



MEAD URBAN RENEWAL AUTHORITY

441 Third Street, Mead, CO 80542

Monday, June 27, 2022

AGENDA

5:15 PM

SPECIAL MEETING

Due to the COVID-19 virus, the Town of Mead Urban Renewal Authority will hold this meeting as an electronic meeting with remote participation in accordance with the Authority's emergency procedures adopted by Resolution No. 02-URA-2020. Virtual access information including the Zoom meeting link will be provided on the Town of Mead website and at designated posting places at least 24 hours prior to the meeting.

1. Call to Order - Roll Call

Chair Colleen Whitlow
Commissioner David Adams
Commissioner Brooke Babcock
Commissioner Debra Brodhead
Commissioner Chris Cartwright
Commissioner Trisha Harris
Commissioner Herman Schranz

Representative Commissioner Scott James
Representative Commissioner Laura McConnell
Representative Commissioner SVVSD VACANCY

2. Pledge of Allegiance to the Flag

3. Review and Approve Agenda

4. Commissioner Appointment

- a. **Resolution No. 01-URA-2022** - A Resolution of the Town of Mead Urban Renewal Authority Replacing the School District Representative on the Board of Commissioners of the Town of Mead Urban Renewal Authority

5. Informational Items

- a. 3rd & Welker Intersection Update
- b. Mead Community Center and Downtown Improvements
- c. 2022 Budget Update

6. Public Comment: 3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.

7. 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 Board member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda. Because the Consent Agenda includes Town payables (bills list/check register) and routinely includes contracts and other items involving the expenditure of Town funds, the town Clerk shall require a roll call vote on the Consent Agenda, as required by MMC Sec 2-2-190(a). Consent Agenda includes:

- a. Approval of Minutes - Special Meeting December 13, 2021
- b. May 2022 Financial Statements

c. Check Register December 9, 2021 - June 21, 2022

d. **Resolution No. 02-URA-2022** - A Resolution of the Town of Mead Urban Renewal Authority Ratifying the Public Improvement Cost Reimbursement for Agfinity, Inc.

8. Adjournment

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact the Town Clerk's Office at 970-805-4182 within 48 hours prior to the meeting in order to request such assistance.



Mead Urban Renewal Authority Agenda Item Summary

MEETING DATE: June 27, 2022

SUBJECT: St. Vrain Valley School District Representative Appointment: Sarah Hurianek

PRESENTED BY: Mary Strutt, Clerk

SUMMARY

Former School District Representative to the Mead Urban Renewal Authority, Paula Pears, has completed her term with the St. Vrain Valley School District (“District”). The District adopted a resolution recommending Sarah Hurianek to fill the School District Representative position. Ms. Hurianek was elected to the District in November, 2022 and represents the Mead area. Ms. Hurianek is unable to attend tonight’s meeting.

FINANCIAL CONSIDERATIONS

None

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the following motion:
“I move to adopt Resolution No. 01-URA-2022 – a resolution of the Town of Mead Urban Renewal Authority replacing the school district representative on the Board of Commissioners of the Town of Mead Urban Renewal Authority.

ATTACHMENTS

Resolution No. 01-URA-2022
Resolution for St. Vrain Valley School District

**TOWN OF MEAD URBAN RENEWAL AUTHORITY
RESOLUTION NO. 01-URA-2022**

**A RESOLUTION OF THE TOWN OF MEAD URBAN RENEWAL AUTHORITY
REPLACING THE SCHOOL DISTRICT REPRESENTATIVE ON THE BOARD OF
COMMISSIONERS OF THE TOWN OF MEAD URBAN RENEWAL AUTHORITY**

WHEREAS, the Board of Commissioners (the “Board of Commissioners”) of the Town of Mead Urban Renewal Authority (the “Authority”), pursuant to the provisions of the Colorado Revised Statutes, has the power to pass resolutions and enter into contracts and agreements; and

