



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

Fort Lupton Recreation Center – 203 S. Harrison Avenue

Thursday, October 21, 2021 – 6:30 PM

- 1. Call To Order – Roll Call**
- 2. Approval of Agenda**
- 3. Consent Agenda**
 - a. Approval of the Minutes of the September 16, 2021 Meeting
- 4. Public Comment**
- 5. Accounts Payable**
- 6. Action Items**
 - a. None
- 7. Discussion Items**
 - a. Development Code Update Presentation
 - b. Presentation of the Budget
 - c. Intergovernmental Agreements Update
- 8. Staff Reports**
- 9. Board Reports**
- 10. Adjournment**

**RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
September 16, 2021**

Call to Order

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

Roll Call

Present: Gary Montoya, Kathy Kvasnicka, Tommy Holton, Eugene Reynolds, FLURA Deputy Executive Director Alyssa Knutson, Executive Director Chris Cross.

Absent: Michelle Bettger, Perry Buck, Mark Grajeda

Approval of Agenda

Tommy Holton makes motion to approve. Kathy Kvasnicka seconds. Passed by majority roll call vote.

Consent Agenda

Approval of minutes of August 19, 2021 meeting, Kathy Kvasnicka makes a motion to approve, Tommy Holton seconds the motion. Approved by majority roll call vote with no changes.

Public Comment

None.

Accounts Payable

Approved payment for the membership to the Downtown Colorado Inc. was made. IGA Pay back checks were done.

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

Wholly Stromboli Discussion on Paint Color

Melissa Rickman spoke to the board on the change of paint color for the St John building at 4th and Denver Ave. The original approved color was lighter and when applied showed previous graffiti and building imperfections. It was decided to change the color to a darker color when the painters were already started. The color matches the stone and the board felt this was an acceptable change and thanked Ms Rickman for the time and investment they have done to improve this building.

2022 Goals Workshop and Budget Discussion

Deputy Executive Director Alyssa Knutson presented the Visioning Workshop presentation. The presentation is attached, which includes a comprehensive presentation of the history and goals of FLURA.

**RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
September 16, 2021**

Chris Cross presented the proposed budget document and explained how TIF financing works. It was discussed that TIF may be able to be used for the improvement of sidewalks throughout the town. Staff is hoping to apply for new grants if they become available to fund the Denver Avenue streetscape. The project will commence in the spring of 2022 with the final bid project.

Development Code Update Discussion

The Development Code will be brought to City Council, including the sign code that is being revised at this time.

Intergovernmental Agreements

No updates.

Staff Report

Chris Cross discussed the timeline for the budget presentation. The budget will be presented on October 21, 2021 with final adoption on December 16, 2021.

Board Reports

None.

Adjournment

Gary Montoya adjourned the meeting.

Next meeting will be October 21, 2021 at 6:30PM.

Meeting adjourned at 7:10PM.

Submitted by:

Kathy Kvasnicka, Secretary

Approved by Fort Lupton Urban Renewal Authority

Gary Montoya, Chairperson



FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

Visioning Workshop

September 16, 2021

How it started

August 18, 2014: Fort Lupton City Council approved the formation of FLURA.

The Fort Lupton Urban Renewal Authority (FLURA) is the City of Fort Lupton's redevelopment agency. FLURA was formed to promote redevelopment and reinvestment within the City of Fort Lupton and to create a thriving community that is economically diverse."

November 2014: City staff conducted a conditions survey, which was developed to find...

"Blighted Area" must have four of the following factors:

- a) Slum, deteriorated, or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d) Unsanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Unusual topography or inadequate public improvements or utilities;
- g) Defective or unusual conditions of title rendering the title non-marketable;
- h) The existence of conditions that endanger life or property by fire or other causes;
- i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- j) Environmental contamination of buildings or property; or
- k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.



BLIGHT!

