

Lyons Urban Renewal Authority
Agenda Cover Sheet
Agenda Item No: IV.1.
Meeting Date: January 22, 2026

TO: Chair Rogin and LURA Commissioners
FROM: Victoria Simonsen, Executive Director
DATE: January 20, 2026
ITEM: Resolution 2026-01, A Resolution of the Town of Lyons Urban Renewal Authority Approving the Redevelopment and Reimbursement Agreement with Roots to Revival, LLC for Property at 402 Main Street, Lyons

☐ ORDINANCE
☒ MOTION / RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE:

Consider the approval of the Redevelopment and Reimbursement Agreement for the property located at 402 Main Street.

II. RECOMMENDED ACTION / NEXT STEP:

Discuss the updated Agreement and move to approve Resolution 2026-01 as presented, or with amendments.

II. FISCAL IMPACTS:

As identified in the agreement. The maximum TIF reimbursement the project is eligible for is \$ 1,746,469.

III. BACKGROUND INFORMATION:

At the October 2025 LURA meeting, the owners of 402 Main Street presented a development plan to the Authority. The Authority showed interest in pursuing a Redevelopment and Reimbursement Agreement using Tax Increment Financing for the project.

Staff drafted an agreement for consideration, and the Authority provided direction on the outstanding issues. Following the meeting, Attorney Quander revised the agreement and provided it to the applicant.

The applicant returned a red-lined version of the agreement for consideration, and the staff responded to it based on the Authority's input.

Currently, a red-line version and a clean copy of the agreement are included in the packet. There are two outstanding issues. The blue font is the applicant's request.

Section 7. Indemnification.

Except for the negligence of LURA's board members, officers, inspectors, employees, agents, and other representatives, the Developer shall defend, indemnify, assume all responsibility for, and hold LURA, its board members, officers, and employees harmless (including, without limitation, for attorney fees and costs) from all claims or suits for and damages to property, environmental liability, and injuries to persons, including accidental death, that may be caused by the construction of the Project, whether such construction is undertaken by the Developer or anyone directly or indirectly employed by or under contract to the Developer. [This indemnification shall apply to claims arising during construction or within twenty-four \(24\) months following the date of Substantial Completion of the Project but shall not apply to claims first made thereafter.](#)

And

Section 8.A.Reimbursement.

LURA directed staff to remove the section regarding "payment shortfall". The applicant would like to discuss this further with the Authority.

IV. LEGAL ISSUES:

Attorney Quander has reviewed the proposed amendments and drafted the final document.

ATTACHMENTS:

1. Resolution 2026-01
2. Draft Redevelopment and Reimbursement Agreement