WHEREAS, pursuant to §§ 31-25-104(2)(a)(I) and 107(9.7)(b), C.R.S., in order to represent the collective interests of the county and all taxing bodies levying a mill levy within the boundaries of the Authority, one additional Commissioner on the Board of Commissioners shall be appointed by the board of county commissioners of the county in which the territorial boundaries of the Authority are located, one additional Commissioner shall be a board member of a special district selected by agreement of the special districts levying a mill levy within the boundaries of the Authority, and one additional Commissioner shall be an elected member of a board of education of a school district levying a mill levy within the boundaries of the Authority; and

WHEREAS, a vacancy exists for a Commissioner from a board of education of a school district levying a mill levy within the boundaries of the Authority (the “School District Representative”); and

WHEREAS, the St. Vrain Valley School District (the “District”) is a school district levying a mill levy within the boundaries of the Authority; and

WHEREAS, on January 26, 2022, the District adopted a Resolution, attached hereto as **Exhibit A** and incorporated herein by reference, recommending Sarah Hurianek fill the School District Representative position; and

WHEREAS, the Board of Commissioners is familiar with Ms. Hurianek and finds it to be in the best interest of the Authority, its residents, and the general public to appoint Ms. Hurianek to the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Mead Urban Renewal Authority, Weld County, Colorado, that:

Section 1. Appointment. Sarah Hurianek is hereby appointed to the Board of Commissioners of the Town of Mead Urban Renewal Authority as the School District Representative.

Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

Section 4. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 5. Certification. The Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF MEAD URBAN RENEWAL AUTHORITY, THIS 27TH DAY OF JUNE, 2022.

ATTEST:

TOWN OF MEAD URBAN RENEWAL AUTHORITY

Mary E. Strutt, Clerk

Colleen G. Whitlow, Chairperson

EXHIBIT A

Resolution for St. Vrain Valley School District

RESOLUTION FOR ST. VRAIN VALLEY SCHOOL DISTRICT

Consent to School District Representation on Town of Mead Urban Renewal Authority

WHEREAS, pursuant to C.R.S. §§ 31-25-104(2)(a)(I) and 107(9.7)(b), one commissioner on the Town of Mead Urban Renewal Authority (“Mead URA”) “must also be an elected member of a board of education of a school district levying a mill levy within the boundaries of the urban renewal authority area” (the “School District Position”);


WHEREAS, the School District Position is currently held by Paula Peairs, whose term as a member of the St. Vrain Valley School District RE-1J (“District”) board of education recently ended and who is thus no longer in the School District Position on the Mead URA;

WHEREAS, the Mead URA, through its representatives, has asked the District to recommend or nominate an elected member of its board of education to be appointed to serve as a commissioner on the Mead URA; and

WHEREAS, the District, as the school district within the boundaries of the Mead URA, wishes to recommend or nominate elected member of the St. Vrain Valley School District Board of Education Sarah Hurianek to serve in the School District Position on the Mead URA.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Education (“Board”) of the St. Vrain Valley School District RE-1J that the Board consents to St. Vrain Valley School District Board Member Sarah Hurianek to act as the Board member representative for St. Vrain Valley School District RE-1J on the Town of Mead URA.

Adopted this 26 day of January 2022.


ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J
Joie Siegrist, Board President

Attest:


ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J
Jim Berthold, Board Secretary

**Town of Mead Urban Renewal Authority
Board of Commissioners
Special Meeting
December 13, 2021
5:15 PM**

Item a.

Chair Colleen Whitlow called the Special Meeting of the Board of Commissioners of the Town of Mead Urban Renewal Authority to order at 5:16 p.m. Due to the COVID-19 virus, the meeting was held with electronic remote participation in accordance with the Authority's emergency procedures adopted by Resolution No. 02-URA-2020.

