



Urban Renewal Authority Meeting

441 3rd Street, Mead

March 9, 2026

Agenda

5:15 p.m. Special Meeting

In accordance with the Authority's Remote Participation and Remote Meeting Policy adopted on June 12, 2023, by Resolution No. 01-URA-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_irDH4x_ER1yZSo6clo_2Zg

1. Call to Order – Roll Call

Chair Colleen Whitlow
Commissioner David Adams
Commissioner Chris Cartwright
Commissioner Jeremiah R. Crane
Commissioner Brad Hagen
Commissioner Trisha Harris
Commissioner Herman Schranz
Representative Commissioner Sarah Hurianek
Representative Commissioner Scott James
Representative Commissioner Todd Venrick

2. Pledge of Allegiance to the Flag

3. Review and Approve Agenda

4. 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.

5. 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 October 27, 2025
- b. January 2026 Financial Statements
- c. Check Register October 18, 2025 - March 2, 2026

6. New Business

- a. Police Facility Funding
 - b. Funding Request Mead Victory 333 and 339 Main Street
7. **Executive Session: Pursuant to C.R.S. 24-6-402(4)(b) and (c) for the purpose of receiving legal advice and discussing matters required to be kept confidential by state law, including confidential sales tax information related to a Mead Urban Renewal Authority funding request for 333 and 339 Main Street**
 8. **Executive Session Action Items**
 9. **Adjournment**

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please contact us by phone 970-535-4477 or email info@townofmead.org.



Minutes

**5:15 p.m.
Special Meeting**

1. Call to Order – Roll Call

In accordance with the Authority's Remote Participation and Remote Meeting Policy adopted on June 12, 2023 by Resolution No. 01-URA-2023, remote participation was enabled for the meeting.

A special meeting of the Urban Renewal Authority of the Town of Mead, CO was called to order at 05:15 p.m., there being present the following members to wit:

Chair Colleen Whitlow
Commissioner David Adams
Commissioner Chris Cartwright
Commissioner Brad Hagen
Commissioner Trisha Harris
Commissioner Herman Schranz
Commissioner Sarah Hurianek

Those absent:
Commissioner Jeremiah R Crane
Commissioner Scott James
Commissioner Todd Venrick

Also present: Executive Director Helen Migchelbrink; Clerk Mary Strutt; Police Chief Brent Newbanks; Community Development Director Todd Bjerkaas; Communications Director Lorelei Nelson; and Town Engineer / Public Works Director Erika Rasmussen.

2. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

3. Review and Approve Agenda

Commissioner Schranz motioned to Approve the Agenda. Commissioner Adams seconded the motion.

Ayes: Chair Whitlow, Commissioner Adams, Commissioner Cartwright, Commissioner Hagen, Commissioner Schranz, Commissioner Hurianek

Nays: None

Abstaining: None

Passed

4. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

There was no public comment at this time.

5. 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 - Regular Meeting September 29, 2025
- b. September 2025 Financials
- c. Check Register September 9, 2025 - October 17, 2025
- d. White Bear Ankele, PC Engagement Letter

Commissioner Harris arrived at the meeting at 5:17 p.m.

Commissioner Adams motioned to Approve the Consent Agenda. Commissioner Cartwright seconded the motion.

Ayes: Mayor Whitlow, Commissioner Adams, Commissioner Cartwright, Commissioner Hagen, Commissioner Harris, Commissioner Schranz, Commissioner Hurianek

Nays: None

Abstaining: None

Passed

6. Public Hearing

- a. Public Hearing: 2026 Budget

Chair Whitlow opened the Public Hearing: 2026 Budget at 5:18 p.m.

Town Treasurer Mary Strutt presented the 2026 draft budget.

There was no public comment at this time.

The Commissioners had no further comments at this time.

- i. **Resolution No. 04-URA-2025** - A Resolution of the Town of Mead Urban Renewal Authority Summarizing Expenditures and Revenues and Adopting a Budget for the Town of Mead Urban Renewal Authority for the Fiscal Year Commencing on the First Day of January 2026 and Ending on the Last Day of December 2026

Commissioner Hagen motioned to Approve **Resolution No. 04-URA-2025** - A Resolution of the Town of Mead Urban Renewal Authority Summarizing Expenditures and Revenues and Adopting a Budget for the Town of Mead Urban Renewal Authority for the Fiscal Year Commencing on the First Day of January 2026 and Ending on the Last Day of December 2026.

Commissioner Cartwright seconded the motion.

Ayes: Chair Whitlow, Commissioner Adams, Commissioner Cartwright, Commissioner Hagen, Commissioner Harris, Commissioner Schranz, Commissioner Hurianek

Nays: None

Abstaining: None

Passed

Chair Whitlow closed the public hearing at 5:25 p.m.

7. Adjournment

Trustee Commissioner Schranz motioned to Adjourn the meeting. Commissioner Adams seconded the motion.

Ayes: Chair Whitlow, Commissioner Adams, Commissioner Cartwright, Commissioner Hagen, Commissioner Harris, Commissioner Schranz, Commissioner Hurianek

Nays: None

Abstaining: None

Passed

The Special Meeting of the Town of Mead Urban Renewal Authority was adjourned at 05:25 p.m. on Monday, October 27, 2025.

Colleen G. Whitlow, Chair

ATTEST:

Mary E. Strutt, MMC, Clerk

TOWN OF MEAD
COMBINED CASH INVESTMENT
JANUARY 31, 2026

COMBINED CASH ACCOUNTS

CASH ALLOCATION RECONCILIATION

20 ALLOCATION TO MEAD URBAN RENEWAL AUTHORITY	6,429,859.86
TOTAL ALLOCATIONS TO OTHER FUNDS	6,429,859.86
ZERO PROOF IF ALLOCATIONS BALANCE	6,429,859.86

TOWN OF MEAD
BALANCE SHEET
JANUARY 31, 2026

MEAD URBAN RENEWAL AUTHORITY

ASSETS

20-01-0100	COMBINED CASH	6,429,859.86	
20-01-1250	PROPERTY TAX RECEIVABLE	157,358.91	
20-01-1301	A/R - MURA	438.81	
	TOTAL ASSETS		6,587,657.58

