



Urban Renewal Authority Meeting

441 3rd Street, Mead

July 13, 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. Informational Items

- a. 2027 Budget Preview
- b. Police Facilities DOLA Grant Presentation
- c. Police Facility Funding

5. Public Comment:

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

6. 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 March 9, 2026
- b. May 2026 Financial Statements
- c. Check Register March 3, 2026 - July 13, 2026
- d. **Resolution No. 01-URA-2026** - A Resolution of the Town of Mead Urban Renewal Authority Regarding Annual Administrative Matters for the Town of Mead Urban Renewal Authority
- e. **Resolution No. 02-URA-2026** - A Resolution of the Town of Mead Urban Renewal Authority Approving a Cooperation Agreement Between the Town of Mead, Colorado and Mead Urban Renewal Authority Relating to the Construction of a Police Facility (the "Town Project")
- f. White Bear Ankele Special Fee Disclosure

7. 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.



Urban Renewal Authority Meeting

441 3rd Street, Mead

March 9, 2026

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 regular meeting of the Urban Renewal Authority of the Town of Mead, CO was called to order at 5:15 p.m., there being present the following members:

Chair Whitlow
Commissioner Adams
Commissioner Cartwright
Commissioner Crane (arrived at 6:10 p.m.)
Commissioner Harris
Commissioner Schranz
Representative Commissioner Hurianek
Representative Commissioner James
Representative Commissioner Venrick

Those absent:
Commissioner Hagen

Also present: Executive Director Helen Migchelbrink, Administrative Services Director Mary Strutt, Town Clerk Milissa Peters-Garcia, Police Chief Brent Newbanks, Community Development Director Todd Bjerkaas, Communications Director Lorelei Nelson, and Town Engineer / Public Works Director Erika Rasmussen.

Attending via remote access: members of the public.

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 Harris, Commissioner Schranz, Commissioner Hurianek, Commissioner James, Commissioner Venrick

Nays: None

Abstaining: None

Passed

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.

There was no public comment.

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:

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

Ayes: Chair Whitlow, Commissioner Adams, Commissioner Cartwright, Commissioner Harris, Commissioner Schranz, Commissioner Hurianek, Commissioner James, Commissioner Venrick.

Nays: None

Abstaining: None

Passed

- 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

Nicole Klippert of Infusion Architects spoke to the authority about the proposed police facility and funding options.

The Authority asked questions and directed staff to move forward.

- b. Funding Request Mead Victory 333 and 339 Main Street

MURA Counsel Robert Rogers presented the funding request.

Ed Guitierrez of Mead Victory, addressed the Authority about his application.

Commissioner Crane arrived at the meeting at 6:10 p.m.

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

Commissioner Schranz motioned to enter into 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. Commissioner Harris seconded the motion.

Ayes: Chair Whitlow, Commissioner Adams, Commissioner Cartwright, Commissioner Crane, Commissioner Harris, Commissioner Schranz, Commissioner Hurianek, Commissioner James, Commissioner Venrick

Nays: None

Abstaining: None
Passed

Mayor Whitlow convened the Executive Session at 6:10.

The Board returned to the Special Meeting from Executive Session at 6:55 p.m. Those present for the Executive Session were MURA Contract Attorney Robert Rogers, Town Manager Helen Migchelbrink, Chair Whitlow, Commissioners Adams, Cartwright, Crane, Harris, Schranz, Hurianek, James, Venrick, Administrative Services Director Mary Strutt, Town Clerk Milissa Peters-Garcia, Community Development Director Todd Bjerkaas, and Town Engineer/Public Works Director Erika Rasmussen.

The regular meeting was reconvened.

Mayor Whitlow asked the Trustees to state for the record any concerns regarding matters of discussion or improper actions in the executive session. No concerns were raised.

8. Executive Session Action Items

The Commissioners discussed the accuracy of the information in the application and the process to apply for a funding request.

Commissioner Adams motioned to reimburse the applicant 30% of the requested amount. The motion failed due to lack of second.

Commissioner Cartwright motioned to reimburse the applicant 20% of the requested amount. Commissioner James seconded the motion.

Commissioner Hurianek motioned to amend the motion to reimburse the applicant 100% of the requested amount. Commissioner Harris seconded the motion.

Ayes: Chair Whitlow, Commissioner Crane, Commissioner Harris, Commissioner Hurianek, Commissioner James, Commissioner Venrick

Nays: Commissioner Adams, Commissioner Cartwright, Commissioner Schranz

Abstaining: None

Passed

Commissioner Harris motioned to Approve the amended motion to reimburse the applicant 100%, or \$26,446.75, of the requested amount. Commissioner Adams seconded the motion.

Ayes: Chair Whitlow, Commissioner Adams, Commissioner Cartwright, Commissioner Crane, Commissioner Harris, Commissioner Schranz, Commissioner Hurianek, Commissioner James, Commissioner Venrick

Nays: None

Abstaining: None

Passed

9. Adjournment

Commissioner Harris motioned to Adjourn. Commissioner Adams seconded the motion.

Ayes: Chair Whitlow, Commissioner Adams, Commissioner Cartwright, Commissioner Crane, Commissioner Harris, Commissioner Schranz, Commissioner Hurianek, Commissioner James, Commissioner Venrick

Nays: None

Abstaining: None

Passed

The Special Meeting of the Town of Mead Urban Renewal Authority was adjourned at 7:09 p.m. on Monday, March 9, 2026.

Colleen G. Whitlow, Chair

ATTEST:

Mary E. Strutt, MMC, Town Clerk

COMBINED CASH ACCOUNTS

<u>CASH ALLOCATION RECONCILIATION</u>	
20 ALLOCATION TO MEAD URBAN RENEWAL AUTHORITY	8,174,260.76
TOTAL ALLOCATIONS TO OTHER FUNDS	8,174,260.76
ZERO PROOF IF ALLOCATIONS BALANCE	8,174,260.76

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2026

MEAD URBAN RENEWAL AUTHORITY

ASSETS

20-01-0100	COMBINED CASH	8,174,260.76	
20-01-1250	PROPERTY TAX RECEIVABLE	4,609,835.85	
	TOTAL ASSETS		12,784,096.61

LIABILITIES AND EQUITY

LIABILITIES

20-02-2300	EMPLOYEE PENSION PAYABLE	826.19	
20-02-2301	SALARY WAGES PAYABLE	6,605.83	
20-02-2310	EMPLOYEE HEALTH INS. PAYABLE	(194.28)	
20-02-2314	401(A) CONTRIBUTIONS PAYABLE	314.10	
20-02-2400	FED. WITHHOLDING TAX PAYABLE	1,183.19	
20-02-2401	SOCIAL SECURITY TAX PAYABLE	1,165.15	
20-02-2402	MEDICARE TAX PAYABLE	272.49	
20-02-2403	STATE WITHHOLDING TAX PAYABLE	1,146.17	
20-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	90.91	
20-02-2410	ACCRUED PAYROLL & BENEFITS	2,614.91	
20-02-2700	DEFERRED INFLOWS- PROPERTY TAX	4,609,835.85	
	TOTAL LIABILITIES		4,623,860.51