1. Call to Order: Roll Call

Present

Chair Colleen Whitlow
Commissioner David Adams (via virtual access)
Commissioner Brooke Babcock
Commissioner Debra Brodhead
Commissioner Chris Cartwright (via virtual access)
Commissioner Trisha Harris
Representative Commissioner Scott James (via virtual access)
Representative Commissioner Laura McConnell

Absent

Commissioner *Vacancy*
Representative Commissioner *SVVSD Vacancy*

Also present: Clerk Mary Strutt, Executive Director Helen Migchelbrink and URA General Counsel Robert Rogers.

2. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

3. Review and Approve Agenda

Motion was made by Commissioner Babcock, seconded by Commissioner Cartwright, to approve the agenda. Motion carried 8-0, on a roll call vote.

4. Public Comment

There was no public comment.

5. Consent Agenda

- a. Approval of Minutes – Special Meeting October 11, 2021
- b. October 2021 Financial Statements
- c. Check Register 10/01/2021 – 12/08/2021
- d. **Resolution No. 04-URA-2021** – A Resolution Ratifying the Public Improvement Cost Reimbursement for Ziggi's Coffee

Motion was made by Commissioner Harris, seconded by Commissioner Babcock, to approve the Consent Agenda. Motion carried 8-0, on a roll call vote.

6. Public Hearing

- a. **Resolution No. 05-URA-2021** – A Resolution of the Town of Mead Urban Renewal Authority Summarizing Expenditures and Adopting a Budget for the Town of Mead Urban Renewal Authority for the Fiscal Year Commencing on the First Day of January 2022 and Ending on the Last Day of December 2022

Chairman Whitlow opened the public hearing for the proposed 2022 budget at 5:20 p.m.

Town Clerk / Treasurer Mary Strutt and Lorraine Trotter, Professional Management Systems, LLC. presented the proposed 2022 budget. The Authority discussed the budget.

Motion was made by Commissioner Babcock, seconded by Commissioner Brodhead, to adopt Resolution No. 05-URA-2021 – A Resolution of the Town of Mead Urban Renewal Authority Summarizing Expenditures and Adopting a Budget for the Town of Mead Urban Renewal Authority for the Fiscal Year Commencing on the First Day of January 2022 and Ending on the Last Day of December 2022. Motion carried 8-0, on a roll call vote.

Chairman Whitlow closed the public hearing at 5:33 p.m.

7. New Business

- a. **Agfinity, Inc.** Public Improvement Cost Reimbursement Request

General Counsel Robert Rogers and Bruce McClymond of Agfinity discussed the proposed redevelopment of the Agfinity site at 3rd and Welker and the request for cost reimbursement with the Commissioners.

Motion was made by Commissioner Babcock, seconded by Commissioner Harris, to approve the request from Agfinity, Inc in the amount of \$ 357,280.00 payable upon issuance of final Certificate of Occupancy, and subject to the requirement that the Certificate of Occupancy be awarded no later than two (2) years from today, December 13, 2021. Motion carried 8-0, on a roll call vote.

8. **Executive Session: Pursuant to C.R.S. 24-6-402(4)(e)** to determine matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiations regarding Agfinity, Inc.

No session was needed.

9. Executive Session Action Items

No action was taken.

10. Adjournment

Motion was made by Commissioner Babcock, seconded by Commissioner Harris, to adjourn the meeting. Motion carried 8-0.

The Special Meeting of the Mead Urban Renewal Authority adjourned at approximately 5:53 p.m. on Monday, December 13, 2021.

Colleen G. Whitlow, Chair

ATTEST:

Mary E. Strutt, Clerk

DRAFT

TOWN OF MEAD
COMBINED CASH INVESTMENT
MAY 31, 2022

Item b.

COMBINED CASH ACCOUNTS

=====

CASH ALLOCATION RECONCILIATION

20 ALLOCATION TO MEAD URBAN RENEWAL AUTHORITY	5,214,772.92
TOTAL ALLOCATIONS TO OTHER FUNDS	5,214,772.92
ZERO PROOF IF ALLOCATIONS BALANCE	5,214,772.92

TOWN OF MEAD
 BALANCE SHEET
 MAY 31, 2022

Item b.