LIABILITIES AND EQUITY

LIABILITIES

20-02-2000	ACCOUNTS PAYABLE	11,255.32	
20-02-2300	EMPLOYEE PENSION PAYABLE	942.85	
20-02-2310	EMPLOYEE HEALTH INS. PAYABLE	(1,973.90)	
20-02-2312	WORKERS COMP INSURANCE PAYABLE	(828.66)	
20-02-2314	401(A) CONTRIBUTIONS PAYABLE	3.63	
20-02-2400	FED. WITHHOLDING TAX PAYABLE	61.64	
20-02-2401	SOCIAL SECURITY TAX PAYABLE	25.61	
20-02-2402	MEDICARE TAX PAYABLE	6.40	
20-02-2403	STATE WITHHOLDING TAX PAYABLE	1,162.19	
20-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	56.19	
20-02-2410	ACCRUED PAYROLL & BENEFITS	1,360.34	
20-02-2700	DEFERRED INFLOWS- PROPERTY TAX	157,358.91	
	TOTAL LIABILITIES		169,430.52

FUND EQUITY

20-02-3001	FUND BALANCE	6,421,479.39	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(3,252.33)	
	BALANCE - CURRENT DATE	(3,252.33)	
	TOTAL FUND EQUITY		6,418,227.06
	TOTAL LIABILITIES AND EQUITY		6,587,657.58

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

MEAD URBAN RENEWAL AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
20-10-4050 TAX INCREMENT REVENUE (TIF)	.00	.00	4,393,543.00	4,393,543.00	.0
TOTAL TAXES	.00	.00	4,393,543.00	4,393,543.00	.0
<u>FEES</u>					
20-11-4110 ADMINSTRATIVE FEE	.00	.00	22,000.00	22,000.00	.0
TOTAL FEES	.00	.00	22,000.00	22,000.00	.0
<u>MISCELLANEOUS REVENUE</u>					
20-18-4619 INTEREST & DIVIDEND INCOME	20,507.51	20,507.51	235,750.00	215,242.49	8.7
TOTAL MISCELLANEOUS REVENUE	20,507.51	20,507.51	235,750.00	215,242.49	8.7
TOTAL FUND REVENUE	20,507.51	20,507.51	4,651,293.00	4,630,785.49	.4
<u>ADMINISTRATION</u>					
20-40-5001 SALARIES & WAGES	19,131.39	19,131.39	290,388.00	271,256.61	6.6
20-40-5002 OVERTIME	.00	.00	1,000.00	1,000.00	.0
20-40-5060 PAYROLL TAXES	1,472.60	1,472.60	25,824.00	24,351.40	5.7
20-40-5065 WORKERS COMP	188.93	188.93	2,600.00	2,411.07	7.3
20-40-5066 HEALTH INSURANCE	1,188.89	1,188.89	36,709.00	35,520.11	3.2
20-40-5067 MEDICAL SAVINGS	646.46	646.46	800.00	153.54	80.8
20-40-5068 HSA CONTRIBUTIONS	7.81	7.81	.00	(7.81)	.0
20-40-5070 DEFERRED COMPENSATION	548.36	548.36	16,796.00	16,247.64	3.3
20-40-6101 LEGAL FEES	.00	.00	40,000.00	40,000.00	.0
20-40-6105 AUDIT FEES	.00	.00	2,731.00	2,731.00	.0
20-40-6109 CONSULTING FEES	.00	.00	15,000.00	15,000.00	.0
20-40-6110 TELEPHONE	.00	.00	870.00	870.00	.0
20-40-6301 PROPERTY & LIABILITY INSURANCE	575.40	575.40	5,800.00	5,224.60	9.9
20-40-6312 PUBLISHED NOTICES	.00	.00	500.00	500.00	.0
20-40-6314 COUNTY TREASURER'S FEES	.00	.00	65,000.00	65,000.00	.0
20-40-6404 TIF ADVANCE	.00	.00	1,100,000.00	1,100,000.00	.0
20-40-6512 MILEAGE	.00	.00	3,000.00	3,000.00	.0
20-40-6822 PUBLIC RELATIONS/ECON DEVEL	.00	.00	20,000.00	20,000.00	.0
20-40-6891 ADMINISTRATIVE OVERHEAD	.00	.00	12,353.00	12,353.00	.0
20-40-8499 OTHER PROJECTS	.00	.00	1,000,000.00	1,000,000.00	.0
20-40-8599 OTHER CAPITAL OUTLAY	.00	.00	60,000.00	60,000.00	.0
20-40-9810 TIF REVENUE SHARING	.00	.00	2,251,653.00	2,251,653.00	.0
TOTAL ADMINISTRATION	23,759.84	23,759.84	4,951,024.00	4,927,264.16	.5

TOWN OF MEAD
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

MEAD URBAN RENEWAL AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	23,759.84	23,759.84	4,951,024.00	4,927,264.16	.5
NET REVENUE OVER EXPENDITURES	(3,252.33)	(3,252.33)	(299,731.00)	(296,478.67)	(1.1)