FUND EQUITY

20-02-3001	FUND BALANCE	6,415,845.95	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	1,744,390.15	
	BALANCE - CURRENT DATE	1,744,390.15	
	TOTAL FUND EQUITY		8,160,236.10
	TOTAL LIABILITIES AND EQUITY		12,784,096.61

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

MEAD URBAN RENEWAL AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TAXES</u>					
20-10-4050	TAX INCREMENT REVENUE (TIF)	2,180,705.89	3,523,370.83	4,393,543.00	870,172.17	80.2
	TOTAL TAXES	2,180,705.89	3,523,370.83	4,393,543.00	870,172.17	80.2
	<u>FEES</u>					
20-11-4110	ADMINISTRATIVE 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	22,430.08	99,491.11	235,750.00	136,258.89	42.2
	TOTAL MISCELLANEOUS REVENUE	22,430.08	99,491.11	235,750.00	136,258.89	42.2
	TOTAL FUND REVENUE	2,203,135.97	3,622,861.94	4,651,293.00	1,028,431.06	77.9
	<u>ADMINISTRATION</u>					
20-40-5001	SALARIES & WAGES	28,063.31	106,495.14	290,388.00	183,892.86	36.7
20-40-5002	OVERTIME	.00	.51	1,000.00	999.49	.1
20-40-5060	PAYROLL TAXES	2,177.89	8,261.15	25,824.00	17,562.85	32.0
20-40-5065	WORKERS COMP	269.35	1,012.11	2,600.00	1,587.89	38.9
20-40-5066	HEALTH INSURANCE	3,028.60	10,649.17	36,709.00	26,059.83	29.0
20-40-5067	MEDICAL SAVINGS	995.46	3,644.30	800.00	(2,844.30)	455.5
20-40-5068	HSA CONTRIBUTIONS	23.43	78.10	.00	(78.10)	.0
20-40-5070	DEFERRED COMPENSATION	679.98	2,677.22	16,796.00	14,118.78	15.9
20-40-6101	LEGAL FEES	810.00	11,811.85	40,000.00	28,188.15	29.5
20-40-6105	AUDIT FEES	.00	.00	2,731.00	2,731.00	.0
20-40-6109	CONSULTING FEES	.00	2,557.52	15,000.00	12,442.48	17.1
20-40-6110	TELEPHONE	97.00	250.50	870.00	619.50	28.8
20-40-6301	PROPERTY & LIABILITY INSURANCE	.00	1,758.60	5,800.00	4,041.40	30.3
20-40-6312	PUBLISHED NOTICES	.00	.00	500.00	500.00	.0
20-40-6314	COUNTY TREASURER'S FEES	32,737.09	52,877.14	65,000.00	12,122.86	81.4
20-40-6404	TIF ADVANCE	.00	26,446.75	1,100,000.00	1,073,553.25	2.4
20-40-6512	MILEAGE	500.00	1,250.00	3,000.00	1,750.00	41.7
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	930,783.44	1,648,701.73	2,251,653.00	602,951.27	73.2
	TOTAL ADMINISTRATION	1,000,165.55	1,878,471.79	4,951,024.00	3,072,552.21	37.9

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

MEAD URBAN RENEWAL AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	1,000,165.55	1,878,471.79	4,951,024.00	3,072,552.21	37.9
NET REVENUE OVER EXPENDITURES	1,202,970.42	1,744,390.15	(299,731.00)	(2,044,121.15)	582.0