MEAD URBAN RENEWAL AUTHORITY

ASSETS

20-01-0100	COMBINED CASH	5,214,772.92	
20-01-1250	PROPERTY TAX RECEIVABLE	2,419,438.00	
20-01-1301	A/R - MURA	610.60	
	TOTAL ASSETS		<u>7,634,821.52</u>

LIABILITIES AND EQUITY

LIABILITIES

20-02-2310	EMPLOYEE HEALTH INS. PAYABLE	(456.46)	
20-02-2312	WORKERS COMP INSURANCE PAYABLE	147.00	
20-02-2314	401(A) CONTRIBUTIONS PAYABLE	3,010.87	
20-02-2403	STATE WITHHOLDING TAX PAYABLE	512.15	
20-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	64.97	
20-02-2410	MISC PAYROLL PAYABLE	5,832.86	
20-02-2700	DEFERRED INFLOWS- PROPERTY TAX	2,419,438.00	
	TOTAL LIABILITIES		2,428,549.39

FUND EQUITY

20-02-3001	FUND BALANCE	3,518,577.66	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>1,687,694.47</u>	
	BALANCE - CURRENT DATE	<u>1,687,694.47</u>	
	TOTAL FUND EQUITY		<u>5,206,272.13</u>
	TOTAL LIABILITIES AND EQUITY		<u>7,634,821.52</u>

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2022

Item b.

MEAD URBAN RENEWAL AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
20-10-4050 TAX INCREMENT REVENUE (TIF)	1,059,549.58	1,839,874.39	2,424,921.00	585,046.61	75.9
TOTAL TAXES	1,059,549.58	1,839,874.39	2,424,921.00	585,046.61	75.9
<u>FEES</u>					
20-11-4110 ADMINSTRATIVE FEE	.00	3,099.00	12,396.00	9,297.00	25.0
TOTAL FEES	.00	3,099.00	12,396.00	9,297.00	25.0
<u>MISCELLANEOUS REVENUE</u>					
20-18-4619 INTEREST & DIVIDEND INCOME	2,805.96	5,242.12	3,153.00	(2,089.12)	166.3
TOTAL MISCELLANEOUS REVENUE	2,805.96	5,242.12	3,153.00	(2,089.12)	166.3
TOTAL FUND REVENUE	1,062,355.54	1,848,215.51	2,440,470.00	592,254.49	75.7
<u>ADMINISTRATION</u>					
20-40-5001 SALARIES & WAGES	13,487.03	73,975.83	177,730.00	103,754.17	41.6
20-40-5055 OVERTIME	.00	.89	.00	(.89)	.0
20-40-5060 PAYROLL TAXES	1,011.99	5,575.27	13,596.00	8,020.73	41.0
20-40-5065 WORKERS COMP	102.34	561.66	550.00	(11.66)	102.1
20-40-5066 HEALTH INSURANCE	1,831.93	9,101.21	22,050.00	12,948.79	41.3
20-40-5067 DEFERRED COMP/RETIREMENT	889.20	4,854.78	2,281.00	(2,573.78)	212.8
20-40-5068 MEDICAL SAVINGS	45.86	229.30	117.00	(112.30)	196.0
20-40-5100 TIF REVENUE SHARING	.00	3,099.00	1,396,953.00	1,393,854.00	.2
20-40-5300 TELEPHONE	36.50	182.50	100.00	(82.50)	182.5
20-40-5320 GENERAL LIABILITY INSURANCE	20.10	1,345.88	2,982.00	1,636.12	45.1
20-40-5400 LEGAL FEES	.00	1,156.99	40,000.00	38,843.01	2.9
20-40-5401 CONSULTING FEES	787.37	3,301.97	40,000.00	36,698.03	8.3
20-40-5415 AUDIT FEES	1,680.00	1,680.00	2,199.00	519.00	76.4
20-40-5425 COUNTY TREASURER'S FEE	15,893.25	27,598.05	36,374.00	8,775.95	75.9
20-40-5427 TIF ADVANCE	.00	.00	1,000,000.00	1,000,000.00	.0
20-40-5500 CAPITAL OUTLAY	.00	27,232.71	33,333.00	6,100.29	81.7
20-40-5705 MILEAGE	125.00	625.00	.00	(625.00)	.0
TOTAL ADMINISTRATION	35,910.57	160,521.04	2,768,265.00	2,607,743.96	5.8
TOTAL FUND EXPENDITURES	35,910.57	160,521.04	2,768,265.00	2,607,743.96	5.8
NET REVENUE OVER EXPENDITURES	1,026,444.97	1,687,694.47	(327,795.00)	(2,015,489.47)	514.9