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
10/27/2025	40645	6163	HIGH PLAINS LIBRARY DIST.	2024 REFUND	20-40-9810	155.58	2024 TIF REFUND	155.58
10/27/2025	40660	5558	MJT Communications	14383	20-40-6109	177.25	Computer - Admin, Sewer, MURA	177.25
10/27/2025	40661	5576	MVFPD	2024 REFUND	20-40-9810	397.56	2024 TIF REFUNDS	397.56
10/27/2025	40666	6109	NORTHERN COLO WATER CONSERV	2024 REFUND	20-40-9810	48.94	2024 TIF REFUND	48.94
10/27/2025	40672	6049	SCHLOSSER SIGNS, INC	00837.2	20-40-8599	13,200.00	Wayfinding Signage Phase II Task	13,200.00
10/27/2025	40672	6049	SCHLOSSER SIGNS, INC	00837.3	20-40-8599	10,116.00	Wayfinding Signage Phase II	10,116.00
10/27/2025	40674	6161	ST. VRAIN & LEFT HAND WATER CON	2024 REFUND	20-40-9810	68.81	2024 TIF REFUND	68.81
10/27/2025	40675	4270	ST. VRAIN SANITATION DISTRICT	2024 REFUND	20-40-9810	15.47	2024 TIF REFUND	15.47
10/27/2025	40676	4440	ST. VRAIN VALLEY SCHOOL DIST	2024 REFUND	20-40-9810	1,461.66	2024 TIF REFUND	1,461.66
10/27/2025	40678	4530	TOWN OF MEAD	2024 REFUND	20-40-9810	281.94	2024 TIF REFUND	281.94
10/27/2025	40686	4880	WELD COUNTY TREASURER	2024 REFUND	20-40-9810	390.44	2024 TIF REFUND	390.44
11/10/2025	40738	6798	Professional Management Solutions	85137	20-40-6109	528.00	Finance Consultant	528.00
11/10/2025	40741	6049	SCHLOSSER SIGNS, INC	IN-00837.1	20-40-8599	5,600.00	Wayfinding Sinage Phase 2- Task	5,600.00
11/24/2025	40797	5558	MJT Communications	14394	20-40-6109	177.25	Computer (admin, sewer, MURA)	177.25
11/24/2025	40810	5736	THE HARTFORD-GROUP BENEFITS	924702571253	20-40-5066	101.62	STD/ LTD Insurance	101.62
11/24/2025	40813	5884	WHITE BEAR ANKELE TANAKA & WAL	43727	20-40-6101	827.18	MURA Legal	827.18
11/24/2025	40813	5884	WHITE BEAR ANKELE TANAKA & WAL	44251	20-40-6101	1,331.99	MURA Legal	1,331.99
12/08/2025	40862	6049	SCHLOSSER SIGNS, INC	IN-00837.4	20-40-8599	13,668.00	Wayfinding Signange Phas II	13,668.00
12/08/2025	40867	5736	THE HARTFORD-GROUP BENEFITS	924708022690	20-40-5066	101.62	Health Ins	101.62
12/29/2025	41000	5558	MJT Communications	14408	20-40-6109	198.50	Computers (Admin, Sewer, MURA)	198.50
12/29/2025	41010	6798	Professional Management Solutions	85151	20-40-6109	675.25	Financial Consultant	675.25
12/29/2025	41026	4440	ST. VRAIN VALLEY SCHOOL DIST	2024 REFUND	20-40-9810	8,554.53	2025 TIF Refund	8,554.53
01/12/2026	41032	5135	CEBT	0080219	20-02-2310	.00	Health Insurance	.00
01/12/2026	41053	6798	Professional Management Solutions	85165	20-40-6109	528.00	Finance Consulting - November	528.00
01/12/2026	41062	5736	THE HARTFORD-GROUP BENEFITS	924701229163	20-40-5066	104.54	STD / LTD Insurance	104.54
01/26/2026	41113	5558	MJT Communications	14427	20-40-6109	198.50	IT Admin, Sewer, MURA	198.50
02/09/2026	41192	6798	Professional Management Solutions	85179	20-40-6109	733.37	Financial Constul December	733.37
02/09/2026	41199	5736	THE HARTFORD-GROUP BENEFITS	924709950201	20-40-5066	92.44	STD / LTD Insurance	92.44
02/23/2026	41226	1050	CIRSA	INV1003115	20-40-6301	512.76	Equipment Breakdown	512.76
02/23/2026	41226	1050	CIRSA	INV1003247	20-40-6301	24.72	2026 Excess Crime	24.72
02/23/2026	41226	1050	CIRSA	INV1003335	20-40-6301	37.92	2026 Equipment breakdown	37.92
02/23/2026	41226	1050	CIRSA	INV1003405	20-40-6301	123.16	GL Ins - MURA	123.16
02/23/2026	41236	6163	HIGH PLAINS LIBRARY DIST.	2025REFUND	20-40-9810	910.55	2024 TIF REFUND	910.55
02/23/2026	41253	5558	MJT Communications	14452	20-40-6109	198.50	Computer - MURA	198.50
02/23/2026	41254	5576	MVFPD	2024REFUND	20-40-9810	2,326.80	2024 TIF REFUND	2,326.80
02/23/2026	41257	6109	NORTHERN COLO WATER CONSERV	2024REFUND	20-40-9810	286.43	2024 TIF REFUND	286.43
02/23/2026	41268	6161	ST. VRAIN & LEFT HAND WATER CON	2024REFUND	20-40-9810	402.72	2024 TIF Refund	402.72
02/23/2026	41269	4270	ST. VRAIN SANITATION DISTRICT	2024REFUND	20-40-9810	6.14	2024 TIF REFUND	6.14
02/23/2026	41272	4530	TOWN OF MEAD	2024REFUND	20-40-9810	1,650.11	2024 TIF REFUND	1,650.11
02/23/2026	41278	4880	WELD COUNTY TREASURER	2024REFUND	20-40-9810	2,285.12	2024 TIF REFUND	2,285.12
01/13/2026	113261	5135	CEBT	0080219	20-02-2310	2,506.42	Health Insurance	2,506.42
02/10/2026	210261	5135	CEBT	0080960	20-02-2310	2,277.18	Health Insurance	2,277.18
10/28/2025	102825	5135	CEBT	INV 0078824	20-02-2310	1,792.65	Health Insurance	1,792.65
12/09/2025	120925	5135	CEBT	0079656	20-02-2310	1,666.38	Health Insurance	1,666.38
Grand Totals:								76,742.00

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
20-02-2000	2,506.42	79,248.42-	76,742.00-
20-02-2310	10,749.05	2,506.42-	8,242.63
20-40-5066	400.22	.00	400.22
20-40-6101	2,159.17	.00	2,159.17
20-40-6109	3,414.62	.00	3,414.62
20-40-6301	698.56	.00	698.56
20-40-8599	42,584.00	.00	42,584.00
20-40-9810	19,242.80	.00	19,242.80
99-01-1001	.00	.00	.00
Grand Totals:	<u>81,754.84</u>	<u>81,754.84-</u>	<u>.00</u>

Report Criteria:

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



Agenda Item Summary

Agenda Date: 3/9/2026
Subject: Police Facility Funding
Presented by: Robert Rogers, MURA Contract Counsel

Summary:

Staff is requesting the Town of Mead Urban Renewal Authority (“MURA”) consider approval of the issuance of Certificates of Participation (“COPs”) to finance the Mead Police Department Facility (“MPD Facility”), a project that promotes long-term economic vitality and sustainable redevelopment in the community.

MURA’s participation in financing the new MPD Facility is consistent with its statutory purpose of eliminating blight and strengthening property values within the Urban Renewal Area. The project reinforces investor confidence in the community and supports continued residential growth. Locating the facility near the Town’s library and fire station creates a centralized civic campus, improves operational coordination, and further anchors public investment within the Urban Renewal Area.