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
03/09/2026	41328	6798	Professional Management Solutions	85196	20-40-6109	407.75	Finance Consulting - January 202	407.75
03/09/2026	41334	5736	THE HARTFORD-GROUP BENEFITS	924708235910	20-40-5066	102.87	STD / LTD Insurance	102.87
03/30/2026	41373	1050	CIRSA	INV1004003	20-40-6301	1,060.04	Property & Liability Ins	1,060.04
03/30/2026	41401	6163	HIGH PLAINS LIBRARY DIST.	2025 REFUND	20-40-9810	21,102.10	2025 TIF Refund	21,102.10
03/30/2026	41403	7143	Highway 66 & I-25 General Improvement	2025 REFUND	20-40-9810	4,106.52	2025 TIF Refund	4,106.52
03/30/2026	41417	7095	Mead Victory Investments, LLC	MVILLC 03.20	20-40-6404	26,446.75	333 & 339 Main St Funding Requ	26,446.75
03/30/2026	41423	5558	MJT Communications	14466	20-40-6109	198.50	IT Admin, Sewer, MURA	198.50
03/30/2026	41424	6602	Mountain View Fire Rescue	2025 REFUND	20-40-9810	56,644.31	2025 TIF Refund	56,644.31
03/30/2026	41426	6109	NORTHERN COLO WATER CONSERV	2025 REFUND	20-40-9810	6,932.36	2025 TIF Refund	6,932.36
03/30/2026	41442	6161	ST. VRAIN & LEFT HAND WATER CON	2025 REFUND	20-40-9810	9,746.90	2025 TIF Refund	9,746.90
03/30/2026	41443	4270	ST. VRAIN SANITATION DISTRICT	2025 REFUND	20-40-9810	876.69	2025 TIF Refund	876.69
03/30/2026	41444	4440	ST. VRAIN VALLEY SCHOOL DIST	2025 REFUND	20-40-9810	214,022.20	2025 TIF Refund	214,022.20
03/30/2026	41451	4530	TOWN OF MEAD	2025 REFUND	20-40-9810	39,937.32	2025 TIF Refund	39,937.32
03/30/2026	41459	4880	WELD COUNTY TREASURER	2025 REFUND	20-40-9810	55,306.36	2025 TIF Refund	55,306.36
03/30/2026	41460	6470	Westridge Metropolitan District #2	2025 REFUND	20-40-9810	573.36	2025 TIF Refund	573.36
03/30/2026	41461	7167	WESTRIDGE METROPOLITAN DISTRI	2025 REFUND	20-40-9810	518.66	2025 TIF Refund	518.66
03/30/2026	41462	5884	WHITE BEAR ANKELE TANAKA & WAL	44784	20-40-6101	2,320.09	MURA Legal - November 2025	2,320.09
03/30/2026	41462	5884	WHITE BEAR ANKELE TANAKA & WAL	45314	20-40-6101	820.00	MURA Legal - December 2025	820.00
03/30/2026	41462	5884	WHITE BEAR ANKELE TANAKA & WAL	45919	20-40-6101	6,712.73	MURA Legal - January 2026	6,712.73
03/30/2026	41462	5884	WHITE BEAR ANKELE TANAKA & WAL	46247	20-40-6101	4,289.12	MURA Legal - Feb. 2026	4,289.12
04/13/2026	41494	1720	Employers Council	0000587678	20-40-6109	299.77	Membership Dues	299.77
04/13/2026	41532	5736	THE HARTFORD-GROUP BENEFITS	924709231436	20-40-5066	128.91	Health Insurance	128.91
04/27/2026	41572	6163	HIGH PLAINS LIBRARY DIST.	2025 REFUND	20-40-9810	16,002.80	2025 MURA TIF REFUND 2	16,002.80
04/27/2026	41584	5558	MJT Communications	14478	20-40-6109	198.50	IT Admin, Sewer, MURA	198.50
04/27/2026	41585	6602	Mountain View Fire Rescue	2025 REFUND	20-40-9810	42,956.26	2025 MURA TIF REFUND	42,956.26
04/27/2026	41586	6109	NORTHERN COLO WATER CONSERV	2025 REFUND	20-40-9810	5,257.16	2025 MURA TIF REFUND 2	5,257.16
04/27/2026	41590	6798	Professional Management Solutions	85209	20-40-6109	528.00	Finance Consulting - Feb 26	528.00
04/27/2026	41595	6161	ST. VRAIN & LEFT HAND WATER CON	2025 REFUND	20-40-9810	7,391.57	2025 MURA TIF REFUND	7,391.57
04/27/2026	41596	4270	ST. VRAIN SANITATION DISTRICT	2025 REFUND	20-40-9810	2,011.67	2025 MURA TIF REFUND	2,011.67
04/27/2026	41597	4440	ST. VRAIN VALLEY SCHOOL DIST	2025 REFUND	20-40-9810	162,303.92	2025 TIF Refund 2	162,303.92
04/27/2026	41600	4530	TOWN OF MEAD	2025 REFUND	20-40-9810	30,286.50	2025 TIF Refund	30,286.50
04/27/2026	41607	4880	WELD COUNTY TREASURER	2025 MURA TI	20-40-9810	41,941.63	2025 MURA TIF REFUND	41,941.63
05/11/2026	41656	6798	Professional Management Solutions	85223	20-40-6109	528.00	Finance - MURA	528.00
05/11/2026	41669	5736	THE HARTFORD-GROUP BENEFITS	924706282078	20-40-5066	114.61	health ins	114.61
05/26/2026	41673	6840	34 9.5 Metropolitan District	3-2025 MURA	20-40-9810	2,241.98	2025 MURA TIF REFUND	2,241.98
05/26/2026	41675	7154	Access 25 Metropolitan District No. 2	3-2025 MURA	20-40-9810	2,936.90	2025 Mura tif refund	2,936.90
05/26/2026	41690	6349	DOUTHIT METRO DISTRICT	3-2025 MURA	20-40-9810	18,433.24	Mura Tif Refund	18,433.24
05/26/2026	41697	7068	Grand Meadow Metropolitan District	3-2025 MURA	20-40-9810	1,419.87	Mura Tif Refund	1,419.87
05/26/2026	41703	6163	HIGH PLAINS LIBRARY DIST.	3-2025 MURA	20-40-9810	45,144.97	2025 Mura Tif Refund	45,144.97
05/26/2026	41710	6164	LIBERTY RANCH METRO DISTRICT	3-2025 MURA	20-40-9810	15,902.78	2025 Mura tif refund	15,902.78
05/26/2026	41715	6160	MEAD PLACE METRO DIST 2	3-2025 MURA	20-40-9810	31.28	2025 mura tif refund	31.28
05/26/2026	41717	6602	Mountain View Fire Rescue	3-2025 MURA	20-40-9810	121,182.50	2025 MURA TIF REFUND	121,182.50
05/26/2026	41719	6109	NORTHERN COLO WATER CONSERV	3-2025 MURA	20-40-9810	14,830.80	2025 MURA TIF REFUND	14,830.80
05/26/2026	41725	6161	ST. VRAIN & LEFT HAND WATER CON	3-2025 MURA	20-40-9810	18,496.78	2025 MURA TIF REFUND	18,496.78
05/26/2026	41726	4270	ST. VRAIN SANITATION DISTRICT	3-2025 MURA	20-40-9810	1,966.77	2025 MURA TIF REFUND	1,966.77
05/26/2026	41727	4440	ST. VRAIN VALLEY SCHOOL DIST	2025 MURA TI	20-40-9810	457,870.31	2025 MURA TIF 3	457,870.31
05/26/2026	41728	4530	TOWN OF MEAD	3-2025 MURA	20-40-9810	85,440.27	2025 MURA TIF	85,440.27
05/26/2026	41731	4880	WELD COUNTY TREASURER	3-2025 MURA	20-40-9810	104,955.43	2025 MURA TIF REFUND	104,955.43
05/26/2026	41732	6470	Westridge Metropolitan District #2	3-2025 MURA	20-40-9810	39,596.45	2025 MURA TIF	39,596.45
05/26/2026	41733	7167	WESTRIDGE METROPOLITAN DISTRI	3-2025 MURA	20-40-9810	333.11	TIF Revenue Sharing	333.11
05/26/2026	41734	5884	WHITE BEAR ANKELE TANAKA & WAL	48202	20-40-6101	810.00	MURA Legal	810.00
06/08/2026	41778	6798	Professional Management Solutions	85241	20-40-6109	1,349.50	Finance - MURA	1,349.50