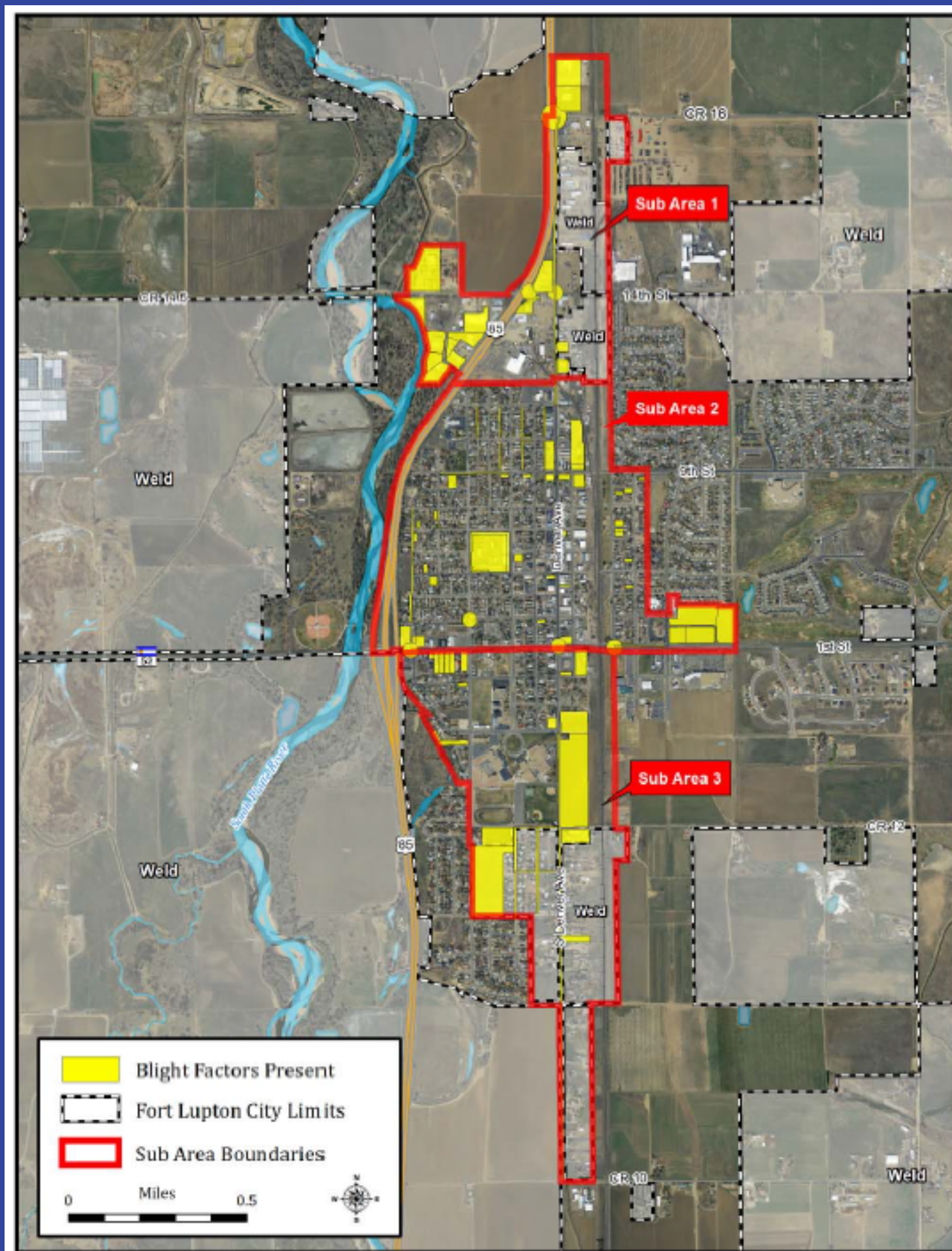


Chart 1: Blight Factors within Sub Areas

Factor	Sub Area 1	Sub Area 2	Sub Area 3	Survey Area
A	✓	✓	✓	✓
B	✓	✓	✓	✓
C	✓		✓	✓
D	✓	✓	✓	✓
E	✓	✓	✓	✓
F	✓	✓	✓	✓
G				
H	✓	✓		✓
I		✓	✓	✓
J				
K.5		✓	✓	✓
TOTAL	7	8	8	9



Please note the following upcoming dates regarding the Fort Lupton Core Urban Renewal Plan:

OPEN HOUSE

An open house is scheduled to discuss the Fort Lupton Core Urban Renewal Plan. A brief presentation will begin at 7:00 PM with remaining time dedicated to questions and comments.