The COPs are structured as tax-exempt, semiannual-pay obligations issued through MURA, with a final maturity in 2041 and optional redemption beginning in 2036. The financing is expected to include approximately \$14.7 million in par certificates plus about \$1.6 million in investor premium, generating roughly \$16 million in total project funds and costs of issuance. Tax-exempt municipal bonds, including COPs, are commonly sold at a premium due to investor preferences for certain coupon structures. For example, bonds with a \$100 face value may be purchased by investors for \$105 or \$110. The additional amount paid above the face value is referred to as premium. When structuring the financing, the COPs are sized so that the par amount plus the investor premium equals the total funds needed for the project and issuance costs.

By utilizing MURA as the financing conduit, the Town advances urban renewal objectives while delivering essential public safety infrastructure that directly benefits MURA’s continued economic strength. This investment not only fulfills an identified public safety need but also strengthens the financial and community foundation that supports revival within the Urban Renewal Area.

Financial Considerations:

The Board must consider long-term impacts on debt capacity, credit profile, operating costs, and future capital needs. While staff recommends an issuance resulting in approximately \$16M project fund revenues, which aligns with the most recent cost estimate of the MPD Facility, an alternative scenario for \$14M is provided to illustrate how different financing sizes would affect project funding levels and annual debt service.

Staff Recommendation / Actions Required:

Staff recommends the Board of Commissioners authorize staff to proceed with the next steps toward issuance of COPs for a new facility for the Mead Police Department.

Attachments:

1. MURA - Sample TIF Numbers (\$14M COP Scenario)
2. MURA - Sample TIF Numbers (\$16M COP Scenario)

**Mead Urban Renewal Authority
 Certificates of Participation, Series 2026
 Town COP Scenario - \$14 Million Project Fund**

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**Sources & Uses; Assumptions**

**Timing Assumptions**

|                 |           |
|-----------------|-----------|
| Closing Date    | 6/1/2026  |
| First Call Date | 12/1/2036 |
| First Maturity  | 12/1/2026 |
| Final Maturity  | 12/1/2041 |

**Sources of Funds**

|            |              |
|------------|--------------|
| Par Amount | \$12,905,000 |
| Premium    | \$1,443,416  |
| Total      | \$14,348,416 |

**Uses of Funds**

|                   |              |
|-------------------|--------------|
| Project Fund      | \$14,000,000 |
| Reserve Fund      | -            |
| Costs of Issuance | \$348,416    |
| Total             | \$14,348,416 |

**Debt Features**

|                              |            |
|------------------------------|------------|
| Tax Status                   | Tax-Exempt |
| Interest Payment Type        | Current    |
| Interest Frequency           | Semiannual |
| Rating                       | A+ or AA-  |
| True Interest Rate           | 3.61%      |
| Debt Service Coverage Target | >1.50x     |

**TIF Assumption**

|                           |       |
|---------------------------|-------|
| Annual Net Revenue Growth | 3.00% |
|---------------------------|-------|

**Mead Urban Renewal Authority  
Certificates of Participation, Series 2026  
Town COP Scenario - \$14 Million Project Fund**

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Cash Flow & Debt Service Coverage Projection

Source of Figures	Year	Tax Increment Revenue	% Growth	Revenue Sharing Remittance	% Growth	Revenues Available for D/S	Principal	Interest	Debt Service	Debt Service Coverage	Revenue Leftover After D/S
Audits	2022	\$2,416,249		\$1,350,856		\$1,065,393					
	2023	\$3,032,291	25.5%	\$1,707,258	26.4%	\$1,325,033					
	2024	\$3,835,743	26.5%	\$2,284,837 *	33.8%	\$1,550,906					
Budget	2025	\$3,885,512	1.3%	\$2,154,509	-5.7%	\$1,731,003					
	2026	\$4,651,293	3.0%	\$2,251,653	3.0%	\$2,399,640	\$285,000	\$322,625	\$607,625	3.95x	\$1,792,015
Projection	2027	\$4,790,832	3.0%	\$2,319,203	3.0%	\$2,471,629	\$585,000	\$631,000	\$1,216,000	2.03x	\$1,255,629
	2028	\$4,934,557	3.0%	\$2,388,779	3.0%	\$2,545,778	\$615,000	\$601,750	\$1,216,750	2.09x	\$1,329,028
	2029	\$5,082,593	3.0%	\$2,460,442	3.0%	\$2,622,151	\$645,000	\$571,000	\$1,216,000	2.16x	\$1,406,151
	2030	\$5,235,071	3.0%	\$2,534,255	3.0%	\$2,700,816	\$675,000	\$538,750	\$1,213,750	2.23x	\$1,487,066
	2031	\$5,392,123	3.0%	\$2,610,283	3.0%	\$2,781,840	\$710,000	\$505,000	\$1,215,000	2.29x	\$1,566,840
	2032	\$5,553,887	3.0%	\$2,688,591	3.0%	\$2,865,296	\$745,000	\$469,500	\$1,214,500	2.36x	\$1,650,796
	2033	\$5,720,504	3.0%	\$2,769,249	3.0%	\$2,951,255	\$785,000	\$432,250	\$1,217,250	2.42x	\$1,734,005
	2034	\$5,892,119	3.0%	\$2,852,327	3.0%	\$3,039,792	\$825,000	\$393,000	\$1,218,000	2.50x	\$1,821,792
	2035	\$6,068,882	3.0%	\$2,937,896	3.0%	\$3,130,986	\$865,000	\$351,750	\$1,216,750	2.57x	\$1,914,236
	2036	\$6,250,949	3.0%	\$3,026,033	3.0%	\$3,224,916	\$905,000	\$308,500	\$1,213,500	2.66x	\$2,011,416
	2037	\$6,438,477	3.0%	\$3,116,814	3.0%	\$3,321,663	\$955,000	\$263,250	\$1,218,250	2.73x	\$2,103,413
	2038	\$6,631,632	3.0%	\$3,210,319	3.0%	\$3,421,313	\$1,000,000	\$215,500	\$1,215,500	2.81x	\$2,205,813
	2039	\$6,830,581	3.0%	\$3,306,628	3.0%	\$3,523,952	\$1,050,000	\$165,500	\$1,215,500	2.90x	\$2,308,452
	2040	\$7,035,498	3.0%	\$3,405,827	3.0%	\$3,629,671	\$1,100,000	\$113,000	\$1,213,000	2.99x	\$2,416,671
2041	\$7,246,563	3.0%	\$3,508,002	3.0%	\$3,738,561	\$1,160,000	\$58,000	\$1,218,000	3.07x	\$2,520,561	