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Description	Check Amount
06/08/2026	41784	5736	THE HARTFORD-GROUP BENEFITS	924700670078	20-40-5066	114.61	STD/LTD Insurance	114.61
06/08/2026	41791	5884	WHITE BEAR ANKELE TANAKA & WAL	47470	20-40-6101	6,881.08	MURA Legal	6,881.08
06/29/2026	41839	1050	CIRSA	INV1004480	20-40-6301	1,060.04	GL Ins - MURA	1,060.04
06/29/2026	41846	6349	DOUTHIT METRO DISTRICT	2025MURATIF	20-40-9810	1,036.50	MURA TIF REFUND 2025	1,036.50
06/29/2026	41861	6163	HIGH PLAINS LIBRARY DIST.	2025MUATIF4	20-40-9810	20,994.45	2025 MURA TIF REFUND	20,994.45
06/29/2026	41867	6164	LIBERTY RANCH METRO DISTRICT	2025MURATIF	20-40-9810	2,073.59	2025 MURA TIF REFUND	2,073.59
06/29/2026	41878	6602	Mountain View Fire Rescue	2025MURATIF	20-40-9810	56,355.34	2025 mura tif refund	56,355.34
06/29/2026	41879	6433	NCO Holdings Mead LLC	6/22/2026	20-40-6404	5,977.36	NOCO/anytime fiiness bus inc 20	5,977.36
06/29/2026	41893	6161	ST. VRain & LEFT HAND WATER CON	2025MURATIF	20-40-9810	9,697.17	2025 mura tif refund	9,697.17
06/29/2026	41894	4270	ST. VRain SANITATION DISTRICT	2025MURATIF	20-40-9810	1,893.52	2025 MURA TIF REFUND	1,893.52
06/29/2026	41895	4440	ST. VRain VALLEY SCHOOL DIST	2025MURATIF	20-40-9810	212,930.35	2025 MURA TIF 4	212,930.35
06/29/2026	41899	4530	TOWN OF MEAD	2025MURATIF	20-40-9810	39,733.58	2025 MURA TIF	39,733.58
06/29/2026	41907	4880	WELD COUNTY TREASURER	2025MURATIF	20-40-9810	55,024.21	2025 MURA TIF REFUND	55,024.21
06/29/2026	41908	6470	Westridge Metropolitan District #2	2025MURATIF	20-40-9810	2,918.83	TIF Revenue Sharing	2,918.83
06/29/2026	41909	7167	WESTRIDGE METROPOLITAN DISTRI	2025MURATIF	20-40-9810	1,660.83	TIF Revenue Sharing	1,660.83
06/29/2026	41910	5884	WHITE BEAR ANKELE TANAKA & WAL	49075	20-40-6101	1,853.20	MURA Legal	1,853.20
07/13/2026	41955	5558	MJT Communications	14516	20-40-6109	198.50	Computer - MURA	198.50
07/13/2026	41964	6798	Professional Management Solutions	85257	20-40-6109	888.37	Finance - MURA	888.37
07/13/2026	41969	5736	THE HARTFORD-GROUP BENEFITS	924707441399	20-40-5066	114.61	STD / LTD Insurance	114.61
06/23/2026	63153	1050	CIRSA	INV1004480	20-40-6301	.00	GL Ins - MURA	.00
06/30/2026	63161	6349	DOUTHIT METRO DISTRICT	2025MURATIF	20-40-9810	.00	MURA TIF REFUND 2025	.00
06/23/2026	63177	6163	HIGH PLAINS LIBRARY DIST.	2025MUATIF4	20-40-9810	.00	2025 MURA TIF REFUND	.00
06/30/2026	63184	6164	LIBERTY RANCH METRO DISTRICT	2025MURATIF	20-40-9810	.00	2025 MURA TIF REFUND	.00
06/30/2026	63195	6602	Mountain View Fire Rescue	2025MURATIF	20-40-9810	.00	2025 mura tif refund	.00
06/30/2026	63196	6433	NCO Holdings Mead LLC	6/22/2026	20-40-6404	.00	NOCO/anytime fiiness bus inc 20	.00
06/30/2026	63210	6161	ST. VRain & LEFT HAND WATER CON	2025MURATIF	20-40-9810	.00	2025 mura tif refund	.00
06/23/2026	63211	4270	ST. VRain SANITATION DISTRICT	2025MURATIF	20-40-9810	.00	2025 MURA TIF REFUND	.00
06/23/2026	63212	4440	ST. VRain VALLEY SCHOOL DIST	2025MURATIF	20-40-9810	.00	2025 MURA TIF 4	.00
06/30/2026	63216	4530	TOWN OF MEAD	2025MURATIF	20-40-9810	.00	2025 MURA TIF	.00
06/30/2026	63226	4880	WELD COUNTY TREASURER	2025MURATIF	20-40-9810	.00	2025 MURA TIF REFUND	.00
06/23/2026	63227	6470	Westridge Metropolitan District #2	2025MURATIF	20-40-9810	.00	TIF Revenue Sharing	.00
06/30/2026	63228	7167	WESTRIDGE METROPOLITAN DISTRI	2025MURATIF	20-40-9810	.00	TIF Revenue Sharing	.00
06/23/2026	63229	5884	WHITE BEAR ANKELE TANAKA & WAL	49075	20-40-6101	.00	MURA Legal	.00
03/10/2026	310261	5135	CEBT	INV0081319	20-02-2310	2,277.18	Health Insurance	2,277.18
03/31/2026	331261	5135	CEBT	0082184	20-02-2310	3,585.37	Employee Health Ins.	3,585.37
04/28/2026	428261	5135	CEBT	0082523	20-02-2310	2,931.62	Employee Health Ins.	2,931.62
05/06/2026	506261	5736	THE HARTFORD-GROUP BENEFITS	924706282078	20-40-5066	.00	health ins	.00
06/09/2026	609261	5135	CEBT	INV0082523	20-02-2310	2,931.97	Health Insurance	2,931.97
Grand Totals:								2,128,149.15

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
20-02-2000	413,323.58	2,541,472.73-	2,128,149.15-
20-02-2310	11,726.14	.00	11,726.14
20-40-5066	690.22	114.61-	575.61
20-40-6101	25,539.42	1,853.20-	23,686.22
20-40-6109	4,596.89	.00	4,596.89
20-40-6301	3,180.12	1,060.04-	2,120.08
20-40-6404	38,401.47	5,977.36-	32,424.11
20-40-9810	2,457,338.47	404,318.37-	2,053,020.10
99-01-1001	.00	.00	.00

GL Account	Debit	Credit	Proof
Grand Totals:	2,954,796.31	2,954,796.31-	.00

Report Criteria:

Report type: Invoice detail

Check.Type = {<>} "Adjustment"

[Report].Invoice GL Account = "20010100"-"20415700"



Agenda Item Summary

Agenda Date: 7/13/2026

Subject: Resolution No. 01-URA-2026 - A Resolution of the Town of Mead Urban Renewal Authority Regarding Annual Administrative Matters for the Town of Mead Urban Renewal Authority

Presented by: Robert Rogers, MURA Contract Counsel

Summary:

According to the bylaws of the Mead Urban Renewal Authority, an annual meeting is required to adopt general administrative procedures. The attached resolution sets forth general procedures for conduct of business.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Staff recommends approval of Resolution No. 01-URA-2026. A motion to approve the consent agenda will approve this item. If this item is removed from the consent agenda for discussion, a recommended motion is:

Suggested Motion:

I move to adopt resolution number 01-URA-2026 – A Resolution of the Town of Mead Urban Renewal Authority regarding annual administrative matters for the Town of Mead Urban Renewal Authority (2026).

Attachments:

1. Resolution No. 01-URA-2026

**TOWN OF MEAD URBAN RENEWAL AUTHORITY
RESOLUTION NO. 01-URA-2026**

**A RESOLUTION REGARDING
ANNUAL ADMINISTRATIVE MATTERS
FOR THE TOWN OF MEAD URBAN RENEWAL AUTHORITY**

At the special meeting of the Board of Commissioners ("Board") of the Town of Mead Urban Renewal Authority ("Authority"), held at 5:15 p.m., on July 13, 2026, at 441 Third Street, Mead, Colorado and via teleconference, it was moved to adopt the following Resolution:

WHEREAS, the Board has a duty to perform certain obligations on a recurring basis in order to assure the efficient operation of the Authority; and

WHEREAS, the Board desires to confirm certain general procedures for the conduct of its business and to authorize its elected officials and consultants to perform certain administrative activities; and

WHEREAS, the matters set forth in this Resolution are statements of intention, and may be modified by action of the Board, from time to time, without prior notice except where required by law and without waiving on a continuing basis these or other policies established by the Town of Mead, the Mead Urban Renewal Plan, or the Authority's by-laws;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. The Board determines to hold an annual meeting between July 1st and December 15th each year, 441 Third Street, Mead, Colorado, and via teleconference. Notice of the time and place for regular and special meetings shall be provided in accordance with § 31-25-101 to 31-25-116, C.R.S., as applicable, based on the action to be taken by the Authority.

2. Should an individual Commissioner or the Chair choose to abstain from any particular matter on the agenda for reasons of potential conflict of interest, he or she shall be considered in attendance at the meeting for purposes of meeting quorum requirements.

3. The Board directs the Secretary for the Authority, in consultation with the Authority's legal counsel, to prepare and file with the Division, within thirty (30) days of a written request from the Division, an informational listing of all contracts in effect with other political subdivisions, in accordance with § 29-1-205, C.R.S.