Report Criteria:

Report type: Invoice detail
 Check.Type = {<-} "Adjustment"
 [Report].Invoice GL Account = "20010100"."20415700"

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Description	Check Amount
03/14/2022	31422	5736	THE HARTFORD-GROUP BENEFITS	924704280302	20-40-5066	.00	STD / LTD Insurance 2/2022	.00
01/05/2022	34395	880	CARDMEMBER SERVICE	7239 122821	20-40-5427	194.56	MURA & Ziggi's ribbon cutting	194.56
01/05/2022	34399	5135	COLORADO EMPLOYER BENEFIT TR	INV 0046267	20-02-2310	779.05	Health Insurance 01/2022	779.05
01/05/2022	34417	5736	THE HARTFORD-GROUP BENEFITS	924709319396	20-40-5066	76.09	STD / LTD Insurance 01/2022	76.09
01/05/2022	34423	5884	WHITE BEAR ANKELE TANAKA & WAL	19753	20-40-5400	3,699.23	MURA Legal 12/2021	3,699.23
01/26/2022	34444	1050	CIRSA	220215	20-40-5320	608.18	General Liability Insurance 2022	608.18
01/26/2022	34444	1050	CIRSA	220391	20-40-5320	116.67	General Liability Insurance 2022	116.67
02/09/2022	34507	5135	COLORADO EMPLOYER BENEFIT TR	INV0046831	20-02-2310	2,220.87	Health Insurance 2/2022	2,220.87
02/09/2022	34521	6567	Precision Employment Consulting	013122	20-40-5401	184.48	Consulting 1/2022	184.48
02/09/2022	34522	6798	Professional Management Systems, S C	84621	20-40-5401	546.00	Finacial consult 1/2022	546.00
03/14/2022	34531	5736	THE HARTFORD-GROUP BENEFITS	924704280302	20-40-5066	.00	STD / LTD Insurance 2/2022	.00
02/09/2022	34542	5884	WHITE BEAR ANKELE TANAKA & WAL	19753-C	20-40-5400	1,907.02	MURA Legal 12/2021	1,907.02
02/09/2022	34542	5884	WHITE BEAR ANKELE TANAKA & WAL	20265	20-40-5400	505.33	MURA Legal1/22	505.33
03/09/2022	34616	5135	COLORADO EMPLOYER BENEFIT TR	INV 0047324	20-02-2310	2,220.87	Health Insurance 3/2022	2,220.87
03/09/2022	34648	3640	PINNACOL ASSURANCE	20782431	20-02-2312	79.02	Installment 2 of 9 2022 Work Com	79.02
03/09/2022	34650	6567	Precision Employment Consulting	022822	20-40-5401	135.02	Consulting 2/2022	135.02
03/09/2022	34651	6798	Professional Management Systems, S C	84630	20-40-5401	546.00	2/2022 Fin consult	546.00
03/14/2022	34660	5736	THE HARTFORD-GROUP BENEFITS	924702442382	20-40-5066	.00	STD / LTD Insurance 3/2022	.00
03/09/2022	34671	5884	WHITE BEAR ANKELE TANAKA & WAL	21049	20-40-5400	474.33	MURA Legal 2/2022	474.33
03/23/2022	34685	5135	COLORADO EMPLOYER BENEFIT TR	INV 0048020	20-02-2310	2,220.87	Health Insurance 4/2022	2,220.87
03/23/2022	34712	3640	PINNACOL ASSURANCE	20817423	20-02-2312	180.56	2021 Audit	180.56