* 2024 projected revenue sharing sourced from 2025 budget

D/S: Debt Service

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**Mead Urban Renewal Authority
 Certificates of Participation, Series 2026
 Town COP Scenario - \$16 Million Project Fund**

~~~

**Sources & Uses; Assumptions**

**Timing Assumptions**

|                 |           |
|-----------------|-----------|
| Closing Date    | 6/1/2026  |
| First Call Date | 12/1/2036 |
| First Maturity  | 12/1/2026 |
| Final Maturity  | 12/1/2041 |

**Sources of Funds**

|            |              |
|------------|--------------|
| Par Amount | \$14,715,000 |
| Premium    | \$1,646,146  |
| Total      | \$16,361,146 |

**Uses of Funds**

|                   |              |
|-------------------|--------------|
| Project Fund      | \$16,000,000 |
| Reserve Fund      | -            |
| Costs of Issuance | \$361,146    |
| Total             | \$16,361,146 |

**Debt Features**

|                              |            |
|------------------------------|------------|
| Tax Status                   | Tax-Exempt |
| Interest Payment Type        | Current    |
| Interest Frequency           | Semiannual |
| Rating                       | A+ or AA-  |
| True Interest Rate           | 3.61%      |
| Debt Service Coverage Target | >1.50x     |

**TIF Assumption**

|                           |       |
|---------------------------|-------|
| Annual Net Revenue Growth | 3.00% |
|---------------------------|-------|

**Mead Urban Renewal Authority  
Certificates of Participation, Series 2026  
Town COP Scenario - \$16 Million Project Fund**

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Cash Flow & Debt Service Coverage Projection

Source of Figures	Year	Tax Increment Revenue	% Growth	Revenue Sharing Remittance	% Growth	Revenues Available for D/S	Principal	Interest	Debt Service	Debt Service Coverage	Revenue Leftover After D/S
Audits	2022	\$2,416,249		\$1,350,856		\$1,065,393					
	2023	\$3,032,291	25.5%	\$1,707,258	26.4%	\$1,325,033					
	2024	\$3,835,743	26.5%	\$2,284,837 *	33.8%	\$1,550,906					
Budget	2025	\$3,885,512	1.3%	\$2,154,509	-5.7%	\$1,731,003					
	2026	\$4,651,293	3.0%	\$2,251,653	3.0%	\$2,399,640	\$325,000	\$367,875	\$692,875	3.46x	\$1,706,765
Projection	2027	\$4,790,832	3.0%	\$2,319,203	3.0%	\$2,471,629	\$665,000	\$719,500	\$1,384,500	1.79x	\$1,087,129
	2028	\$4,934,557	3.0%	\$2,388,779	3.0%	\$2,545,778	\$700,000	\$686,250	\$1,386,250	1.84x	\$1,159,528
	2029	\$5,082,593	3.0%	\$2,460,442	3.0%	\$2,622,151	\$735,000	\$651,250	\$1,386,250	1.89x	\$1,235,901
	2030	\$5,235,071	3.0%	\$2,534,255	3.0%	\$2,700,816	\$770,000	\$614,500	\$1,384,500	1.95x	\$1,316,316
	2031	\$5,392,123	3.0%	\$2,610,283	3.0%	\$2,781,840	\$810,000	\$576,000	\$1,386,000	2.01x	\$1,395,840
	2032	\$5,553,887	3.0%	\$2,688,591	3.0%	\$2,865,296	\$850,000	\$535,500	\$1,385,500	2.07x	\$1,479,796
	2033	\$5,720,504	3.0%	\$2,769,249	3.0%	\$2,951,255	\$895,000	\$493,000	\$1,388,000	2.13x	\$1,563,255
	2034	\$5,892,119	3.0%	\$2,852,327	3.0%	\$3,039,792	\$940,000	\$448,250	\$1,388,250	2.19x	\$1,651,542
	2035	\$6,068,882	3.0%	\$2,937,896	3.0%	\$3,130,986	\$985,000	\$401,250	\$1,386,250	2.26x	\$1,744,736
	2036	\$6,250,949	3.0%	\$3,026,033	3.0%	\$3,224,916	\$1,035,000	\$352,000	\$1,387,000	2.33x	\$1,837,916
	2037	\$6,438,477	3.0%	\$3,116,814	3.0%	\$3,321,663	\$1,085,000	\$300,250	\$1,385,250	2.40x	\$1,936,413
	2038	\$6,631,632	3.0%	\$3,210,319	3.0%	\$3,421,313	\$1,140,000	\$246,000	\$1,386,000	2.47x	\$2,035,313
	2039	\$6,830,581	3.0%	\$3,306,628	3.0%	\$3,523,952	\$1,200,000	\$189,000	\$1,389,000	2.54x	\$2,134,952
	2040	\$7,035,498	3.0%	\$3,405,827	3.0%	\$3,629,671	\$1,260,000	\$129,000	\$1,389,000	2.61x	\$2,240,671
2041	\$7,246,563	3.0%	\$3,508,002	3.0%	\$3,738,561	\$1,320,000	\$66,000	\$1,386,000	2.70x	\$2,352,561	

* 2024 projected revenue sharing sourced from 2025 budget

D/S: Debt Service

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Agenda Item Summary

Agenda Date: 3/9/2026
Subject: Funding Request Mead Victory 333 and 339 Main Street
Presented by: Robert Rogers, MURA Contract Counsel

Summary:

Mead Victory Investments, LLC (“MVI” or the “Applicant”) has submitted an application to the Mead Urban Renewal Authority (“MURA”) requesting reimbursement for certain public improvements associated with the rehabilitation of the properties located at 333 and 339 Main Street in Mead, Colorado. The application materials are attached as Exhibit A to this summary. The subject properties were purchased by the Applicant in September 2021 and subsequently renovated for mixed-use commercial purposes. According to the application materials, the project involved structural repairs, building rehabilitation, and various site and public improvements intended to address historic building conditions and bring the property into compliance with applicable building and fire codes. The Applicant reports that approximately \$273,950.80 was invested in construction and related improvements associated with the project. Of this amount, the Applicant identifies \$26,446.75 as public improvement costs associated with public right-of-way or Town-required exterior improvements, including sidewalk replacement, pavement striping, engineering services, traffic control, and permit-related expenses. The Applicant has requested reimbursement of these identified costs through MURA.

Settlement Agreement Context:

In 2024, the Town of Mead and the Applicant entered into a Waiver and Release Agreement resolving various disputes related to permitting and enforcement matters associated with the subject property. As part of that agreement, the Town agreed that the Applicant could submit applications for certain Town programs and that Town staff would assist with processing those applications if applicable requirements were met. The agreement does not require the Town or the Mead Urban Renewal Authority to approve any funding request, nor does it require staff to provide a recommendation in favor of approval. Final determination of whether to award any incentive remains within the discretion of the MURA Board of Commissioners.

