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## **A G E N D A**

**Delta Urban Renewal Authority  
Regular Meeting**

**November 15, 2016  
6:30 p.m.**

**DURA Agenda items:**

- 1. Changes to the Agenda**
- 2. Minutes**
- 3. Public Hearing: 2017 Budget**
- 4. Resolution #6, 2016; 2017 Budget**

Item #1:

**Changes to the Adgenda**

Chairman Ed Sisson called the meeting to order at 5:30 p.m. Also present were Bill Raley, Christopher Ryan and Gerald Roberts, along with Executive Director David Torgler. A meeting notice was posted in the south window at City Hall at least twenty-four hours prior to the meeting.

**Resolution #1, 2016; Designation of Staff and Legal Counsel**

Executive Director David Torgler stated that Caitlin Quander with Brownstein, Hyatt, Farber, Schreck, LLP is here tonight to assist in the Delta Urban Renewal Authority (DURA) in moving forward. The items being presented tonight are reasserting what DURA is about and where DURA is moving forward.

Ms. Quander stated that this first resolution is simply to designate city staff to the board as well as establishing legal counsel.

Resolution #1, 2016

A RESOLUTION OF THE DELTA URBAN RENEWAL  
AUTHORITY DESIGNATING STAFF AND LEGAL COUNSEL

was read by the secretary.

It was moved by Commissioner Roberts and seconded by Commissioner Raley to adopt Resolution #1, 2016 designating staff and legal counsel for the Delta Urban Renewal Authority. Roll call vote: Commissioners Ryan, aye; Raley, aye; Roberts, aye and Sisson, aye. Motion carried.

**Resolution #2, 2016; DURA Bylaws**

Ms. Quander explained that the bylaws set forth some details that can be helpful to the board as well as the public. The bylaws outline the membership of the board of commissioners, who the officers are, when and how meetings are conducted, the powers of DURA, the amendment process and gift limitations.

Commissioner Roberts questioned the language regarding other taxing agencies being a part of DURA. He asked what if they don't want to become a part of DURA.

Ms. Quander stated that once you go through the process of doing an urban renewal plan, state statutes requires you to contact other taxing bodies for membership on the board. She explained that right now the City Council sits as the body of the urban renewal authority. Until the body moves forward with a plan that will remain. She also explained what taxing bodies can appoint a member to the board. If that body chooses not to appoint, that seat remains vacant.

Commissioner Roberts questioned if they would be excluded from the tax increment financing.

Ms. Quander explained that there is membership of the body and the second piece is to negotiate regarding tax increment. They can choose to have a representative or not, however, negotiations can still take place for the tax increment.

Resolution #2, 2016

A RESOLUTION OF THE DELTA URBAN RENEWAL  
AUTHORITY APPROVING BYLAWS

was read by the secretary.

It was moved by Commissioner Raley and seconded by Commissioner Ryan to adopt Resolution #2, 2016 setting the bylaws. Roll call vote: Commissioners Ryan, aye; Raley, aye; Roberts, aye and Sisson, aye. Motion carried.

**Resolution #3, 2016; Intergovernmental Agreement with the City of Delta**

Ms. Quander explained that Resolution #3, 2016 is the intergovernmental agreement with the City. DURA is a separate government identity. She stated that without the agreement there

**Regular Meeting, Delta City Council, October 18, 2016 (cont.)**

**Resolution #3, 2016; Intergovernmental Agreement with the City of Delta (cont.)**

can be questions regarding staff time. Reimbursement of funds is also addressed in the IGA.

Resolution #3, 2016

A RESOLUTION OF THE DELTA URBAN RENEWAL AUTHORITY AUTHORIZING THE EXECUTION OF THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF DELTA AND THE DELTA URBAN RENEWAL AUTHORITY

was read by the secretary.

It was moved by Commissioner Raley and seconded by Commissioner Roberts to adopt Resolution #3, 2016 approving the intergovernmental agreement with the City of Delta. Roll call vote: Commissioners Ryan, aye; Raley, aye; Roberts, aye and Sisson, aye. Motion carried.

**Resolution #4, 2016; Commencing Condition Study, Preparation of Urban Renewal Plan and Outreach to Other Taxing Bodies**

Ms. Quander stated that Resolution #4, 2016 is intended to accomplish three items: commencing a condition study, preparation of the urban renewal plan and outreach to other taxing bodies. She summarized what the condition study would accomplish. The plan will be based on the condition study. The last item allows the commencement of negotiating with taxing bodies for tax increments.

RESOLUTION # 4, 2016

A RESOLUTION OF THE DELTA URBAN RENEWAL AUTHORITY COMMISSIONING A STUDY OF CONDITIONS WITHIN CERTAIN AREAS OF THE CITY OF DELTA AND COMMENCING THE PREPARATION OF AN URBAN RENEWAL PLAN AND OUTREACH TO OTHER TAXING BODIES

was read by the secretary.