04/06/2022	34737	1050	CIRSA	220735	20-40-5320	598.55	General Liability Insurance 2022	598.55
04/06/2022	34766	6567	Precision Employment Consulting	033122	20-40-5401	182.48	Consulting 3/2022	182.48
04/06/2022	34768	6798	Professional Management Systems, S C	84638	20-40-5401	920.62	Fin. consult 3/2022 hrs exceeding	920.62
04/06/2022	34776	5736	THE HARTFORD-GROUP BENEFITS	824706520710	20-40-5066	76.09	STD / LTD Insurance 4/2022	76.09
04/06/2022	34785	5884	WHITE BEAR ANKELE TANAKA & WAL	21291	20-40-5400	177.33	MURA Legal 3/2022	177.33
04/20/2022	34797	1050	CIRSA	220812	20-40-5320	2.38	2021 VAMP audit	2.38
04/20/2022	34810	6726	Kerestes-Martin Associates Inc	2104.0107	20-40-5500	.00	KMA signage	.00
04/20/2022	34822	3640	PINNACOL ASSURANCE	20853088	20-02-2312	79.06	Installment 4 of 9 2022 Work Com	79.06
05/04/2022	34839	6828	Allied Signage Corporation	3778.3827.385	20-40-5500	2,450.53	Release of lien - vendor 6726 KM	2,450.53
05/04/2022	34847	1050	CIRSA	220943	20-40-5320	20.10	Addition of 2022 Ford 250 & 350	20.10
05/04/2022	34848	6699	CliftonLarsonAllen LLP	3259570	20-40-5415	1,680.00	2021 Audit progress billing	1,680.00
05/04/2022	34882	6567	Precision Employment Consulting	043022	20-40-5401	143.50	HR Consulting 4/2022	143.50
05/04/2022	34891	5736	THE HARTFORD-GROUP BENEFITS	924703112538	20-40-5066	76.09	STD / LTD Insurance 5/2022	76.09
05/25/2022	34916	5135	CEBT	INV0048275	20-02-2310	2,220.87	Health Insurance 5/2022	2,220.87
05/25/2022	34916	5135	CEBT	INV0048875	20-02-2310	2,220.87	Health Insurance 6/2022	2,220.87
05/25/2022	34953	3640	PINNACOL ASSURANCE	20886935	20-02-2312	79.06	Installment 5 of 9 2022 Work Com	79.06
05/25/2022	34956	6798	Professional Management Systems, S C	84648	20-40-5401	643.87	Finance Consult 4/2022 Audit	643.87
06/08/2022	34990	880	CARDMEMBER SERVICE	7239 052622	20-40-5700	756.93	Agfinity Groundbreaking supplies	756.93
06/08/2022	34991	5135	CEBT	INV 0049355	20-02-2310	2,220.87	Health Insurance 7/2022	2,220.87
06/08/2022	35029	6567	Precision Employment Consulting	053122	20-40-5401	196.04	Consulting 5/22	196.04
06/08/2022	35037	5736	THE HARTFORD-GROUP BENEFITS	924703752641	20-40-5066	76.09	STD / LTD Insurance 6/2022	76.09
01/26/2022	201226	3640	PINNACOL ASSURANCE	20714868	20-40-5065	98.46	2022 WC renewal invoice	98.46
03/14/2022	314221	5736	THE HARTFORD-GROUP BENEFITS	924702442382	20-40-5066	76.09	STD / LTD Insurance 3/2022	76.09
03/14/2022	314221	5736	THE HARTFORD-GROUP BENEFITS	924704280302	20-40-5066	76.09	STD / LTD Insurance 2/2022	76.09
Grand Totals:								31,766.12