Financial Considerations:

The Applicant is requesting reimbursement for \$26,446.75 of the \$273,950.80 estimated construction investment for the project.

Based on the Applicant’s projections, the rehabilitated mixed-use buildings are anticipated to generate approximately \$2,040,000 in annual taxable sales, which could result in approximately \$61,200 in annual local sales tax at the Town’s current tax rate. Staff notes that these projections are estimates provided by the Applicant based on anticipated tenant activity and future use of the property.

Staff Considerations:

Staff notes that the request differs in certain respects from prior incentive awards approved by the Authority. Previous MURA incentive agreements were generally negotiated prior to project completion and included detailed projections regarding anticipated tax generation and project scope. Those agreements also established a framework allowing the Authority to compare projected revenue generation with actual tax activity following completion of the project. In this instance, the improvements associated with the request were largely completed prior to submission of the incentive application.

While this application includes projections of future economic activity, those projections were not developed through a negotiated incentive structure with the Authority prior to construction.

Staff has also reviewed available municipal revenue information associated with the property. Because sales tax information associated with specific taxpayers is confidential under Colorado law, detailed revenue figures cannot be included in a public staff report. However, preliminary information available to staff suggests that actual sales tax activity associated with the property to date may differ significantly from the projections provided in the application. The Board may wish to consider these factors when evaluating the request and determining whether the requested reimbursement aligns with the Authority's past incentive practices and economic development objectives.

Board Discussion Considerations:

In evaluating the request, the Board may wish to consider several policy and implementation factors, including whether the identified improvements qualify as eligible public improvements under MURA programs, the timing of the request relative to completion of the project, the reliability of projected economic impacts, and the extent to which the project aligns with the Authority's economic development objectives and past incentive practices. The Board may also wish to consider whether approval, denial, or modification of the requested reimbursement would best promote consistency with the Authority's prior incentive decisions and the long-term goals of the urban renewal program.

Potential Executive Session:

If the Board wishes to review confidential sales tax information or other protected financial data associated with the property, the Board may consider entering into executive session pursuant to C.R.S. § 24-6-402(4) for discussion of matters required to be kept confidential by state law. Sales tax information associated with individual taxpayers is confidential and cannot be disclosed in a public meeting or written staff report.

Staff Recommendation / Actions Required:

Options available to the Board of Commissioners are:

1. Approve the incentive award being requested by the applicant;
2. Deny the incentive award being requested by the applicant; or
3. Approve the incentive award being requested by the applicant, subject to conditions.

Staff requests that the Board of Commissioners review the application and supporting documentation and provide direction regarding the requested reimbursement for eligible improvements at 333 and 339 Main Street.

Attachments:

1. Mead MURA Application-January2026

January 21, 2026

Town of Mead
Ms. Helen Migchelbrink
441 Third Street
Mead, CO 80542

RE: MURA Application – 333 & 339 Main Street

Dear Ms. Migchelbrink:

Mead Victory Investments, LLC. (MVI) purchased the subject properties at 333 and 339 Main Street in September of 2021 after meeting with Town staff who indicated that two grants were available to assist in deferring costs associated with bring the properties and associated building up to safe occupancy level and current building & fire codes. In 2024, the Town and MVI executed a Settlement Agreement where the Town agreed to support MVI's application for MURA reimbursement.

Mead Urban Renewal Authority Eligibility Criteria

The Mead Urban Renewal Authority (MURA) was formed by Town of Mead Resolution No. 22-R-2016 on May 2, 2016 to provide a funding mechanism that would support business development in underserved or depressed areas of the Town of Mead. According to the formation documents, MURA was formed to “provide for a diversification of commercial uses and property and sales tax base within the Town.” The subject properties (333 & 339 Main Street) were specifically identified and assigned blighted conditions associated with:

1. Deteriorated buildings at the front of the lot(s);
2. Inadequate public infrastructure;
3. Underutilization / vacancy;
4. Not ADA compliant; and
5. Non-conforming buildings.

Pre-improvement buildings subject to this MURA funding request:



Property History

The property was developed in the early 1900's prior to the development of most of the immediately surrounding housing and has had a wide range of uses historically according to the local historical society, including:

- McCormicks Implement Shop