It was moved by Commissioner Roberts and seconded by Commissioner Ryan to adopt Resolution #4, 2016 Commencing Condition Study, Preparation of Urban Renewal Plan and Outreach to Other Taxing Bodies. Roll call vote: Commissioners Ryan, aye; Raley, aye; Roberts, aye and Sisson, aye. Motion carried.

**Resolution #5, 2016; Status of 1986 Urban Renewal Plan**

Ms. Quander explained that this resolution involves the status of the 1986 urban renewal plan. This authority has been around for a while and adopted an urban renewal plan in 1986. This resolution clarifies what the status of that plan is. This plan does not allow tax increment. The city and DURA may choose to undertake some activities pursuant to the urban renewal law. This resolution clarifies those options.

RESOLUTION # 5, 2016

A RESOLUTION OF THE DELTA URBAN RENEWAL AUTHORITY REGARDING THE 1986 PLAN FOR URBAN RENEWAL AND DEVELOPMENT

was read by the secretary.

It was moved by Commissioner Ryan and seconded by Commissioner Raley to adopt Resolution #5, 2016 status of 1986 Urban Renewal Plan. Roll call vote: Commissioners Ryan, aye; Raley, aye; Roberts, aye and Sisson, aye. Motion carried.

Commissioner Roberts questioned if the treasurer needs to have a separate bond.

Ms. Quander stated the same bond that the finance director has for the city has can be applied.

**Regular Meeting, Delta City Council, October 18, 2016 (cont.)**

Ms. Quander also stated that during the budget process for the city, DURA will also have the same process to adopt a budget.

Mr. Torgler reported that DURA may have a supplemental budget for 2016 as well.

The meeting was adjourned at 5:56pm.

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Jolene E. Nelson, CMC, Secretary

Item #3:

**Public Hearing: 2017 Budget**



Resolution #6, 2016

A RESOLUTION ADOPTING A BUDGET FOR THE DELTA URBAN RENEWAL AUTHORITY, DELTA, COLORADO, FOR THE CALENDAR YEAR BEGINNING THE FIRST DAY OF JANUARY, 2017, AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER, 2017

WHEREAS, the Executive Director of the Delta Urban Renewal Authority has prepared and submitted to the Delta Urban Renewal Authority a proposed budget for consideration; and

WHEREAS, upon due and proper notice, published in accordance with the requirements of law, the proposed budget has been open to public inspection at the Municipal Building and a public hearing was held November 15, 2016, giving interested taxpayers the opportunity to file or register any objections to the proposed budget; and

WHEREAS, the proposed budget is ready to be acted upon by the Delta Urban Renewal Authority.

NOW, THEREFORE, BE IT RESOLVED by the Delta Urban Renewal Authority of Delta, Colorado, that the budget as submitted by the Executive Director be, and the same hereby is, approved and adopted as the budget for the Delta Urban Renewal Authority for the year 2017.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

# D.U.R.A. Fund

	<u>Estimated 2016</u>	<u>Budget 2017</u>	<u>Estimated 2018</u>	<u>Estimated 2019</u>
Fund Balance	0	0	0	0
 Revenues:				
Contributions	<u>32,000</u>	<u>650,400</u>	<u>0</u>	<u>0</u>
Total Revenue =	32,000	650,400	0	0
 Expenditures:				
Charges & Services	<u>32,000</u>	<u>650,400</u>	<u>0</u>	<u>0</u>
Total Expenditures =	32,000	650,400	0	0
 Fund Balance	 0	 0	 0	 0

**Delta Urban Renewal Authority Fund - 92**

**Revenue - 00**

Account #	Revenues by Source	2015 Actual	2016 Budget	2016 Estimated	2017 Budget	2018 Estimated	2019 Estimated
<b>Intergovernmental Revenues</b>							
63330	Other State Grants	0	0	9,000	523,000		
	Subtotal Contributions	0	0	9,000	523,000	0	0
<b>Other Financing Sources</b>							
67745	Loan Proceeds Water Fund	0	0	23,000	127,400		
	Subtotal Contributions	0	0	23,000	127,400	0	0
<b>Total: Delta Urban Renewal Authority Fund</b>		<b>0</b>	<b>0</b>	<b>32,000</b>	<b>650,400</b>	<b>0</b>	<b>0</b>

**Delta Urban Renewal Authority Fund - 92**

**Expenditures**

<u>Account #</u>	<u>Expenditure By Department</u>	<u>2015 Actual</u>	<u>2016 Budget</u>	<u>2016 Estimated</u>	<u>2017 Budget</u>	<u>2018 Estimated</u>	<u>2019 Estimated</u>
<b>10 - D.U.R.A.</b>							
31600	Professional Services	0	0	32,000	42,000		
	Subtotal Charges & Services	0	0	32,000	42,000	0	0
42100	Buildings & Improvements	0	0		608,400		
	Subtotal Capital Outlay	0	0	0	608,400	0	0
<b>Total:</b>							
<b>Delta Urban Renewal Authority Fund</b>		<u>0</u>	<u>0</u>	<u>32,000</u>	<u>650,400</u>	<u>0</u>	<u>0</u>