

**RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
MAY 3, 2016**

The Fort Lupton Urban Renewal Authority met at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Board, on Tuesday, May 3, 2016. Authority member Barb Kirkmeyer called the meeting to order at 6:03 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

City Clerk Nanette Fornof called roll. Those present were Mark Grajeda, Barbara Kirkmeyer, Eugene Reynolds, Carol Ruckel, Gary Montoya, and Zoe Stieber. Also present were City Administrator Claud Hanes, City Clerk Nanette Fornof and Planner Alyssa Knutson.

APPROVAL OF AGENDA

It was moved by Zoe Stieber and seconded by Mark Grajeda approving the agenda as presented. Motion carried unanimously.

CONSENT AGENDA

The following was on the Consent Agenda: Approval of the Minutes of the April 19, 2016 Meeting.

It was moved by Carol Ruckel and seconded by Gary Montoya, to approve the Consent Agenda as presented. Motion carried unanimously.

PERSON TO ADDRESS THE AUTHORITY

No one signed up to address the Authority.

NEW BUSINESS

Discussion with City Council Members

Chairperson Barbara Kirkmeyer stated the bylaws states FLURA and City officials should get together on an annual basis. The discussion included economic development, working together on projects and approving the Intergovernmental Agreement. One of City Council's reason for establishing the Fort Lupton Urban Renewal Authority was to work on the Downtown Revitalization.

As part of the Intergovernmental

Presentation from UpState Colorado

Rich Werner of UpState Colorado provided information about their role with Urban Renewal Authorities. Usually a business is looking for property that is ready to build on. This would include sewer, water and other amenities installed and ready to use. FLURA should provide to

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UpState an inventory of property available for development. Mr. Werner indicated he had the opportunity to drive around the city and identified some opportunities that could be addressed to help with façade improvements within the city. There was the discussion about sending out a survey to see how the citizens feel about Fort Lupton. Mr. Werner's opinion was to host a survey face-to-face with property owners, citizens and business owners. It was also suggested the FLURA members take a field trip and go see other URA projects; Castle Rock, Pueblo to name a few. Mr. Werner indicated UpState Colorado is available to help in anyway.

Ms. Kirkmeyer provided information about the Fastlane 2016 Grant. The proposed grant that was submitted is titled the Centennial Highway (US85) Betterments, which includes the corridor of Weld County 18 and Highway 85. This could help this area for future growth and possibly the use of FLURA funds.

Intergovernmental Agreements

AM 2016-004, RESOLUTION NO. 2016URAXXX AUTHORIZING THE CHAIRPERSON OF THE FORT LUPTON URBAN RENEWAL AUTHORITY TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF FORT LUPTON

The City of Fort Lupton has expressed an interest in entering into an intergovernmental agreement with the Fort Lupton Urban Renewal Authority (FLURA) in order to ensure that TIF revenues collected by FLURA as a result of the levies approved by the eligible electors of the City of Fort Lupton (City) in 2002 for the construction and operation of the Fort Lupton Recreation Center (Rec Center) are transferred to the City to pay or reimburse the debt service on the bonds issued for the construction and operation of the Rec Center.

During the discussion it was determined that for this proposed IGA to take effect, it requires approval from the FLURA Board authorizing the signature of the FLURA Chair.

The Authority would like additional verbiage added to the IGA; any future voter approved debt would be a pass through.

It was moved by Carol Ruckel and Mark Grajeda to table this item till the May 17, 2016 agenda. Motion carried by a roll call vote.

Fort Lupton Fire District Agreement

Attorney John Dent was available to answer any questions and provide information to the Authority. He understands there have been many versions of the Intergovernmental Agreement; one requesting debt service be considered as a pass through, one requesting a mill levy pass through and one where the District would pay \$75,000 and then be exempt from FLURA.

Authority member Carol Ruckel voiced her opinion on all the pass through and what would be left for the Authority to work with. The Authority needs to have a base to work from and for.

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The Fire District understands the roll of the Authority; however, does have an obligation to the level of service the citizens require. Both parties feel Chairperson Lienweber and a couple of Authority members should meet to discuss what options everyone has.

This agenda item will be presented to the Authority at their May 17, 2016, meeting.

Weld County's Agreement

Chairperson Kirkmeyer provided the Authority with a copy of the update Weld County's agreement and stated the paragraph #3 was removed from the agreement. The amendments have been simply written. If the Authority is in favor of the amendments, Ms. Kirkmeyer will have the County Attorney review the document and then have the County vote on the agreement. The proposed agreement, she feels wouldn't jeopardize the relationship with the County.

Meeting time

The regular meeting time of the Authority was changed to 6:30p.m.

New building and Construction Improvements Update

Wendy's has pulled the foundation permit; opening is anticipated to be in September. New housing construction building permits have increased. Nothing new to report on the hotel situation across from Safeway. There is a possibility the owner is going to sell the property.

Staff will be following the Fastlane Application and report at a later date.

OLD BUSINESS

No reports.

STAFF REPORTS

Executive Director Claud Hanes stated again the Wendy's update, a new Retail Liquor License was issued and the Star Theater has had a face lift.

Alyssa Knutson, Planner had no report.

Aaron Herrera had no report.

BOARD REPORTS

Gene Reynolds indicated Family Dollar has withdrawn their offer to purchase George's Hardware Store and currently there are no other offers.

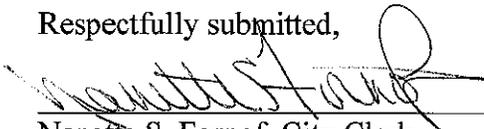
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Chairperson Kirkmeyer inquired about what items could be added to the next agenda; Field Trips, Interviews with local businesses.

Also, staff will be in touch with the other District to see if IGA's are needed.

There being no further business, the meeting adjourned at 8:24 p.m. The next FLURA meeting will be held on May 17, 2016.

Respectfully submitted,



Nanette S. Fornof, City Clerk

Approved by Fort Lupton Urban Renewal Authority



Barbara Kirkmeyer, Chairperson