4. The Board directs that the Authority's Treasurer shall be responsible for preparation of the budget in consultation with the Authority's Executive Director, shall manage the accounting and auditing services for the Authority to be performed by such persons as are authorized by the Board, shall manage the public funds in accordance with §§ 29-1-603, 29-1-604, and 29-1-606, C.R.S., and all other applicable Colorado laws and only by direction of the Board, and shall report to the Board on a regular basis in written form the status of the Town's financial accounts and records.

5. The Board directs the Authority's treasurer to submit a proposed budget to the Board by October 15th, to prepare the final budget and budget message, including any amendments thereto, if necessary, and directs staff to schedule a public hearing on the proposed budget and/or amendments, and to post or publish notices thereof, to prepare all budget

resolutions and to file the budget, budget resolution and budget message with the Division on or before January 30th, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

6. The Board directs legal counsel to cause the preparation of the Unclaimed Property Act report and submission of the same to the State Treasurer by November 1st if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with § 38-13-110, C.R.S.

7. The Board confirms its obligations under § 24-10-110(1), C.R.S., with regards to the defense and indemnification of its public employees, which, by definition, includes elected and appointed officers.

8. The Board hereby reappoints the Authority's Clerk as the official custodian for the maintenance, care and keeping of all public records of the Authority, in accordance with §§ 24-72-202, *et seq.*, C.R.S.

9. All regular and special meetings will be posted in accordance with § 24-6-402(2)(c), C.R.S. The Board hereby designates www.townofmead.org as the Authority's website for the posting of its regular and special meeting notices. The Board also hereby designates, unless otherwise designated by the Board, the Mead Town Hall located at 441 Third Street, Mead, Colorado, as the location the Authority will post notices of meetings in the event of exigent or emergency circumstances which prevent the Authority from posting notice of the meeting on the website.

10. The Board hereby designates the *Longmont Times-Call* as the newspaper of general circulation within the boundaries of the Authority, and wherein all legal notices and publications for the Authority shall be published, unless otherwise required by state law or deemed appropriated by the Board.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF MEAD URBAN RENEWAL AUTHORITY ON THIS 13TH DAY OF JULY, 2026.

**TOWN OF MEAD URBAN RENEWAL
AUTHORITY:**

ATTEST:

By: _____
Mary E. Strutt, Clerk

By: _____
Colleen G. Whitlow, Chairperson



Agenda Item Summary

Agenda Date: 7/13/2026

Subject: Resolution No. 02-URA-2026 - A Resolution of the Town of Mead Urban Renewal Authority Approving a Cooperation Agreement Between the Town of Mead, Colorado and Mead Urban Renewal Authority Relating to the Construction of a Police Facility (the "Town Project")

Presented by: Robert Rogers, MURA Contract Counsel

Summary:

The Mead Urban Renewal Authority ("MURA") and Town of Mead (the "Town") have determined that constructing a new Police Facility in the Urban Renewal Area will serve a public purpose and further the goals of the Town's Urban Renewal Plan. The Plan aims to eliminate blight, strengthen the Town's economic base, and facilitate redevelopment in the downtown area.

To finance the Police Facility project, the Town plans to enter into a lease-purchase agreement, issuing Certificates of Participation ("COPs"). Under a Site Lease, the Town will lease the facility to a Trustee, who will lease it back to the Town and issue the COPs to fund construction.

Pursuant to the proposed Cooperation Agreement with the Town, MURA will contribute a portion of its incremental property tax revenue ("TIF") from the Urban Renewal Area on an annual basis to reimburse the Town for lease payments on the COPs. This allows TIF revenue to support a key public facility.

Key Terms of Cooperation Agreement:

- MURA will remit all TIF revenue to the Town needed to make annual lease payments, less an annual operations budget;
- MURA's pledge to the police facility is subordinate to any revenue sharing agreements whether already established or established in the future, with other taxing entities;
- In any year, MURA's payment to the Town is capped at the Town's lease payment amount;
- The TIF pledge terminates if the lease-purchase is terminated for any reason.

Financial Considerations:

The Cooperation Agreement allows MURA TIF revenue to offset a significant portion of the Town's cost to construct and finance the new Police Facility. Utilizing TIF for this purpose is consistent with MURA's articulated purpose under the Urban Renewal Plan.

Staff Recommendation / Actions Required:

Staff recommends approval of Resolution No. 02-URA-2026. A motion to approve the consent agenda will approve this item. If this item is removed from the consent agenda for discussion, a recommended motion is:

Suggested Motion:

"I move to approve Resolution 02-URA-2026, A Resolution of the Town of Mead Urban Renewal Authority Approving a Cooperation Agreement Between the Town of Mead, Colorado and Mead Urban Renewal Authority Relating to the Construction of a Police Facility (the "Town Project")"

Attachments:

1. MURA AND Town Resolution
2. Cooperation Agreement (between Town and MURA) 07.07.26

**TOWN OF MEAD URBAN RENEWAL AUTHORITY
RESOLUTION NO. 02-URA-2026**

**A RESOLUTION APPROVING A COOPERATION AGREEMENT BETWEEN
THE TOWN OF MEAD, COLORADO AND MEAD URBAN RENEWAL
AUTHORITY RELATING TO THE CONSTRUCTION OF A POLICE FACILITY
(THE “TOWN PROJECT”).**

WHEREAS, the Mead Urban Renewal Authority (“MURA”) is a body corporate and politic of the State of Colorado established pursuant to Title 31, Article 25, Part 1, Colorado Revised Statutes (“C.R.S.”)(the “Act”); and

WHEREAS, the Town of Mead, Colorado (the “Town”) is a statutory town duly organized and existing under the Constitution and laws of the State of Colorado (the “State”); and

WHEREAS, pursuant to Title 29, Article 1, Part 2, C.R.S., the Town and the Authority are authorized to cooperate and contract with one another to provide any function, service or facility lawfully authorized to each governmental entity; and

WHEREAS, the Board of Trustees of the Town (the “Board”) has heretofore approved the Town of Mead, Urban Renewal Plan dated May 2, 2026, by and through adoption of Resolution No. 22-R-2016 dated May 2, 2026, as amended from time to time (the “Plan”) and the downtown urban renewal area described therein (the “Urban Renewal Area”); and

WHEREAS, the Plan provides that the goals of the urban renewal effort are to serve primarily as a redevelopment catalyst for the downtown area, and that the actions of the Authority should be in accordance with the Plan goals of: eliminating and preventing conditions of blight which constitute an economic and social liability to the community; preventing the physical and economic deterioration of the Urban Renewal Area; attracting capital investment in the downtown and assisting in the retention and expansion of existing businesses, thus strengthening the Town’s economic base; creating a stable tax base; and facilitating the development of mixed-use projects in the downtown area; and

WHEREAS, pursuant to Section 31-25-112, C.R.S., the Town is specifically authorized to do all things necessary to aid and cooperate with the Authority in connection with the planning or undertaking of any urban renewal plans, projects, programs, works, operations or activities of the Authority, to enter into agreements with the Authority respecting such actions to be taken by the Town, and appropriating funds and making such expenditures of its funds to aid and cooperate with the Authority in undertaking an urban renewal project and carrying out the Plan; and

WHEREAS, pursuant to the Act, the Authority is authorized to undertake urban renewal projects and to make and execute any and all contracts and other instruments necessary to implement such urban renewal projects; and