What: Open House for Fort Lupton Core Urban Renewal Plan

When: Tuesday, May 12, 2015 at 7:00 PM – 9:00 PM

Where: Fort Lupton Recreation Center, 203 S. Harrison Avenue, Fort Lupton, CO 80621

PUBLIC HEARING

The public hearing for the proposed adoption of the Fort Lupton Core Urban Renewal Plan continued and will be held:

What: Public Hearing for Fort Lupton Core Urban Renewal Plan

When: Monday, May 18, 2015 at 7:00 PM

Where: Fort Lupton City Hall, 130 S. McKinley Avenue, Fort Lupton, CO 80621

Visit <http://www.fortlupton.org/470/Urban-Renewal-Projects> or call 303.857.6695 for more information.



How it started

May 18, 2015: Fort Lupton Core Urban Renewal Plan was approved.

How is an Urban Renewal Plan Created?

- An urban renewal authority must be established.
- A conditions survey must be conducted in order to determine if the proposed area is blighted (as defined by Colorado Urban Renewal Law).
- If it is determined there is blight within the survey area, an urban renewal plan is then created.
- Planning commission must determine if the urban renewal plan complies with the comprehensive plan and provide a recommendation to city council.
- City council then approves or disapproves the plan.



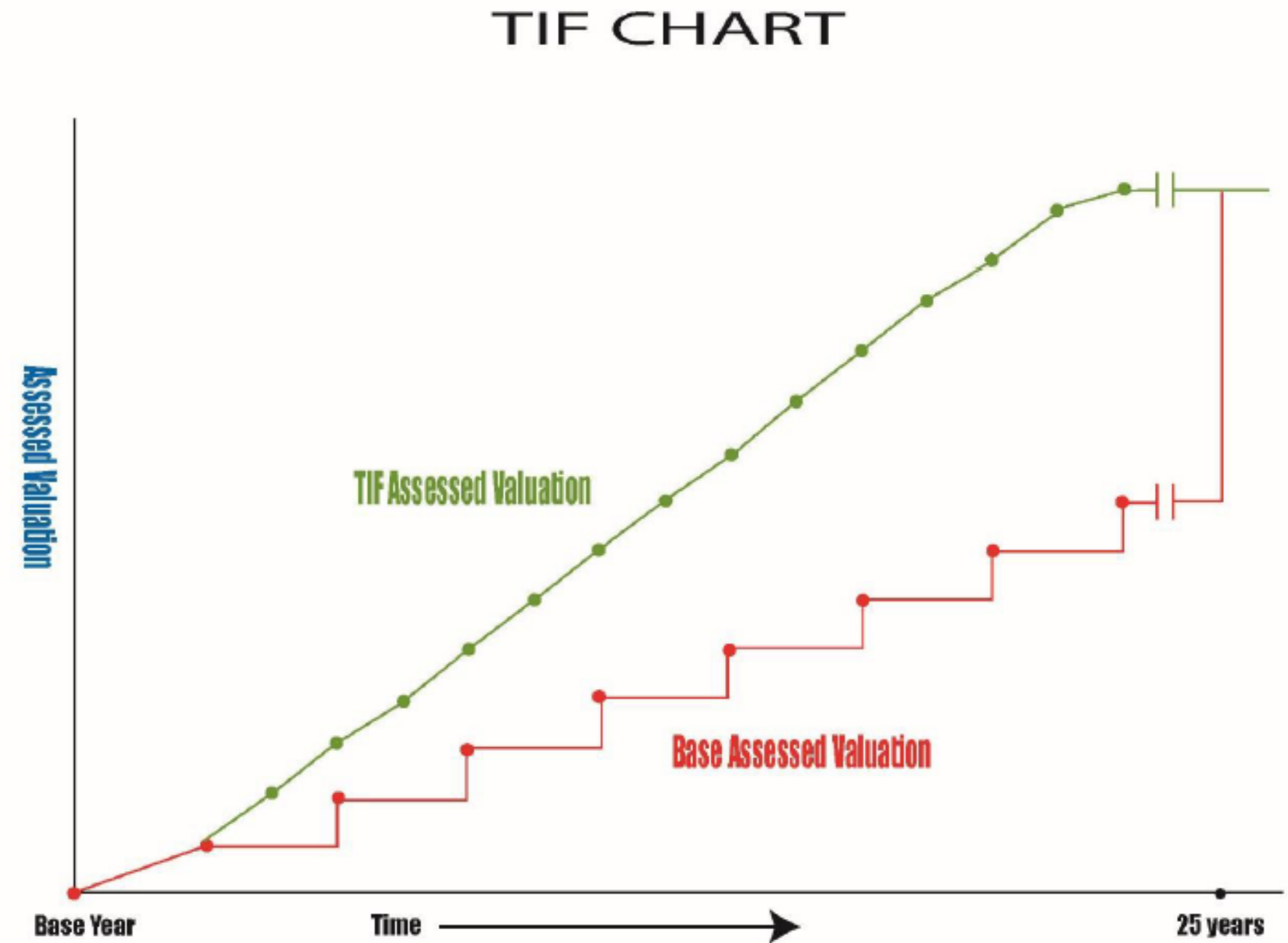
What is an Urban Renewal Plan?