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
20-02-2000	2,678.80	34,444.92-	31,766.12-
20-02-2310	14,104.27	.00	14,104.27
20-02-2312	417.70	.00	417.70
20-40-5065	98.46	.00	98.46
20-40-5066	684.81	228.27-	456.54
20-40-5320	1,345.88	.00	1,345.88
20-40-5400	6,763.24	.00	6,763.24
20-40-5401	3,498.01	.00	3,498.01
20-40-5415	1,680.00	.00	1,680.00
20-40-5427	194.56	.00	194.56
20-40-5500	4,901.06	2,450.53-	2,450.53
20-40-5700	756.93	.00	756.93
Grand Totals:	<u>37,123.72</u>	<u>37,123.72-</u>	<u>.00</u>

Report Criteria:

Report type: Invoice detail
Check.Type = {<->} "Adjustment"
[Report].Invoice GL Account = "20010100"."20415700"



Mead Urban Renewal Authority Agenda Item Summary

MEETING DATE: June 27, 2022
SUBJECT: Agfinity, Inc Cost Reimbursement Ratification
PRESENTED BY: Robert Rogers, General Counsel

SUMMARY

At the December 13, 2021 special meeting of the Mead Urban Renewal Authority, the commissioners approved a cost reimbursement request submitted by Agfinity, Inc. for public improvements to be completed as part of the redevelopment of the Agfinity site at the northwest corner of Welker Avenue and Third Street. The attached resolution will ratify the Authority’s approval.

FINANCIAL CONSIDERATIONS

The cost to the Authority is a direct reimbursement payment from the Authority to Agfinity in a lump sum amount of \$ 357,280.00. Payment is due upon issuance of final Certificate of Occupancy (“CO”), subject to the requirement that the CO is awarded within two years after December 13, 2021.

STAFF RECOMMENDATION/ACTION REQUIRED

A motion to approve the June 27, 2022 consent agenda will approve this item.

ATTACHMENTS

Resolution No. 02-URA-2022

RESOLUTION NO. 02-URA-2022

**A RESOLUTION OF THE TOWN OF MEAD URBAN RENEWAL AUTHORITY
RATIFYING THE PUBLIC IMPROVEMENT COST REIMBURSEMENT FOR
AGFINITY, INC.**

WHEREAS, the Board of Commissioners (the “**Board**”) of the Town of Mead Urban Renewal Authority (the “**Authority**”) is a public body corporate and politic authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “**Act**”), including the power to pass resolutions and enter into contracts and agreements; and

WHEREAS, the Board has the power to pass resolutions pursuant to § 31-25-105, C.R.S.; and

WHEREAS, the Board received a request for reimbursement of public improvement costs incurred by Agfinity, Inc. (“**Agfinity**”) relating to the redevelopment of the Agfinity site at the intersection of Welker and 3rd Street (the “**Project**”); and

WHEREAS, the Authority desires to offer certain economic development reimbursements to Agfinity to encourage the retention and modernization of a central intersection in the Town of Mead (the “**Town**”); and; and

WHEREAS, the Project is anticipated to generate property tax revenue for the Authority and overlapping taxing jurisdictions in the MURA Plan Area, wages for local residents, and sales tax revenue for the Town; and

WHEREAS, the Board finds it to be in the best interest of the Authority, its residents, and the general public to ratify the approval of the public improvement cost reimbursement for Agfinity via a memorializing resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Mead Urban Renewal Authority, Weld County, Colorado, that:

Section 1. Ratification. The Board hereby ratifies approval of the funding requests for a direct reimbursement payment from the Authority to Agfinity in a lump sum amount of \$357,280, payable upon issuance of final Certificate of Occupancy, and subject to the requirement that the Certificate of Occupancy be awarded within two (2) years after December 13, 2021.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Certification. The Secretary shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF MEAD URBAN RENEWAL AUTHORITY, THIS 27th DAY OF JUNE, 2022.

ATTEST:

TOWN OF MEAD URBAN RENEWAL AUTHORITY

Mary Strutt, Clerk

Colleen G. Whitlow, Chairperson