



Town of Lyons
URBAN RENEWAL AUTHORITY (LURA)
432 5th Ave.
Lyons, CO 80540
(303)823-6622

TAX INCREMENT FINANCING (TIF) APPLICATION FORM

APPLICANT/OWNER FULL NAME: Roots to Revival LLC	ADDRESS: 1575 Boulder St. Unit E, Denver, CO 80211
DBA:	EIN: 33-4648847
APPLICANT'S PHONE #: 303-884-8158	APPLICANT'S EMAIL: paul@thinkgenerator.com
PROJECT NAME: 402 Main St.	PROJECT ADDRESS: 402 Main St. Lyons, CO 80540

ADDITIONAL CONTACTS (Partners, Consultants):

Full Name:

Address:

Contact Info (email, phone):

Full Name:

Address:

Contact Info (email phone):

CERTIFICATION:

I certify that I am the lawful owner of the parcel(s) of land, which this application concerns, and consent to this action.

Owner: Paul Phillips Date: 9/29/25

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the LURA must be submitted prior to having this application processed.

Applicant: Paul Phillips Date: 9/29/25

FOR STAFF USE ONLY:

APPLICATION ACCEPTED BY: <u>Morgan Timmins</u>	DATE ACCEPTED: <u>10/2/25</u>
DATE ESCROW RECEIVED: <u>10/2/25</u>	CHECK #: <u>30105</u>



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AGREEMENT FOR PAYMENT OF DEPOSIT/ESCROW

This Agreement is entered between Roots to Revival LLC as APPLICANT and THE TOWN OF LYONS URBAN RENEWAL AUTHORITY (LURA), in consideration of the LURA'S acceptance of APPLICANT'S application for TIF as further described below:

1. APPLICANT hereby represents that they are the owner of 100% of the real property for which this application is being processed or that 100% of the property owners have also signed this application. APPLICANT has submitted to the LURA an application for approval of:
Tax Increment Financing (TIF) assistance to support the redevelopment of 402 Main Street into a two-story, mixed-use commercial building.
2. The application shall not be accepted for processing unless the property owner(s) of record of the property included in the application sign(s) this Agreement.
3. A fee in the amount required by the LURA sufficient to cover the internal and external costs of administration, processing, agreement, legal fees and similar matters will be paid by the APPLICANT for processing the TIF application. An escrow fee of \$5,000, shall be paid to the LURA prior to processing the application.
4. The applicant shall be required to pay all actual costs incurred by the LURA for review of the application by consultants, including but not limited to legal, administrative, and specialty consultants. The LURA may require a deposit from APPLICANT to offset the LURA's costs for review prior to consideration of any application submittal. Subsequent deposits may be required when the initial deposits are eighty-five percent (50%) depleted. The LURA shall not continue the processing of any application for which the APPLICANT has refused to deposit the funds to cover the LURA's cost of review. Any funds deposited in excess of the standard fees remaining after paying the costs specified above shall be refunded to the APPLICANT. In the event of non-payment of fees, the LURA shall have the right to file a legal action to collect any balance due to the LURA plus its costs and attorney's fees against any or all persons signing this Agreement as APPLICANT. The LURA may certify to the County Treasurer any amount due pursuant to this paragraph as a lien on the property for which the application is submitted to be due and payable with the real estate taxes for the LURA if the APPLICANT does not pay such amount within thirty (30) days of written request by the LURA.

APPLICANT(S)/OWNER(S)-

(All Owners/Applicants must sign this application)

By: 

By: _____

Title: Manager

Title: _____

Date: 9/29/25

Date: _____

Address: 1575 Boulder St., Unit E Denver, CO 80211 Address: _____

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Address: _____

Address: _____



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TOWN OF LYONS URBAN RENEWAL AUTHORITY

By: _____

Chair

ATTEST:

Authority Clerk