



Beth Block  
Mark Grajeda, Vice Chair  
Kay Palmer Marsh  
Gary Montoya

Barbara Kirkmeyer, Chair  
Vincent Ornelas  
Eugene Reynolds  
Carol Ruckel  
Zoe A. Stieber

## **AGENDA**

**Fort Lupton Urban Renewal Authority  
Regular Meeting  
Tuesday, July 5, 2016  
6:30 P.M.**

- 1. Call To Order – Roll Call**
- 2. Approval Of The Agenda**
- 3. Consent Agenda**
  - a. Approval of the Minutes of the June 7, 2016 Meeting
- 4. Public Comment**
- 5. New Business**
  - a. Accounts Payable
  - b. AM2016-006: Reimbursement of Mill Levy Overrides and Bond Indebtedness to Special Districts
  - c. Intergovernmental Agreements
  - d. Special Events and Projects
  - c. Discuss Guest Speakers and Field Trips
  - d. Urban Renewal Training
- 6. Old Business**
- 7. Staff Reports**
  - a. Executive Director
  - b. City Liaisons
- 8. Board Reports**
- 9. Adjournment**

**RECORD OF PROCEEDINGS  
FORT LUPTON URBAN RENEWAL AUTHORITY  
JUNE 7, 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, June 7, 2016. Vice Chairperson Mark Grajeda called the meeting to order at 6:30 p.m.

**ROLL CALL**

The Authority introduced themselves, those present were Beth Block, Mark Grajeda, Kay Marsh (left at 6:42.m.), Gary Montoya, Gene Reynolds, Carol Ruckel, Vincent Ornelas and Zoe Stieber. Also present were Executive Director Claud Hanes, City Clerk Nanette Fornof and Staff Liaison Alyssa Knutson.

**APPROVAL OF AGENDA**

It was moved by Carol Ruckel and seconded by Vincent Ornelas approving the agenda as presented. Motion carried unanimously.

**CONSENT AGENDA**

The following was on the Consent Agenda: Approval of the Minutes of the May 17, 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 Chamber of Commerce Members**

Natalie Cummings, Executive Director for the Fort Lupton Chamber of Commerce, introduced herself and inquired how FLURA and Chamber can work together to improve, not take away from what both entities have to offer the community. Mark Grajeda, Vice Chairperson provided information about FLURA's roll in the community and to the business owners. Ms. Cummings stated this information would be a great topic for a Chamber luncheon and would like the Authority to attend the luncheon in September. Additional information will be provided at future meetings.

**Intergovernmental Agreements**

Vice Chairperson Mark Grajeda asked the Authority members their opinion of the School District Intergovernmental Agreement. It was the consensus of the Authority to allow them to

**RECORD OF PROCEEDINGS  
FORT LUPTON URBAN RENEWAL AUTHORITY  
JUNE 7, 2016**

protect the base and the Authority would retain the amount above the base. The discussion also included working together and partnerships. The Authority also wants to protect its revenue

Source; if the Authority continues to have “share backs” with all entities, what amount is left for FLURA to work with?

Additional discussion included the possibility of the Authority retaining all revenues allotted them and if or when an entity needs a portion of the “share back” the Authority could review the request and possibly honor it (the request).

Each intergovernmental agreement County, Library, AIMS, Water Districts and Fire District was discussed and it was the consensus of Authority to hold off on entering into any additional agreements that haven’t been approved. Staff will query the attorney to see if there are issues with proceeding this way. The potential for providing a reimbursement check to special districts rather than entering into intergovernmental was discussed.

**Discussion Guest Speakers and Field Trips**

The discussion included setting up a meeting with the Fort Lupton Fire Protection District to review the intergovernmental agreement. There was also discussion about attending a Fort Lupton Chamber luncheon to update the Chamber members on what FLURA is working towards and how FLURA functions.

**Cancel/Reschedule June 21, 2016 Meeting**

Staff indicated the Planning Commission has a meeting June 21, 2016, so the FLURA meeting needs to be canceled.

**Staff Reports**

**Executive Director**

Executive Director Claud Hanes stated a check was issued to Discount Attention Getters, LLC in the amount of \$243.10 for the purchase of checks for the Authority.

Mr. Hanes also stated Wendy’s is moving forward with their project and provided information regarding a Law Enforcement Honor Day to be held on July 27, 2016, at the Fort Lupton Readiness Center. It’s a way to say thank you to your local law enforcement agencies; lunch will be provided.

No additional information regarding the sale of George’s Hardware Store. The theater on Denver Avenue was purchased by one of the partners and is now for sale for \$275,000. United Power and the Fort Lupton Chamber has moved to the shopping center at Safeway.