- Establishes a specific geographic area that is determined to have blight conditions. This area becomes known as the urban renewal area.
- Colorado Urban Renewal Law identifies 11 factors of blight. In most cases, at least 4 factors must be found within an urban renewal area in order to qualify as blighted.
- Once blight is determined to exist within an urban renewal area, an urban renewal plan sets forth a plan for improving these blight conditions through the use of urban renewal projects.
- To undertake urban renewal projects with the use of tax increment financing, the projects must be authorized in an urban renewal plan.



How are Urban Renewal Projects Funded?

- Urban renewal projects are funded through the use of tax increment financing.
- Tax increment financing revenues are created from the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established.
- The assessed value of an urban renewal area at the time a plan is adopted is called the “base.”
- The growth above the base is called the “increment.”



How it started

August 2015: House Bill 15-1348 Effective Date



HOUSE BILL 15-1348

BY REPRESENTATIVE(S) Hullinghorst and Lawrence, Brown, Buck, Conti, Coram, DelGrosso, Dore, Ginal, Wilson, Becker J., Becker K., Kagan, Roupe, Van Winkle, Danielson, Mitsch Bush, Ryden, Tyler, Vigil; also SENATOR(S) Heath and Balmer, Grantham, Kefalas, Marble, Merrifield, Sonnenberg, Guzman, Neville T.

CONCERNING MODIFICATIONS TO STATUTORY PROVISIONS GOVERNING URBAN REDEVELOPMENT TO PROMOTE THE EQUITABLE FINANCIAL CONTRIBUTION AMONG AFFECTED PUBLIC BODIES IN CONNECTION WITH URBAN REDEVELOPMENT PROJECTS ALLOCATING TAX REVENUES.

(2) This act applies to:

(a) Municipalities, urban renewal authorities, and any urban renewal plans created on or after January 1, 2016; or

(b) Urban renewal plan amendments or modifications adopted on or after January 1, 2016, that include any of the following: Any addition of an urban renewal project; an alteration in the boundaries of an urban renewal area; any change in the mill levy or the sales tax component of any such plan, except where such changes or modifications are made in connection with refinancing any outstanding bonded indebtedness; or an extension of an urban renewal plan or the duration of a specific urban

City Council appointed a group of citizens, business representatives and other stakeholders within the community to serve on the FLURA Board.

How it started

Who We Are

- A nine-member board comprised of citizens, special district representatives and business owners.
- All members are appointed by the Mayor and City Council.
- Charged with implementing the adopted Urban Renewal Plan and any of its approved projects.
- Financed through tax increment financing from properties within the adopted Urban Renewal Area.

How it's going

January 18, 2017: FLURA first opened the Facade Improvement Grant Program

Competitive grant program that provides up to a 50% grant match for eligible improvements to the exterior of buildings located within the Facade Improvement Program Area.

