

# TOWN OF LYONS URBAN RENEWAL AUTHORITY

Thursday, November 20, 2025 @ 5:00 PM

HYBRID MEETING

432 5th Avenue, Lyons, CO

WATCH AT: [WWW.TOWNOFLYONS.COM/LIVESTREAM](http://WWW.TOWNOFLYONS.COM/LIVESTREAM)

## DRAFT MEETING AGENDA

- I. Roll Call and Pledge of Allegiance – **Present:** Chair Rogin, Comm P Williams, Comm Browning, Comm Cope, Comm L Williams, Comm Hamrick, Comm Daty, Comm Loachamin, Comm Dreistadt **Absent:** Comm Weiss, Comm Lowell
- II. Approval of the Agenda – **Motion:** move to approve **Moved by:** Comm P. Williams **Seconded by:** Comm Lowell **Motion passed unanimously**
- III. Consent Agenda
  1. October 16, 2025, LURA Meeting Minutes – **Motion:** move to approve **Moved by:** Comm P Williams **Seconded by:** Comm Hamrick Comm Loachamin noted comments on minutes; she is not an investor. **Motion passed unanimously**
- IV. General Business
  1. Resolution 2025-03, A Resolution of the Town of Lyons Urban Renewal Authority Approving the Third Amendment to the Redevelopment and Reimbursement Agreement with Moss Rock Development, LLC for Property at 349 Main Street, Lyons – Attorney Quander 3<sup>rd</sup> Amendment before you; existing agreement w/Mossrock, Board agreed to extend deadline to 12/16/2026 for construction to commence, provide quarterly updates and additional reports, pay upfront legal expenses and an additional \$5K escrow. Administrator Simonsen confirmed developers paid the outstanding legal fees and the \$5K escrow. Attorney Quander, the \$5k escrow more than enough to cover the 3<sup>rd</sup> Amendment. Comm Loachamin, whereas paragraph 3, is this standard language? Attorney Quander confirmed, from statute. Comm Loachamin, 7<sup>th</sup> whereas, is it the job of LURA to ensure success? **Motion:** move to approve and strike “and successful” **Moved by:** MPT Williams **Seconded by:** Comm Browning **Motion passes unanimously**
  2. Resolution 2025-04, A Resolution of the Town of Lyons Urban Renewal Authority Adopting a Budget for the Calendar Year Beginning the First Day of January 2026 and Ending on the Last Day of December 2026 – Director Eyestone reviewing 2026 budget, not anticipating property tax due to negative increment. Expenses include legal and staff time; ending fund balance \$38K. Comm Dreistadt, potential for positive actions due to reevaluations of properties, new builds? Director Eyestone, from revenue perspective, impacts unknown how they will affect base vs. increment, not anticipating a positive impact for 2026. No budget amendment is required if revenue changes only expenses. Discussion on bank fees; staff working with bank to restructure accounts. Fees are about \$60 a month. Depends on balance/withdrawals. Could look at a banking RFP - would be difficult with only one bank in town, security reasons as well. Regulations we must meet, FDIC insurance. Staff is tracking time spent on URA projects. Future agenda item on bank fees? **Public Hearing opened at 5:34 pm no speakers PH closed at 5:34 pm Motion:** move to approve **Moved by:** Comm P Williams **Seconded by:** Comm Browning **motion passes unanimously**

- 52 3. Discussion and Direction on Draft Redevelopment and Reimbursement Agreement with  
53 Roots to Revival, LLC for Property at 402 Main Street – Administrator Simonsen:  
54 working with developers on agreement, has a few requests for the board. We would like  
55 to finalize by 12/18 meeting. Action items: 1. materials / sandstone? Administrator  
56 Simonsen stated the hotel was required to do 10%, right now nothing is required.  
57 Comm P Williams is not in favor of requiring anything. Comm Dreistadt wants it to  
58 match downtown and their renderings show that. Comm L Williams, preferred  
59 requirement come from us as then is eligible for reimbursement. Chair Rogin, fairness  
60 as we required the hotel to. Comm Daty, aesthetics as well, would agree to 10%.  
61 Comm Hamrick agrees that we should require now. Board consensus is 10% of non-  
62 glazed. 2. “Catch Up” option? Attorney Quander, not sure how we would calculate that  
63 and do not recommend. Keep it simple. Discussion on Mossrock having same terms.  
64 Comm L Williams inclined to not support this. Board consensus is NO to number 2.  
65 3. Asking for 80% of project generated TIF; have historically done a step-up  
66 percentage; Director Eyestone stated 80% seems fair to me. Comm Dreistadt, in future  
67 we can adjust if in positive. Administrator Simonsen, amount of TIF compared to total  
68 project cost is very high. Having trouble getting our feet under us, this is a very  
69 generous agreement, it is good to consider another amount. I’ve never seen that much  
70 of a project being covered by someone else. Comm Browning - starting in a hole is  
71 outside of 402 Main’s control. Attorney Quander - we do have a capped number as well,  
72 if it’s a successful project then we are covered on the other side of risk as well.  
73 4. Reimbursement / max amount? Administrator Simonsen stated they are verifying that  
74 any costs haven’t already been covered by insurance. Also, more up to date costs on  
75 materials. **Chair Rogin - request when you work with them, prioritize as what is**  
76 **most important to them?** 5. Commencement of construction date? Still in demo  
77 phase, no permits have been submitted yet. Hopeful that they will stagger construction  
78 dates. Chair Rogin – I personally feel that as soon as they get all approvals they will get  
79 started, would hate for them to have to keep coming back. Ok with that date. 6. SV Mkt,  
80 discussion on percentage share. They have asked they be placed ahead of SV Mkt if  
81 not enough money to go around. SV Mkt is part of entire area, asking that 402 is not  
82 part of calculation. Discussion on if SV Mkt in agreement; to come back after  
83 discussions with SV Market, and do not place anyone ahead of someone else.

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85 V. Future Agenda Items

86 1. Bank fees

- 87 VI. Adjournment – **Motion:** move to adjourn **Moved by:** Comm P Williams **Seconded**  
88 **by:** Comm Daty **Motion passes unanimously Meeting adjourned at 6:11pm.**

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91 Respectfully submitted by:

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95 Dolores M. Vasquez, CMC – Town Clerk

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99 Chair Hollie Rogin

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