



AGENDA

Evans Redevelopment Agency Meeting
October 05, 2020
Immediately Following City Council Meeting

An informational packet containing all agenda material is available for public inspection on our website at www.evanscolorado.gov. The agenda is posted on the bulletin board adjacent to the Council Chambers.

OPTIONAL VIRTUAL MEETING PARTICIPATION

Please click on this URL to join virtually: <https://us02web.zoom.us/j/88955185670>
Or join by phone: 1-669-900-9128
Webinar ID: 889 5518 5670

1. CALL TO ORDER

2. ROLL CALL

Chair: Brian Rudy
Vice Chair: Mark Clark
Commissioners: Laura Speer
Alicia Johnson
Fred Neal
Amanda Castle
Tammy Mortenson

3. APPROVAL OF AGENDA

4. CONSENT AGENDA

A. Approval of the September 1, 2020 Evans Redevelopment Agency Meeting Minutes

5. NEW BUSINESS

A. ERA 2021 Budget

6. ADJOURNMENT

EVANS REDEVELOPMENT AGENCY AGENDA REPORT

DATE: October 5, 2020
AGENDA ITEM: 4.A
SUBJECT: Approval of the September 1, 2020 Evans Redevelopment Agency Meeting Minutes
PRESENTED BY: Julie Roeder, Interim City Clerk

AGENDA ITEM DESCRIPTION:
Approval of minutes

FINANCIAL SUMMARY:
N/A

RECOMMENDATION:
N/A

SUGGESTED MOTIONS:
“I move to approve the minutes as presented”

ATTACHMENTS:

- September 1, 2020 Evans Redevelopment Agency Meeting Minutes

MINUTES
EVANS REDEVELOPMENT AGENCY
September 01, 2020

1. **CALL TO ORDER**

Chair Rudy called the meeting to order at 7:10 p.m.

2. **ROLL CALL**

Present: Chair Rudy, Vice-Chair Clark, Commissioners Mortenson, Speer, Castle, and Neal.

Absent: Commissioner Johnson

3. **APPROVAL OF AGENDA**

Vice-Chair Clark made the motion, seconded by Commissioner Castle to approve the Agenda as presented. A roll call vote was performed, and the motion passed, with all voting in favor thereof.

4. **CONSENT AGENDA**

A. **Approval of the May 5, 2020 Evans Redevelopment Agency Meeting Minutes**

Vice-Chair Clark made the motion, seconded by Commissioner Castle to approve the Consent Agenda as presented. A roll call vote was performed, and the motion passed, with all voting in favor thereof.

5. **OLD BUSINESS**

A. Consideration of RFQ for ERA Development

Mr. Becklenberg stated that the redevelopment of the SW corner of Highway 85 and 31st St. has long been a goal of this commission. We think it is time to move forward with a process to secure a development partner. We had hoped to move forward with this before COVID-19 happened. Before you we have provided a Request for Developer Qualifications. This will be what is released to the market with the Commissions approval. Along with our consultants we believe this area is most likely to be used for small retail and residential development. Large scale development is not likely.

Mr. Becklenberg provided an update on the site we call Randy's Diner at the SE corner of the same development. We have had some positive dialog with our consultant who has provided some verbal commitments from some developers. We anticipate another update in late September and October.

Alison Moeding, Economic Development Manager stated this is a mixed used project we are looking at. It is likely to be a light commercial use and residential development. Our plan is to have much broader distribution than we had with the Randy Diners site. Our hope is to get this out this week and to come back to the commission with some new projects in the next few weeks.

Vice Chair Clark mentioned his support and is looking forward to getting this area developed.

Commissioner Neal stated he really liked the developer we got for the Randy's Diner site and hopes that we get a lot of qualified developers for this site. He would like to see us push for some more retail on this site.

Commissioner Speer stated that she is disappointed that we are looking at housing and hoped for more retail and restaurants. Whatever we can get developed here is better than a barren lot.

6. **ADJOURNMENT**

The meeting adjourned at 7:18 p.m.

EVANS REDEVELOPMENT AGENCY AGENDA REPORT

DATE: October 5, 2020
AGENDA ITEM: 5.A
SUBJECT: ERA 2021 Budget
PRESENTED BY: James L. Becklenberg, Executive Director
Jacque Troudt, CPA, City Finance Director
Allison Moeding, City Economic Development Manager

ISSUE DESCRIPTION:

The purpose of this agenda item is for the Board of Directors to consider staff's recommended 2021 budget for the Evans Redevelopment Agency ("ERA"). The budget continues funding for professional services necessary to oversee the advancement of redevelopment within the ERA boundaries.

FINANCIAL SUMMARY:

The proposed 2021 budget resolution is attached along with the updated Long-Range Plan.

The sources of funding for the ERA budget historically include a transfer from the City in the form of a loan, and property tax income. Significant staff time is anticipated in 2021, as the ERA works on future development opportunities, and establishment of additional ERA areas.

RECOMMENDATION:

Staff is recommending approval of the proposed 2021 ERA budget.

