

MINUTES
LYONS URBAN RENEWAL AUTHORITY MEETING
TOWN OF LYONS

THURSDAY, JANUARY 31, 2019

6:00 pm - 7:00 pm

SHIRLEY F. JOHNSON COUNCIL CHAMBER
LYONS TOWN HALL, 432 5TH AVENUE, LYONS, COLORADO

1. Call to Order
2. Roll Call
Present: Chair Sullivan, Commissioner Dreistadt, Commissioner Farrell, Commissioner Karavas, Commissioner Waugh, Commissioner Browning, Commissioner Greenberg, Commissioner Siegrist, Commissioner Krezek **Absent:** Commissioners Miller and Beck
3. Consideration of Minutes
 - 1) November 29, 2018 URA Meeting Minutes
Motion: Commissioner Dreistadt moved to approve the minutes with the following correction - Chair Sullivan was absent from the November 29, 2018 Meeting. Action:
Approve Moved by Commissioner Dreistadt Seconded by Commissioner Waugh
Motion approved unanimously.
4. General Business
URA Attorney Quander stated the LURA needs to review the draft Eastern Corridor Urban Renewal Plan, this will be the first of many drafts. Before we can have conversations with the land owners in the area, start discussion with taxing bodies and reach intergovernmental agreements, once agreements are in place the Plan goes before the town board, the final vote on the Plan will be the Board of Trustees. The intergovernmental agreement negotiation process will be approximately 6-8 months, so there is some time before the Plan is finalized and voted on at which time some properties may come out of the Plan.
 - a) Condition Study Confirmation Letter
David Cooper, DGC Consulting was present by phone.
Mr. Cooper stated his Study Confirmation Letter verifies that the area is blighted. Mr. Cooper stated he reviewed the findings in the 2015 Condition Study and compared them with his field observations – see attached summarized results. Attorney Quander stated by statute there has to be at least 4 blight factors in order to proceed with the Plan, Mr. Cooper verified 6 blight factors, slum- deteriorated structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, deterioration of site of other improvements, unusual topography or inadequate public improvements or utilities, existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements. The legal criteria has been met. Commissioner Browning stated the picture in the letter is of a building owned by a former Mayor, don't believe this property is in the proposed Plan Area, take the picture out and use a different one. Attorney. URA Attorney Quander stated this is a draft and changes can be made. Commissioner Waugh asked if you could add more information for the factors that were not confirmed, looking at D – I think some of that exists in that area. Mr. Cooper stated he did not want to contradict what is in the previous study, don't want to say why it wasn't and don't want to confirm it. Chair Sullivan asked why we didn't go into a deeper study. Mr. Cooper stated in the 2015 Condition Study it stated they did a deep dive in the area, but his review was more limited per the scope of the contract. Stated he wants to be definitive, don't want to cast any doubt. Chair Sullivan stated this one is middle ground, some we have been aware of, we want to be looking and reviewing tests that staff already has. Mr. Cooper stated he can look at the already prepared flood plain and environmental reports if they are provided to him, this was

intended to be a 6-hour job but will go further with more information if that is what you want. Chair Sullivan stated we don't need to spend a lot of time on this since we have already met the threshold and it is consistent with the first report. Mr. Cooper stated we have to be sure about what is in and what is out of the area, will have map at the next meeting.

b) Draft Eastern Corridor Urban Renewal Plan and Exhibit A

URA Attorney Quander stated this is the draft Urban Renewal Plan and Exhibit A, included are the blight and other findings, Area boundaries, definitions, purpose of the Plan, Plan's relation to local objectives and appropriate land uses, authorized urban renewal undertakings and activities, project financing and Appendix A (Lyons Eastern Corridor Urban Renewal Area Legal Description and Map) Appendix B (Excerpts from 2010 Comp Plan), Appendix C (Excerpts from 2014 Lyons Recovery Action Plan), Appendix D (Excerpts from LPPA Master Plan).

Discussion included keeping definition of project development plan very broad – similar with the language in the 2015 Lyons Urban Renewal Plan, help facilitate development for those who want to develop, redevelopment agreements, section 6 authorized to remedy blight, cooperation agreements, IGA agreements, planned project financing, options for sales tax – range of options, could decide to allocate a certain amount, the plan would not reflect this, the Town BOT would have the authority to determine if any sales tax increment is included, projections for the sales tax – allocating a certain amount. URA Attorney Quander state she has asked Mr. Cooper to calculate potential sales tax increment for the entirety of the area. Chair Sullivan stated let's leave this open, be non-committal at this time, we don't want to commit until we know more. Commissioner Browning asked if Loukonens asked not to be included. Town Administrator Simonsen stated this Loukonen property would have to be discussed further with Boulder County. Chair Sullivan asked when the Fiscal Impact Study would be completed. Commissioner Browning stated there are several things listed in 7.2 for indebttness can this be uses for attorney fees, overhead purposes, if possible, pay out of the URA versus Town revenue. URA Attorney Quander stated yes, they legally can be, a percentage can be allocated towards attorney fees or redevelopment agreements, either an amount or percent.

c) Financials

Town Administrator Simonsen updated the Board on revenues for 2018 URA, expenses were a little off due to attorney costs, we ended the year with expenditures being \$11,000, which was more than anticipated, additional funds will come out of the General Fund. We are hoping the URA can pay the town back in the future.

d) Items for the next LURA Meeting

Discussion concerning the date of the next meeting and possible URA projects.

Discussion/Direction Revisions to Draft URA Plan

Discussion/Direction Lyons Impact Report

5. Adjournment – Commissioner Karavas moved to adjourn at 6:50 pm, Commissioner Waugh Seconded with all voting in favor thereof.

Respectfully submitted by:

Deb Anthony, Town Clerk

Chair Connie Sullivan

“The Town of Lyons will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Persons needing accommodations or special assistance should contact the Town at hr@townoflyons.com as soon as possible, but no later than 72 hours before the scheduled event.”