Examples of Eligible Improvements:

- Restoration and cleaning of masonry, e.g. brick, stone and concrete.
- Repair or replacement of windows.
- Installation of lighting.
- Restoration and repair of original building details.
- Removal of inappropriate facade materials.
- Painting of building exterior.
- Addition of signage, including projecting or storefront signs.
- Restoration of original signs.
- Architectural design assistance.





How it started...



How it's going.



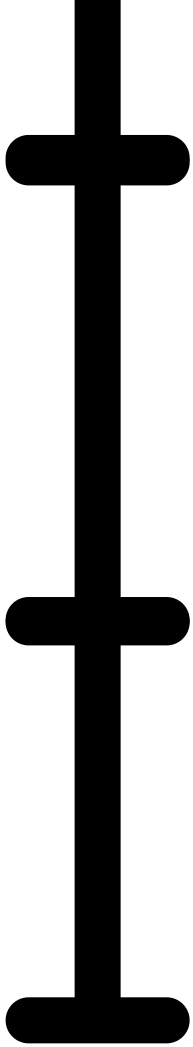
How it started...



How its going.



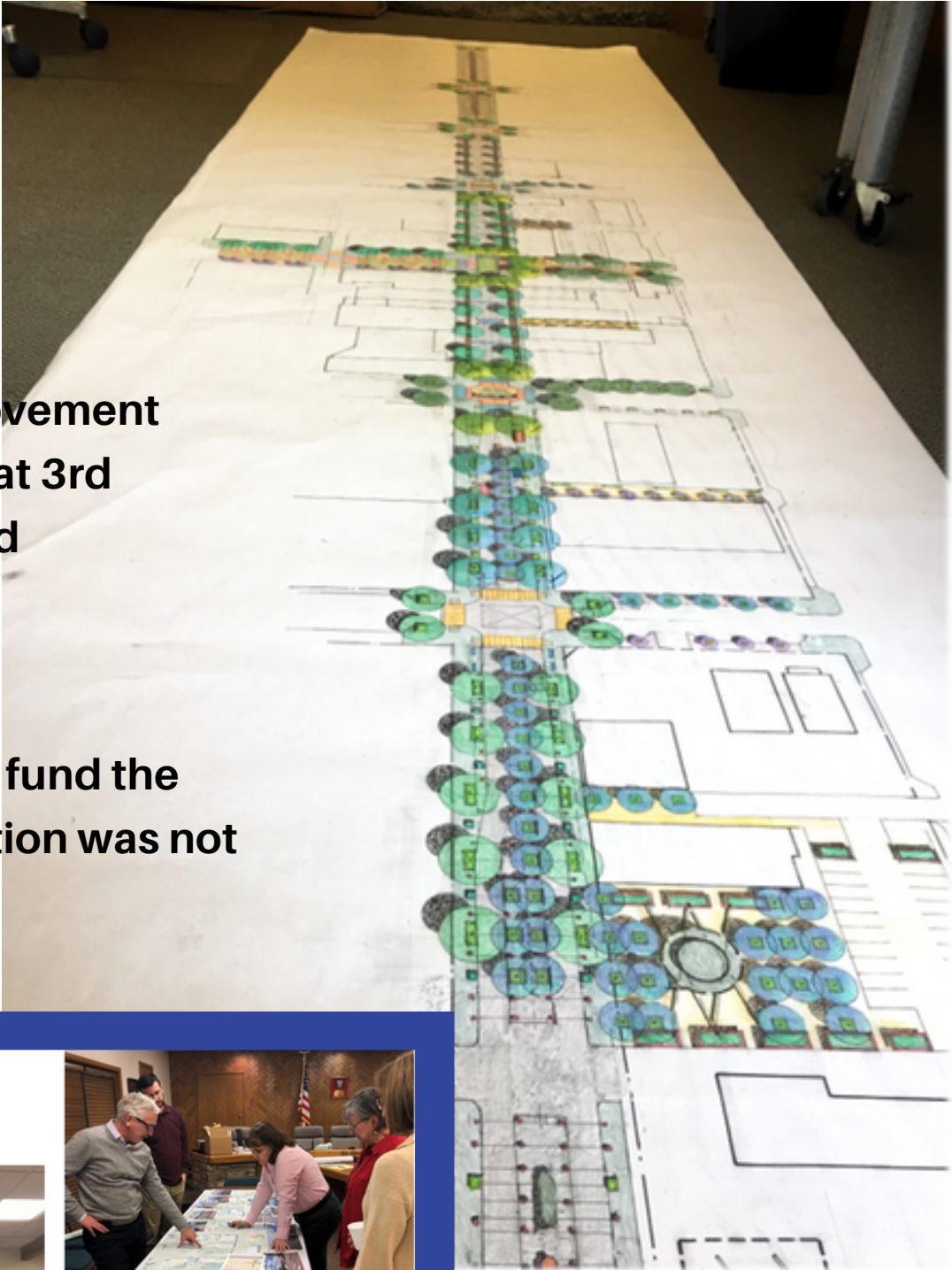
How it's going



March 19, 2019: Approval of the Streetscape Plan

August 2020: Streetscape Improvement Engineering for Denver Avenue at 3rd Street & Fourth Street Completed

2021: Applied for CDOT grant to fund the Denver Avenue project. Application was not successful.



Fort Lupton Commercial Corridor Streetscape Project

FEET FIRST WORKSHOP

Jump in.

NOV 14/15

PUBLIC WELCOME

AM | Offer your ideas and vision for Denver Ave and First Street

PM | View progress on the implementation plan

CITY HALL | Council Chambers | 130 S. McKinley Ave | Ft Lupton CO 80621

QUESTIONS | 720.466.6128

Sponsored by Fort Lupton Urban Renewal Authority **FLURA**

Jump in with us as we explore, together, the future of downtown Ft. Lupton. We welcome you to bring ideas as we move forward in executing a physical plan for Denver Ave and Hwy 52 at the Nov 14/15 Workshop. Feel free to join us for just a portion of the two-day workshop or for the entire event.