- Cadillac Dealership;
- Ford Repair shop;
- CV Holmes Dept Store;
- Texaco Gas & Service Station;
- Commercial welding shop;
- Community meeting place;
- Short-term residential room rentals;
- Long-term residential unit rentals;
- Cable company;
- Glass company;
- Town of Mead office/jail; and
- Other (not recorded).

Project Financing and Capital Costs.

The purchase and improvements completed on the project were financed via business loans and private investment by the Ownership Group who are members of MVI. Significant building maintenance and restoration was necessary to rehabilitate the buildings in addition to the Town staff required public improvements and building improvements for public safety related to fire/building code compliance. These improvements and associated costs are summarized below:

<u>Project Component</u>	<u>Scope Summary</u>	<u>Cost (\$)</u>
<i>Structural @333 Main St</i>	Reinforce front façade, cut/install beams, paint steel, wall bracing, and steel support anchoring	\$42,600
<i>Event Ctr Truss Repair</i>	Lift trusses, install steel plates, weld joints, and remove posts	\$37,000
<i>Exterior Concrete/ADA/Drainage</i>	Sidewalk replacement, ADA ramp, drainage, & erosion control	\$110,750
<i>Rear Site Work @ 339</i>	Grading, retaining wall, fencing, stairs, slab & dumpster pad	\$14,000
<i>Repair Roof Trusses @ 337</i>	Repair 3 damaged trusses, fabricate/bolt beams, seal areas	\$40,000
<i>Additional Items (from notes)</i>	Ross Concrete, Meed Roof Permit, Enclosed Architecture, Unified Power	\$29,600.80
Total Estimated Construction Cost: ≈ \$273,950.80		

MURA Eligible Improvements - Capital Cost

333 & 339 Main Street

ROW / Town Required Exterior Improvements	
- Rios Concrete	\$16,000.00
- Precise Striping	\$1,485.00
- Ground Engineering	\$3,451.50
- Quality Traffic Control	\$2,939.00
- Mead ROW Permit & Use Tax (50%)	\$2,571.25
MURA Eligible Capital Cost Subtotal =	\$26,446.75

Invoices for each of the items listed above are attached for reference.



Project Valuation and Return on Investment

The following information is based on the current tenants and projected use of the buildings. This property includes three distinctly separate historic buildings referred to herein as the South Building, Middle Building and North building. These buildings have been mixed use since their initial construction. T

- o South Building,

The property was purchased by MVI for \$1,150,000 on September 29, 2021 and therefore that should reasonably reflect the pre-improvement value of the property. The completed improvements to the property described increased the assessed value of the property to \$2,000,000 based on a 2025 appraisal (see attached) of the property completed by the commercial loan holder. The current property tax total is approximately \$15,000 annually and would likely increase to \$17,143 within one (1) year and specifically attributable to the current mill levies as follow:

Taxing Entity	mils	Annual Tax Generated	
		Pre-Improvement	Future / Improved
- St. Vrain Valley School District	50.0	\$7,500	\$8,571
- Weld County	35.0	\$5,250	\$5,999
- Mountain View Fire District	20.0	\$3,000	\$3,429
- Total	105.0	\$15,750	\$17,999

Sales Tax Revenue: The pre-improvement property was used for residential space and occasional event rentals which generated little to no annual sales tax revenue. The current property configuration will include retail mixed use and will generate significant sales tax as summarized below as the following table summarizes the tax revenue projection for the property:

	Taxable Sales	
	(month)	(annual)
North Building (Flower/Icecream)	\$40,000	\$480,000
Middle Building (Brewery / Bar)	\$80,000	\$960,000
South Building		
- Retail Storefront	\$40,000	\$480,000
- Banquet / Event	\$10,000	\$120,000
Total Annual Sales: \$2,040,000		
Annual Sales Tax (3.0%):		\$61,200

This analysis demonstrates that the completed renovation will generate significant sales tax and trigger more development to benefit the community. Thank you for the opportunity to provide this information and please do not hesitate to contact me if you have any questions.

Sincerely,
MEAD VICTORY INVESTMENTS, LLC.

Edward Gutierrez
Managing Member

Rios Concrete LLC
9374 Pitkin st
Commerce city, CO 80022

INVOICE#2

JOB SITE : 339 Main St
Mead, CO

*pd 5/14/24
chk 2358*

DATE: 5/7/2024

JOB DESCRIPTION	AMOUNT
BROKE EXTERIOR DRIVEWAY	
PREPPED AND GRADED BACK PATIO/SIDEWALK AND POURED	
FRAMED, PREPPED & POURED CITY SIDEWALK	\$16,000
BROKE INTERIOR SLAB & POURED RAMPS INSIDE BUILDING	
POURED BACK STEPS	
TOTAL	\$16,000



Invoice

5978 Esther Circle
Frederick, CO 80504

Date	Invoice #
7/2/2024	10285

Bill To	Ship To
Civil Resources, LLC 8308 Colorado Blvd Longmont, CO 80504	The Cooperative Main St. & Martin Ave. Mead, CO

Job Number	Terms	Rep	Ship	Due Date	Project
24136	Net 30	TB	7/2/2024	8/1/2024	24136 / The Cooperative - Mead, CO

Quantity	Description	Price Each	Amount
	***** PAVEMENT MARKINGS *****		
20	Paint or Thermo Removal by Grinding	20.00	400.00
1	Seal Coat / Grind Marks	250.00	250.00
150	4" Line Layout & Paint	1.50	225.00
1	Handicap (Blue/White)	50.00	50.00
30	Paint Curb / Red	2.00	60.00
1	Mobilization	500.00	500.00
	Subtotal		1,485.00
	NOTE : Price has been based on marked-up plan sheet #2 provided by Brad Hagen		
	EXCLUSIONS:		0.00
	PERMITS OF ANY KIND		0.00
	BONDS (IF REQUIRED ADD 1.5%)		0.00
	TEMPORARY MARKINGS OF ANY KIND		0.00
	TRAFFIC CONTROL OF ANY KIND		0.00
	THERMOPLASTIC OR PREFORMED PLASTIC PAVEMENT MARKINGS OF ANY KIND		0.00
	MAJOR CLEANING OF ANY SURFACES PRIOR TO THE PLACEMENT OF PAVEMENT MARKINGS		0.00

THANK-YOU FOR YOUR BUSINESS.	Total \$1,485.00
------------------------------	-------------------------



Proposal / Contract


5978 Esther Circle
Frederick, CO 80504

Date	Estimate #
6/12/2024	16307