WHEREAS, the Town and the Authority have determined that the acquisition, construction and equipping of a new Police Facility (the “Police Facility”) in the Urban Renewal Area will serve the public and necessity and the purposes and goals of the Plan (the “Town Project”); and

WHEREAS, the Authority has determined, and now hereby determines, that the acquisition, construction and equipping of the Town Project in the Urban Renewal Area will serve the public purposes and goals of the Plan; and

WHEREAS, the Police Facility is expected to be owned and operated by the Town; and

WHEREAS, the Town expects to enter into a lease purchase financing to finance a portion of the costs of the Town Project; and

WHEREAS, Town expects to enter into a Site Lease Agreement, (the "Site Lease") between the Town, as lessor, and UMB Bank, n.a., as trustee (the "Trustee") as lessee, and a Lease Purchase Agreement (the "Lease") between the Trustee, as lessor, and the Town, as lessee; and

WHEREAS, the Trustee expects to execute and deliver an Indenture of Trust pursuant to which there will be executed and delivered certain Certificates of Participation (the "Certificates"); and

WHEREAS, a portion of the proceeds of the Certificates will be applied to pay or reimburse certain the costs of the Town Project; and

WHEREAS, the initial leased property under the Site Lease and the Lease consists of the Police Facility and the site on which the improvements will be located; and

WHEREAS, the Authority will receive certain Property Tax Increment Revenues from ad valorem property taxes levied on property within the Urban Renewal Area, and the Authority desires to use such revenues to reimburse the Town for a portion of the costs of the Town Project, including annual Rental Payments which may be due and owing under the Lease; and

WHEREAS, in order to further the purposes of the Plan, the Board of Directors of MURA, has determined and hereby determines that it is necessary, desirable and in the best interests of MURA to enter into a Cooperation Agreement between the Town of Mead, Colorado and Mead Urban Renewal Authority (the "Town/MURA Cooperation Agreement") in substantially the form attached hereto as Exhibit "A" and incorporated by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MEAD URBAN RENEWAL AUTHORITY:

Section 1. The foregoing recitals are incorporated herein by reference and adopted as findings and determinations of MURA.

Section 2. The Chair or Executive Director are authorized, following consultation with the MURA Attorney, to modify the Town/MURA Cooperation Agreement in form or substance as deemed necessary to effectuate the purposes of this Resolution or to protect the interests of MURA.

Section 3. The Chair or the Executive Director are hereby independently authorized and directed to execute the Town/MURA Cooperation Agreement on behalf of MURA. The execution of the Town/MURA Cooperation Agreement by the appropriate officers of MURA herein authorized shall be conclusive evidence of the approval by MURA of the Town/MURA Cooperation Agreement in accordance with the terms hereof.

Section 4. The officers and employees of MURA are hereby independently authorized and directed to take all action necessary or appropriate to implement and effect the provisions of this Resolution and the Town/MURA Cooperation Agreement. The execution of any document or instrument by the appropriate officers herein authorized shall be conclusive evidence of the approval by MURA of such agreement, document or instrument in accordance with the terms hereof.

Section 5. This Resolution shall be effective as of the date of its adoption.

ADOPTED this ____ day of _____, 2026.

MEAD URBAN RENEWAL AUTHORITY

Chair

ATTEST:

Executive Director

APPROVED AS TO FORM:

Town Attorney

EXHIBIT A

(COOPERATION AGREEMENT
BETWEEN THE TOWN OF MEAD, COLORADO AND
THE MEAD URBAN RENEWAL AUTHORITY)

COOPERATION AGREEMENT
BETWEEN THE TOWN OF MEAD, COLORADO AND
THE MEAD URBAN RENEWAL AUTHORITY

THIS COOPERATION AGREEMENT (this "Agreement"), dated as of July 13, 2026, is made and entered into between the TOWN OF MEAD, COLORADO (the "Town") and the MEAD URBAN RENEWAL AUTHORITY (the "Authority").

RECITALS

Any capitalized term which is used, but not defined, in these Recitals shall have the meaning given in the section entitled: DEFINITIONS.

WHEREAS, the Town is a statutory town duly organized and existing under the Constitution and laws of the State of Colorado (the "State"); and

WHEREAS, the Authority is a Colorado Urban Renewal Authority, with all the powers and authority granted to it pursuant to Title 31, Article 25, Part 1, Colorado Revised Statutes ("C.R.S.") (the "Act"); and

WHEREAS, pursuant to Title 29, Article 1, Part 2, C.R.S., the Town and the Authority are authorized to cooperate and contract with one another to provide any function, service or facility lawfully authorized to each governmental entity; and

WHEREAS, the Board of Trustees of the Town has heretofore approved the Town of Mead, Colorado, Urban Renewal Plan dated May 2, 2016, as amended from time to time (the "Plan") and the downtown urban renewal area described therein (the "Urban Renewal Area"); and

WHEREAS, the Plan provides that the goals of the urban renewal effort are to cooperate with private enterprise and public bodies to undertake a program to eliminate the conditions of blight in the plan area, and that the actions of the Authority should be in accordance with the Plan goals of: eliminating and preventing conditions of blight which constitute an economic and social liability to the community; preventing the physical and economic deterioration of the Urban Renewal Area; attracting capital investment in the downtown and assisting in the retention and expansion of existing businesses, thus strengthening the Town's economic base; creating a stable tax base; and facilitating the development of mixed use projects in the downtown area; and

WHEREAS, pursuant to Section 31-25-112, C.R.S., the Town is specifically authorized to do all things necessary to aid and cooperate with the Authority in connection with the planning or undertaking of any urban renewal plans, projects, programs, works, operations or activities of the Authority, to enter into agreements with the Authority respecting such actions to be taken by the Town, and appropriating funds and making such expenditures of its funds to aid and cooperate with the Authority in undertaking an urban renewal project and carrying out the Plan; and

WHEREAS, pursuant to the Act, the Authority is authorized to undertake urban renewal projects and to make and execute any and all contracts and other instruments necessary to implement such urban renewal projects; and

WHEREAS, the Town and the Authority have determined that it is in the best interest of the residents and inhabitants of the Town and public interest and necessity to construct, acquire

and equip a new police facility (the “Police Facility”) within the Town and within the Urban Renewal Area (the “Town Project”); and

WHEREAS, the Authority has determined, and now hereby determines, that the acquisition, construction and equipping of the Town Project in the Urban Renewal Area will serve the public purposes and goals of the Plan; and

WHEREAS, in order to finance the Town Project, the Town expects to enter into a Site Lease Agreement (the “Site Lease”) with UMB Bank, n.a., (the “Trustee”), pursuant to which the Town will lease the Town Project to the Trustee, and the Trustee will lease the Town Project back to the Town under the terms of a Lease Purchase Agreement (the “Lease”); and

WHEREAS, the Trustee will prepay its rental obligation under the Site Lease by executing and delivering certain Certificates of Participation (the “Certificates”), the proceeds of which will be utilized by the Town for the Town Project; and

WHEREAS, the Town has agreed to acquire, construct and equip the Town Project, and the Authority will agree to contribute certain Property Tax Increment Revenue of the Authority on an annual basis to pay or reimburse the Town for all or a portion of the rental payments due and owing by the Town to the Trustee under the Lease; and

WHEREAS, a portion of the proceeds of the Certificates will be applied to pay or reimburse certain costs related to the Town Project; and

WHEREAS, the initial leased property under the Site Lease and the Lease consists of the police facilities to be constructed on the site; and

WHEREAS, the Authority will receive certain Property Tax Increment Revenues from ad valorem property taxes levied on property within Urban Renewal Area, and the Authority desires to use a portion of such revenues to reimburse the Town for the rent required to be paid on an annual basis by the Town to the Trustee; and

WHEREAS, this Agreement acknowledges, ratifies and confirms the understanding and agreement between the Town and the Authority relating to the reimbursement of a portion of the costs incurred by the Town in connection with the acquisition, construction and installation of the Town Project that is located within the Urban Renewal Area and that promotes the public purposes of the Plan.