Workshop Schedule

NOV 14
8:00-8:30am | Meet and Greet
8:30-10:00am | Craft the Vision Wall of Wishes
10:00-10:15am | Break
10:15-12:00pm | From Analysis to Graphics
12:00-1:00pm | Lunch Break
1:00-4:00pm | Test the Ideas
4:00-5:00pm | Present the Findings

NOV 15
8:00-8:30am | Meet and Greet
8:30-10:00am | Recap of Day 1
10:00-10:15am | Break
10:15-12:00pm | Draw the Ideas
12:00-1:00pm | Lunch Break
1:00-4:00pm | Draw the Ideas-Part 2
4:00-6:00pm | Present Conceptual Ideas



Where we are going

The Plan was adopted to achieve the following Guiding Principles from the Fort Lupton Comprehensive Plan in the Area:

- *Preserve small town culture by sustaining pride in the appearance of homes and businesses* in the Area and promoting healthy, safe neighborhoods.
- *Make Fort Lupton a comfortable place for everyone by ensuring* that parks, trails, public facilities and neighborhoods are *ADA-accessible*.
- *Grow from the core* based on established growth tiers based on the ability to provide public services and infrastructure.
- *Focus on downtown* by attracting economic development, implementing the Fort Lupton Business Corridor Plan and *supporting land uses that will help to expand/strengthen the downtown area*.
- Create an interconnected, robust and attractive transportation network by *constructing multi-use streets and implementing a trails system* that connects the entire City to the region.