Name / Address	Job Name / Location
Civil Resources, LLC 8308 Colorado Blvd Longmont, CO 80504	The Cooperative Main St. & Martin Ave. Mead, CO

Terms	REP	Good Thru	Color	Estimator / Contact
Net 30	TB	7/12/2024		Estimating

Description	Qty	Units	Cost	Total
***** PAVEMENT MARKINGS *****				
Paint or Thermo Removal by Grinding	20	SF	20.00	400.00
Seal Coat / Grind Marks	1	LS	250.00	250.00
4" Line Layout & Paint	150	LF	1.50	225.00
Handicap (Blue/White)	1	EA	50.00	50.00
Mobilization	1	LS	500.00	500.00
Subtotal				1,425.00
NOTE : Price has been based on marked-up plan sheet #2 provided by Brad Hagen				
EXCLUSIONS:				0.00
PERMITS OF ANY KIND				0.00
BONDS (IF REQUIRED ADD 1.5%)				0.00
TEMPORARY MARKINGS OF ANY KIND				0.00
TRAFFIC CONTROL OF ANY KIND				0.00
THERMOPLASTIC OR PREFORMED PLASTIC PAVEMENT MARKINGS OF ANY KIND				0.00
MAJOR CLEANING OF ANY SURFACES PRIOR TO THE PLACEMENT OF PAVEMENT MARKINGS				0.00
**** FINAL MEASUREMENT SHALL PREVAIL FOR FINAL BILLING ****			Total	\$1,425.00

Phone #	Fax #	Accepted By: 
3034622800	303-462-2801	

**** READ ATTACHMENT WITH TERMS AND CONDITIONS PRIOR TO ACCEPTING PROPOSAL ****

GROUND ENGINEERING

Invoice

June 14, 2024

Invoice No: 240559.0 - 1

Mr. Brad Hagen
 Mead Victory Investments, LLC
 c/o Civil Resources, LLC
 13015 Weld County Road 16
 Fort Lupton, CO 80621

Materials Testing and Special Inspection Services, 333 Main Street Fire Line - Mead Project, Mead, Colorado

Current Billing Period: May 5, 2024 through June 8, 2024

Fees for Materials Testing Services

	Hours	Rate	Amount	
Soil Test:				
Engineering Technician	6.50	70.00	455.00	
Concrete Test:				
Engineering Technician	14.00	70.00	980.00	
Asphalt Test:				
Engineering Technician	3.00	70.00	210.00	
Management/Meetings/Review:				
Project Manager	2.50	125.00	312.50	
Subtotal	26.00		1,957.50	
Total Labor				1,957.50

Unit Billing

Concrete Compressive Strength Cylinders	18.0 ea. @ 18.00	324.00	
Trip Charge	10.0 ea. @ 15.00	150.00	
Late Notice Charge	2.0 ea. @ 75.00	150.00	
Atterberg Limits (Single Point)	1.0 ea. @ 85.00	85.00	
Gradation	1.0 ea. @ 75.00	75.00	
Proctor Compaction	1.0 ea. @ 130.00	130.00	
Total Units		914.00	914.00

Total This Invoice \$2,871.50

*pd 7/9/24
chk# 2391*

GROUND ENGINEERING

Invoice

July 10, 2024

Invoice No: 240559.0 - 2

Mr. Brad Hagen
 Mead Victory Investments, LLC
 c/o Civil Resources, LLC
 13015 Weld County Road 16
 Fort Lupton, CO 80621

Materials Testing and Special Inspection Services, 333 Main Street Fire Line - Mead Project, Mead, Colorado

Current Billing Period: June 9, 2024 through July 6, 2024

Fees for Materials Testing Services

	Hours	Rate	Amount
Concrete Test:			
Engineering Technician	5.00	70.00	350.00
Management/Meetings/Review:			
Project Manager	1.00	125.00	125.00
Subtotal	6.00		475.00
Total Labor			475.00

Unit Billing

Concrete Compressive Strength Cylinders	5.0 ea. @ 18.00	90.00
Trip Charge	1.0 ea. @ 15.00	15.00
Total Units		105.00

Total This Invoice

\$580.00

Outstanding Invoices

Number	Date	Balance
1	6/14/2024	2,871.50
Total		2,871.50

Total Now Due

\$3,451.50

PD #2409
10/8/24

Quality Traffic Control Inc.
 209 Racquette Dr. Suite B
 Fort Collins, CO 80524 US
 qualitytrafficcontrol@hotmail.com

Invoice

BILL TO
 Roberts Excavation

SHIP TO
 333 Main St.
 Alley Closure
 4/25-5/25

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10368	06/24/2024	\$2,939.00	07/24/2024	Net 30	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Setup	4/25	1	550.00	550.00
Equipment Rental	Alley and Sidewalk Closure 4/25-5/24	30	65.00	1,950.00
pick up	5/24	1	400.00	400.00
TCM		0	800.00	0.00
Flagger			39.00	39.00

SUBTOTAL 2,939.00
 TAX 0.00
 TOTAL 2,939.00
 BALANCE DUE **\$2,939.00**

To Roberts

(Pd)

Brad Hagen

From: Ryan Corbett <RCorbett@townofmead.org>
Sent: Thursday, April 11, 2024 1:10 PM
To: Brad Hagen
Cc: Deano Korecky; Robyn Brown; Marisol Herman; Trudi Boaz
Subject: RE: ROW PERMIT - 333 Main St. Fire Line and Other Work

Brad,

I have your ROW Permit, #2024-016, ready to go (finally). The fee for this permit will be \$5,142.50, with a permit fee of \$4,565.00 and a use tax fee of \$577.50. I have attached Marisol Herman and Trudi Boaz to this permit as one of them will be able to help take payment, they can also be reached at 970-805-4199 to take payment over the phone. Once they have confirmed payment with me, I will issue your permit to you via email. Please let me know if you have any questions.

Thank you,



RYAN CORBETT

Construction Inspector

441 Third Street | Mead, CO 80542
p: 970.805.4201 | c: 720.233.5688

From: Brad Hagen <brad@civilresources.com>
Sent: Thursday, April 11, 2024 7:56 AM
To: Ryan Corbett <RCorbett@townofmead.org>
Cc: Deano Korecky <dkorecky@townofmead.org>; Robyn Brown <rbrown@townofmead.org>
Subject: RE: ROW PERMIT - 333 Main St. Fire Line and Other Work

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Excellent, thanks Ryan.

Brad
C: 303.913.5333

From: Ryan Corbett <RCorbett@townofmead.org>
Sent: Thursday, April 11, 2024 7:27 AM
To: Brad Hagen <brad@civilresources.com>
Cc: Deano Korecky <dkorecky@townofmead.org>; Robyn Brown <rbrown@townofmead.org>
Subject: RE: ROW PERMIT - 333 Main St. Fire Line and Other Work

Brad,

Mead Town
441/Third St
PO Box 626
Mead CO 80542

970-535-4477

Receipt No: 6.002847

Apr 15, 2024

ROW#2024-016

Permits - ROW Permits	4,565.00
04-11-4102 Right-of-Way Permits	

Total:	4,565.00
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ROW #2024-016

Misc - ROW#2024-016	385.01
01-10-4010 Sales Tax	
Misc - ROW #2024-016	192.49
04-10-4010 Sales Tax	

Total:	577.50
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Check	Check No: 2349	5,142.50
	Payor: MEAD VICTORY INVESTMENTS	
Total Applied:		5,142.50

Change Tendered:	.00
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Duplicate Copy

04/15/2024 9:18 AM