NOW, THEREFORE, in consideration of the mutual promises set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Authority agree as follows:

1. DEFINITIONS. Capitalized terms used herein and not otherwise defined shall have the meanings set forth in Plan or the Lease. As used herein, unless the context expressly indicates otherwise, the words defined below and capitalized in the text of this Agreement shall have the respective meanings set forth below:

“Act” means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 of the Colorado Revised Statutes.

“Property Tax Base Amount” means the assessed value of property subject to ad valorem property taxes in the Urban Renewal Area last certified prior to the effective date of approval of

the Plan, as reasonably determined by the Authority based upon data provided by the Weld County Assessor. The Property Tax Base Amount and increment value shall be calculated and adjusted from time to time by the Weld County Assessor in accordance with Section 31-25-107(9) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado.

“Property Tax Increment Revenues” means the annual ad valorem property tax revenue received by the Authority from the Weld County Treasurer in excess of the amount produced by the levy of those taxing bodies that levy property taxes against the Property Tax Base Amount in the Project Area in accordance with the Act and the regulations of the Property Tax Administrator of the State of Colorado, but not including any offsets collected by the Weld County Treasurer for return of overpayments or any reserve funds retained by the Authority for such purposes in accordance with Sections 31-25-107(9)(a)(III) and (b) of the Act, and credited to the Special Fund. Property Tax Increment Revenue for purposes of this Agreement shall not include Property Tax Increment Revenue which is shared pursuant to the Taxing Entity Cooperation Agreements (defined below), and Property Tax Increment Revenue shall not include any administrative fee or similar amount that the Authority is expressly authorized to retain for its own use pursuant to the terms of any such Taxing Entity Cooperation Agreement.

“Special Fund” means the special fund of the Authority established pursuant to the Act into which the tax increment revenues are deposited.

“Urban Renewal Area” means the urban renewal area described in the Plan, within which the tax increment provisions of Section 31-25-107(9) of the Act apply.

2. AGREEMENT TO REMIT CERTAIN TAXES.

(a) In order to further the development of the Town Project and reimburse the Town for a portion of the costs related thereto, the Authority hereby agrees and covenants that, except as hereinafter provided, the Authority shall remit all Property Tax Increment Revenues less amounts annually budgeted for operations and maintenance, which shall include Four Hundred Seventy Thousand Dollars (\$470,000) in the initial Fiscal Year for the Authority’s operational expenses, including its pro rata share of salaries, wages, employee benefits, and related administrative expenses, with such amount increasing by six percent (6%) (simple interest) annually to the Town provided that such amount shall not exceed \$900,000. The Authority hereby pledges such Property Tax Increment Revenues to the Town, subject to the terms and provisions hereof. Such revenues shall be remitted to the Town as soon as practicable after receipt thereof from the Weld County Treasurer to the Authority, but in any event within thirty (30) days of receipt thereof.

(b) The Authority’s obligations to remit Property Tax Increment Revenues hereunder are subject to obligations of the Authority, whether existing or hereafter arising, to distribute tax increment revenues to taxing entities pursuant to cooperation agreements entered into under C.R.S. §§ 31-25-107(9.5) and 31-25-107(11) (collectively, the “Taxing Entity Cooperation Agreements”). The Authority shall maintain a separate account within the Special Fund for Property Tax Increment Revenues available for remittance to the Town, and the Authority’s obligation to remit such revenues constitutes a multiple fiscal year financial obligation of the Authority, payable solely from Property Tax Increment Revenues when received.

(c) Notwithstanding the foregoing or any provision to the contrary contained herein, after deduction of amounts annually budgeted for operations and maintenance as provided in subsection (a), the Authority shall remit Property Tax Increment Revenues to the Town only until

the Authority has remitted an amount sufficient to pay the payments required to be made by the Town during such Fiscal Year pursuant to the Lease. Upon remittance of such amount, the Authority shall have no further obligation to remit Property Tax Increment Revenues to the Town for such Fiscal Year, and any Property Tax Increment Revenues remaining thereafter may be retained by the Authority and used, pledged, or otherwise applied by the Authority for any lawful purpose.

(d) Notwithstanding the foregoing or any provision to the contrary contained herein, in the event that the Lease is terminated for any reason, then the Authority's obligation to remit the Property Tax Increment Revenues shall terminate.

(e) The Authority hereby elects to apply all the provisions of the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, C.R.S. to this Agreement. In accordance with Section 11-57-208(2) C.R.S., the Property Tax Increment Revenues pledged pursuant to this Agreement shall immediately be subject to the lien of such pledge without any physical delivery, filing or further act. The lien of such pledge and the obligation to perform the contractual provisions made herein shall have priority over any or all other obligations and liabilities, except as may otherwise be provided herein and except that the lien of such pledge is expressly subordinate to and shall not impair the Authority's obligations under the Taxing Entity Cooperation Agreements. The lien of such pledge shall be valid, binding and enforceable as against all persons having claims of any kind in tort, contract, or otherwise against the Authority irrespective of whether such persons have notice of such liens.

3. GENERAL PROVISIONS.

(a) Third-Party Beneficiaries. Except as hereinafter provided, neither the Town nor the Authority shall be obligated or liable under the terms of this Agreement to any person or entity not a party hereto. Notwithstanding the foregoing, in the event that the Police Facility is the leased property under the Site Lease, the Trustee shall be a third-party beneficiary of this Agreement for so long as the Site Lease remains in effect. In the event that the Police Facility is not the leased property under the Site Lease or the Site Lease is no longer in effect, the Trustee shall have no rights under this Agreement.

(b) Modifications. No modification or change of any provision in this Agreement shall be made, or construed to have been made, unless such modification is mutually agreed to in writing by both parties. Memoranda of understanding and correspondence shall not be construed as amendments to this Agreement. In the event that the Police Facility is the leased property under the Site Lease, this Agreement shall not be modified or amended without the written consent of the Trustee for so long as the Site Lease remains in effect. In the event that the Police Facility is not the leased property under the Site Lease or the Site Lease is no longer in effect, the Trustee shall not have any rights to consent to the amendment or modification of this Agreement.