Where We Are Going

Project Activities FLURA Can Undertake

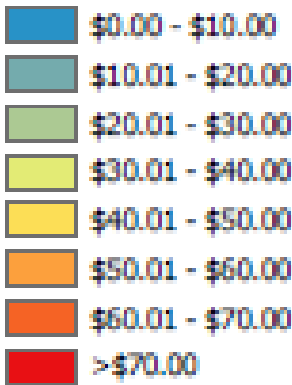
- Land Acquisition (except NOT by means of eminent domain)
- Relocation
- Demolition, Clearance and Site Preparation
- Property Management
- Public Improvements
- Land Disposition, Redevelopment and Rehabilitation
- Owner Participation Agreements
- Cooperation Agreements
- Other Project Undertakings and Activities

Fort Lupton Parcel Valuation

Actual Value per Square Foot



Parcel Valuation -
Per Square Foot



Up Next

Review Development Code Update

October 21, 2021

Budget

October 21, 2021: Formal Presentation of the Budget

December 16, 2021: Consideration of Proposed Budget

STREETSCAPE PLAN

BEGIN CONSTRUCTION IN SPRING 2022 (TENTATIVE)

Building Revitalization Grant Opening

January 2022

Resources

Downtown Colorado Inc.

<https://www.downtowncoloradoinc.org/>

Facade Improvement Program

<https://www.fortlupton.org/583/Facade-Improvement-Grant-Program>

Fort Lupton Core Urban Renewal Plan & Conditions Survey

<https://www.fortlupton.org/470/Urban-Renewal-Plan>

Streetscape Plan

<https://www.fortlupton.org/777/Fort-Lupton-Commercial-Corridor-Streetsc>

Urban Renewal Facts & Questions

<https://www.fortlupton.org/469/Urban-Renewal-Facts-Questions>



City of Fort Lupton

All Funds Budget Comparison Report

Account Summary

				Comparison 1	Comparison 1			Comparison 2	Comparison 2		
				Parent Budget	Budget	to Parent Budget	%	Budget	to Parent Budget	%	
Account Number		2019	2020	2021	2021	2021	Increase /		2022	Increase /	
Fund: 820 - FLURA		Total Activity	Total Activity	Total Activity	APPROVED	PROJECTED	(Decrease)		FINANCE DIR	(Decrease)	
Department: 9100 - FORT LUPTON URBAN RENEWAL											
Revenue											
820-9100-311010	TIF INCREMENT	186,329.57	231,333.29	230,797.72	224,854.00	224,854.00	0.00	0.00%	397,643.00	172,789.00	76.84%
820-9100-311011	TIF INCREMENT REFUND	-16,815.59	-22,120.83	-40,186.01	-19,232.00	-19,232.00	0.00	0.00%	-51,446.00	-32,214.00	167.50%
820-9100-361600	INTEREST EARNED	178.08	91.10	74.42	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-380000	MISC REVENUE	50,000.00	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	6,279.00	6,279.00	0.00%	6,169.00	6,169.00	0.00%
820-9100-390400	UNAPPROPRIATED RESERVES	0.00	0.00	0.00	465,979.00	437,613.00	-28,366.00	-6.09%	511,796.00	45,817.00	9.83%
Total Revenue:		219,692.06	209,303.56	190,686.13	671,601.00	649,514.00	-22,087.00	-3.29%	864,162.00	192,561.00	28.67%
Expense											
820-9100-520100	GENERAL SUPPLIES	80.65	0.00	0.00	500.00	500.00	0.00	0.00%	500.00	0.00	0.00%
820-9100-530600	CONTRACTUAL SERVICES	3,435.84	55,794.73	0.00	10,000.00	10,000.00	0.00	0.00%	10,000.00	0.00	0.00%
820-9100-530800	DUES & SUBSCRIPTIONS	500.00	210.00	1,250.00	750.00	1,250.00	500.00	66.67%	1,000.00	250.00	33.33%
820-9100-531200	LEGAL FEES	250.00	1,283.62	62.50	10,000.00	10,000.00	0.00	0.00%	10,000.00	0.00	0.00%
820-9100-531600	PLANS & STUDIES	6,996.50	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-531800	POSTAGE	126.50	316.72	0.00	500.00	500.00	0.00	0.00%	750.00	250.00	50.00%
820-9100-532800	STAFF DEVELOPMENT	326.81	0.00	0.00	1,000.00	1,000.00	0.00	0.00%	1,000.00	0.00	0.00%
820-9100-533000	TRAVEL & MEETINGS	293.26	0.00	0.00	1,000.00	1,000.00	0.00	0.00%	1,000.00	0.00	0.00%
820-9100-551850	GRANTS - TIF	54,127.66	33,500.00	31,469.00	75,000.00	75,000.00	0.00	0.00%	134,602.32	59,602.32	79.47%
Budget Notes											
Budget Code	Subject	Description									
FINANCE DIR	2021 Awarded Grant Carry Over	\$59,602.32									
FINANCE DIR	Building Renovation Grant	65,000.00									
FINANCE DIR	Monument Signs Grant	\$10,000.00									
820-9100-553500	MISC EXPENDITURES	0.00	85.12	2,389.03	0.00	2,300.00	2,300.00	0.00%	3,000.00	3,000.00	0.00%
820-9100-575000	CAPITAL PROJECTS	0.00	0.00	0.00	452,000.00	25,000.00	-427,000.00	-94.47%	452,000.00	0.00	0.00%
Budget Notes											
Budget Code	Subject	Description									
FINANCE DIR	Alley Way Project	\$20,000.00									
FINANCE DIR	Streetscape Construction 3rd and 4th on Denv	\$427,000.00									