SUGGESTED MOTIONS:

"I move to approve Resolution No. ERA-001-2020."

"I move to deny Resolution No. ERA-001-2020."

ATTACHMENTS:

- Long Range Financial Plan

**Evans Redevelopment Agency
General Fund Long Range Financial Plan**

	2018 Actual	2019 Actual	2020 Budget	2020 Projected	2021 Budget	2022 Projected	2023 Projected	2024 Projected	2025 Projected
Beginning Fund Balance	257,134	211,686	176,666	176,666	178,792	180,961	83,174	85,431	87,733
Revenues:									
Loan from City of Evans	25,181	492,796	-	140,062	210,850	-	-	-	-
Property Tax Revenue	-	1,646	2,169	2,127	2,169	2,213	2,257	2,302	2,348
Miscellaneous Revenue	46,357	29,274	-	-	-	-	-	-	-
Total revenues	71,537	523,717	2,169	142,189	213,019	2,213	2,257	2,302	2,348
Expenditures:									
Personnel	25,181	39,957	100,000	100,000	100,000	100,000	-	-	-
Supplies & Services	91,805	33,508	43,570	40,062	110,850	-	-	-	-
Capital	-	421,423	-	-	-	-	-	-	-
Total Expenditures	116,985	494,888	143,570	140,062	210,850	100,000	-	-	-
Excess Revenue Over (under) Expenditures	(45,448)	28,828	(141,401)	2,127	2,169	(97,787)	2,257	2,302	2,348
Ending Fund Balance	211,686	240,514	35,264	178,792	180,961	83,174	85,431	87,733	90,081

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<i>Sales Tax Increment Applied</i>	<i>3,125,593</i>	<i>436,585</i>							
<i>Loan from City Balance</i>	<i>1,628,263</i>	<i>1,684,475</i>	<i>1,978,263</i>	<i>2,221,165</i>	<i>2,432,015</i>	<i>2,432,015</i>	<i>2,432,015</i>	<i>2,432,015</i>	<i>2,432,015</i>

Line Item Budget				
Evans Redevelopment Agency	2018 Actual	2019 Actual	2020 Budget	2021 Budget
Personnel	25,181	39,957	100,000	100,000
Supplies	18	419	100	100
	18	419	100	100
Professional and Technical Services	86,645	30,820	36,750	108,750
Retail Consultants	-	30,820	-	-
Professional Services		-	-	85,000
Finance	638	-	750	750
Legal	3,440	-	20,000	20,000
Planning	40,040	-	-	-
Title Work	-	-	-	-
Public Relations/Marketing	4,200	-	4,000	1,000
Property Taxes	-	-	-	-
Survey Services	14,975	-	-	-
Architecture	-	-	-	-
All Terrain Maintenance	23,352	-	12,000	2,000
Utilities	4,753	2,269	3,000	-
Utilities	4,753	2,269	3,000	-
Memberships & Training	389	-	3,720	2,000
Memberships & Training	389	-	3,720	2,000
Capital Acquisition	-	421,423	-	-
Land Purchases	-	-	-	-
Building demolition		421,423	-	-
TOTAL PERSONNEL	25,181	39,957	100,000	100,000
TOTAL SUPPLIES AND SERVICES	91,805	33,508	43,570	110,850
TOTAL CAPITAL	-	421,423	-	-
TOTAL BUDGET	116,985	494,888	143,570	210,850

EVANS REDEVELOPMENT AGENCY

RESOLUTION NO. ERA-001-2020

**A RESOLUTION ADOPTING A BUDGET FOR THE EVANS
REDEVELOPMENT AGENCY, FOR THE CALENDAR YEAR
BEGINNING THE 1ST DAY OF JANUARY, 2021 AND ENDING ON THE
LAST DAY OF DECEMBER, 2021**

WHEREAS, the Evans Redevelopment Agency (the “Agency”) is a public body corporate and politic, and has been duly created, organized, established and authorized by the City of Evans, Colorado (the “City”) to transact business and exercise its powers as an urban renewal Agency, all under and pursuant to the Colorado Urban Renewal Law, constituting Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended (the “Act”); and

WHEREAS, the Executive Director has submitted a proposed 2021 budget to the governing body on October 5, 2020 for its consideration;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE EVANS REDEVELOPMENT AGENCY, COLORADO:

Section 1. That estimated revenues and transfers in for 2021 for each fund are as follows:

General Fund	\$213,019
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Section 2. That estimated expenditures and transfers out for 2021 for each fund are as follows:

General Fund	\$210,850
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Section 3. That the 2021 Budget hereby approved and adopted shall be signed by the Chair of the Evans Redevelopment Agency, and made a part of the public records of the Evans Redevelopment Agency.

PASSED AND ADOPTED, SIGNED AND APPROVED, THE 5th DAY OF October, 2020.

ATTEST:

EVANS REDEVELOPMENT AGENCY

Secretary/Executive Director

By: _____
Brian Rudy, Chair