**RECORD OF PROCEEDINGS  
FORT LUPTON URBAN RENEWAL AUTHORITY  
JUNE 7, 2016**

**City Liaisons**

Alyssa Knutson noted that a map of vacant parcels with the urban renewal area was provided to the Authority by email for reference.

**BOARD REPORTS**

No reports.

There being no further business, the meeting adjourned at 8:01 p.m. The next FLURA meeting will be held on July 5, 2016.

Respectfully submitted,

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Nanette S. Fornof, City Clerk

Approved by Fort Lupton Urban Renewal Authority

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Barbara Kirkmeyer, Chairperson

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AM 2016-006

**RESOLUTION NO. 2016URAXXX AUTHORIZING REIMBURSEMENT OF MILL LEVY OVERRIDES  
AND BOND INDEBTEDNESS TO SPECIAL DISTRICTS.**

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- I. **Agenda Date:** *Board Meeting – July 5, 2016*
- II. **Attachments:** A. *Resolution No. 2016URAxXX*
- III. **Issue/Request:**

*The attached proposed resolution directs that a check be issued to special districts annually by the Fort Lupton Urban Renewal Authority (FLURA) to reimburse mill levy overrides and bond indebtedness withheld by TIF revenues calculated, produced, allocated and transferred to FLURA upon taxable property within current and future urban renewal plan areas where there is not otherwise an intergovernmental agreement in place to otherwise ensure such a reimbursement.*

IV. **Alternatives/Options:**

- 1. The Board may approve the Resolution to reimburse mill levy overrides and bond indebtedness.*
- 2. The Board may not approve the Resolution to reimburse mill levy overrides and bond indebtedness.*
- 3. The Board may delay action on the Resolution for further discussion.*

V. **Financial Considerations:**

*By issuing funds to special districts from the tax increment financing revenues, there will be fewer funds available for the Board to use for its own purposes.*

VI. **Legal / Political Considerations:**

*By providing funds to repay mill levy overrides and bond indebtedness to special districts, FLURA would show its desire to work with special districts within its adopted urban renewal plan areas.*

VII. **Staff Recommendation:**

*Staff recommends approving Resolution URA2016-XXX directing the annual issuance of a check to special districts to reimburse mill levy overrides and bond indebtedness collected through TIF revenues, where there is otherwise no intergovernmental agreement in place to ensure such a reimbursement.*

**RESOLUTION NO. 2016URAxxx**

**A RESOLUTION OF THE FORT LUPTON URBAN RENEWAL AUTHORITY AUTHORIZING REIMBURSEMENT OF MILL LEVY OVERRIDES AND BOND INDEBTEDNESS TO SPECIAL DISTRICTS.**

**WHEREAS**, the Fort Lupton Urban Renewal Authority (FLURA) acknowledges that TIF revenues collected from taxable property within current and future urban renewal plan areas adopted by FLURA may cause current and future mill levies collected by special districts and bond indebtedness to be withheld; and

**WHEREAS**, FLURA intends to reimburse special districts for mill levy overrides and bond indebtedness withheld by TIF revenues from adopted urban renewal project areas; and

**WHEREAS**, said reimbursement shall be accomplished by FLURA issuing a check to special districts annually for an amount to cover mill levy overrides and bond indebtedness withheld by TIF revenues calculated, produced, allocated and transferred to FLURA upon taxable property within current and future adopted urban renewal plan areas; and

**WHEREAS**, the aforementioned reimbursement check shall be issued to special districts who do not otherwise have an established intergovernmental agreement with FLURA to ensure such an reimbursement; and

**NOW THEREFORE BE IT RESOLVED** that the Fort Lupton Urban Renewal Authority hereby finds, determines and declares that a check shall be issued annually to special districts to reimburse mill levy overrides and bond indebtedness withheld by TIF revenues calculated, produced, allocated and transferred to FLURA upon taxable property within current and future urban renewal plan areas where there is not otherwise an intergovernmental agreement in place to otherwise ensure such a reimbursement.

**APPROVED AND PASSED BY THE FORT LUPTON URBAN RENEWAL AUTHORITY THIS 5<sup>th</sup> DAY OF JULY 2016.**

Fort Lupton Urban Renewal Authority

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Barbara Kirkmeyer, Chair

## Report Criteria:

Report type: GL detail

Check.Voided = (=) No

[Report].Check GL Account = "8900000000"- "8975099999"

Bank.Account description = "Bank of Colorado - FLURA"

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
10002	CHAMBER OF COMMERCE	FLURA-2016 CHAMBER MEMBERSHIP	FLURA MEM	1	50.00
Total 10002:					50.00
10003	MURRAY DAHL KUECHENMEISTER	FLURA-MAY16 LEGAL FEES	13083	1	243.75
Total 10003:					243.75
Grand Totals:					293.75