All Funds Budget Comparison Report

					Comparison 1	Comparison 1		Comparison 2	Comparison 2	
					Budget	to Parent Budget	%	Budget	to Parent Budget	%
		2019	2020	2021	2021	2021	Increase /	2022	Increase /	
		Total Activity	Total Activity	Total Activity	APPROVED	PROJECTED	(Decrease)	FINANCE DIR	(Decrease)	
Account Number										
FINANCE DIR	Way Finding Signs	\$5,000.00								
820-9100-580450	GENERAL FUND (CITY) LOAN	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	5,000.00	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%
820-9100-590400	FUND BALANCE RESERVES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Expense:		71,137.22	96,190.19	40,170.53	555,750.00	131,550.00	-424,200.00	618,852.32	63,102.32	11.35%
Total Department: 9100 - FORT LUPTON URBAN RENEWAL:		148,554.84	113,113.37	150,515.60	115,851.00	517,964.00	402,113.00	245,309.68	129,458.68	111.75%
Total Fund: 820 - FLURA:		148,554.84	113,113.37	150,515.60	115,851.00	517,964.00	402,113.00	245,309.68	129,458.68	111.75%
Report Total:		148,554.84	113,113.37	150,515.60	115,851.00	517,964.00	402,113.00	245,309.68	129,458.68	111.75%

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	%
				2021 APPROVED	2021 PROJECTED	Increase / (Decrease)		2022 FINANCE DIR	Increase / (Decrease)	
Account Typ...	2019 Total Activity	2020 Total Activity	2021 Total Activity							
Fund: 820 - FLURA										
Department: 9100 - FORT LUPTON URBAN RENEWAL										
Revenue	219,692.06	209,303.56	190,686.13	671,601.00	649,514.00	-22,087.00	-3.29%	864,162.00	192,561.00	28.67%
Expense	71,137.22	96,190.19	40,170.53	555,750.00	131,550.00	-424,200.00	-76.33%	618,852.32	63,102.32	11.35%
Total Department: 9100 - FORT LUPTON URBAN RENEWAL:	148,554.84	113,113.37	150,515.60	115,851.00	517,964.00	402,113.00	347.09%	245,309.68	129,458.68	111.75%
Total Fund: 820 - FLURA:	148,554.84	113,113.37	150,515.60	115,851.00	517,964.00	402,113.00	347.09%	245,309.68	129,458.68	111.75%
Report Total:	148,554.84	113,113.37	150,515.60	115,851.00	517,964.00	402,113.00	347.09%	245,309.68	129,458.68	111.75%

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	2019 Total Activity	2020 Total Activity	2021 Total Activity	2021 APPROVED	2021 PROJECTED	Increase / (Decrease)		2022 FINANCE DIR	Increase / (Decrease)	
820 - FLURA	148,554.84	113,113.37	150,515.60	115,851.00	517,964.00	402,113.00	347.09%	245,309.68	129,458.68	111.75%
Report Total:	148,554.84	113,113.37	150,515.60	115,851.00	517,964.00	402,113.00	347.09%	245,309.68	129,458.68	111.75%