(c) No Election Required. The Town and the Authority acknowledge that, according to the decision of the Colorado Court of Appeals in *Olson v. City of Golden*, 53 P.3d 747 (2002), an urban renewal authority is not a local government and therefore is not subject to the provisions of Article X, Section 20 of the Colorado Constitution. Accordingly, the Authority may enter into this Agreement and agree to remit the Property Tax Increment Revenue in accordance with the terms and provisions of this Agreement without electoral authorization, and such obligations are not subject to annual appropriation.

(d) Entire Agreement. This Agreement shall represent the entire agreement between the parties with respect to the subject matter hereof and shall supersede all prior negotiations, representations or agreements, either written or oral, between the parties relating to the subject matter of this Agreement and shall be independent of and have no effect upon any other contracts; except that nothing herein is intended to replace or supersede provisions of the May 2, 2016 Cooperative Agreement between the Town and the Authority regarding Tax Increment Expenditure Revenue Sharing and Administrative Services.

(e) No Waiver of Immunities. Nothing contained herein shall be construed as a waiver, in whole or in part, by any Party hereto, of the rights, protections, and privileges afforded under the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., or under any other law. No portion of this Agreement shall be deemed to have created a duty of care that did not previously exist with respect to any person not a party to this Agreement.

(f) Severability. If any provision of this Agreement is found to be invalid, illegal, or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Further, in the event of any such holding of invalidity, illegality, or unenforceability (as to any or all parties hereto), the Parties agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the affected provision of this Agreement.

(g) Assignment. This Agreement shall not be assigned, in whole or in part, by either party without the written consent of the other. In the event that the Police Facility is the leased property under the Site Lease, this Agreement shall not be assigned without the written consent of the Trustee for so long as the Site Lease remains in effect. In the event that the Police Facility is not the leased property under the Site Lease or the Site Lease is no longer in effect, the Trustee shall not have any rights to consent to the assignment of this Agreement.

(h) Waiver. No waiver of a breach of any provision of this Agreement by either party shall constitute a waiver of any other breach or of such provision. Failure of either party to enforce, at any time, or from time to time, any provision of this Agreement shall not be construed as a waiver thereof.

(i) Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.

(j) Effective Date; Termination. This Agreement shall be effective as of the date executed on behalf of the Town and the Authority. This Agreement shall not be terminated so long as the Certificates, or any refunding thereof, are outstanding or until the cessation of collection of the Property Tax Increment Revenue.

IN WITNESS HEREOF, the parties have caused this Agreement to be executed by their duly authorized officers on the date above.

TOWN OF MEAD, COLORADO

Mayor

(SEAL)

ATTESTED:

Town Clerk

MEAD URBAN RENEWAL AUTHORITY

(SEAL)

By: _____
Chairperson, Board of Commissioners

Attest:

By: _____
Clerk



July 13, 2026

Town of Mead Urban Renewal Authority
Town of Mead Town Hall
441 3rd Street
Mead, CO 80542

Re: Special Disclosure of Costs for Legal Services in Connection with Certificates of Participation

Dear Board of Directors:

WBA, PC ("**WBA**") currently serves as general counsel to the Town of Mead Urban Renewal Authority (the "**URA**") pursuant to an engagement letter that defines the scope of WBA's engagement for general counsel legal services (the "**Engagement**"). The Engagement states that fees for our services are paid monthly based on hours of service provided and other factors set forth in the Engagement. The purpose of this letter is to confirm the terms of a special fee arrangement regarding WBA's work in connection with the expected issuance by the Town of its Certificates of Participation, Series 2026, in the estimated principal aggregate amount of up to \$16,000,000 (the "**Certificates**") and the related Cooperation Agreement between the URA and the Town (the "**Agreement**", also referred to as the "**Transaction**."). This letter is also intended to describe the roles of WBA and various other professionals expected to be involved in the Transaction. Due to the nature of this type of Transaction, fees for all professionals are usually paid at closing; however, our Engagement provides for monthly billing and payment, followed, typically, by reimbursement to the URA for our fees from closing proceeds. This letter discloses a special billing arrangement for our fees to provide a measure of certainty to the URA regarding the costs of the Transaction.

The effort to close the Transaction may involve the work of several professionals outside the Firm including special counsel who will be engaged by the Town to assist with structuring the Transaction and issue various opinions necessary to close the Transaction, including a tax-exempt opinion. These professional firms are generally referred to herein as the "**Professionals**". Our role as general counsel will be to participate with the Professionals in documenting the Transaction as to which we will render a general counsel opinion to various parties regarding the status of the URA and other matters surrounding the Transaction.

All of the Professionals will be paid out of proceeds of the Transaction on terms set forth in their individual engagements, which means they are paid by the URA. Their duties to the URA will be set forth in their individual engagement agreements and will run directly to the URA and not to WBA. The bank may choose to engage its own counsel at its expense whose duties will run to the bank only.

In connection with these Professional engagements, it is important to understand that



WBA's role in the Transaction is limited to matters specifically set forth in our legal opinion (the "**Opinion**"). If the risk or structure of the Transaction changes materially from what we anticipate at this time, resulting in changes to our Opinion which may increase the scope of our services or risk, we will advise the URA and it may be necessary for us to increase our fees (as set forth below) for these services.

It is also important for the URA to understand, and agree, that WBA is not engaged to oversee the efforts, work product, advice or opinions of the other Professionals. We will perform the work necessary to render our Opinion and will be sufficiently involved in the Transaction to keep the URA apprised of the status of the efforts of the other Professionals. We read their work to assure our familiarity with their documents but we do not review their work for completeness or accuracy. They are engaged because their services fall outside the scope of our expertise. Accordingly, by proceeding with the Transaction, the URA acknowledges that it will rely solely on such Professionals as to the advice they render to the URA and the content of their written materials, and the URA further acknowledges that WBA is not the guarantor of their work. Should the URA have any questions or concerns regarding the work of other Professionals, those questions should be directed to us so we can make sure they are addressed by the correct party.

As compensation for WBA's services as general counsel in connection with the approval, issuance and closing of the Transaction, the URA shall pay the Firm a fee of \$25,000 for the Transaction from closing proceeds to compensate us for our time and expertise in connection with attempting to achieve a closing of the Transaction and for risks we incur in connection with the issuance of our Opinion. Accordingly, we will NOT include time and materials billings to the URA as part of our routine monthly general counsel invoices; rather, a "**Certificate Transaction Legal Services Invoice**" will be provided to the URA at or near the closing of the Transaction and shall be due at the time of closing. In addition to these fees, there shall be due and payable upon closing of the Transaction the out of pocket expenses, including travel, telephone and telefax, staff overtime and copying expenses, and all other items and expenses incurred or paid by the Firm on behalf of the URA in connection with the Transaction. Please note that if the URA directs that work on the Transaction cease prior to closing, or in the event the Transaction does not close for any reason, we may opt to provide a standard invoice to you for actual time and expenses incurred, which will be due in accordance with our standard Engagement, in lieu of the Certificate Transaction Legal Services Invoice referenced above.

We appreciate the opportunity to continue to provide legal services to the URA. Should you have any questions regarding this matter, please do not hesitate to call us.

Sincerely,

WBA, PC
Attorneys at Law

Town of Mead Urban Renewal Authority Acknowledgment

By: _____
Signature

Printed Name: _____

Position: _____

Date: _____