32	-138.39%	-178,890.32	-644,869.32	-138.39%