



## **Craig Urban Renewal Authority Meeting**

### **AGENDA**

**Wednesday, October 12, 2022 @ 6PM**

**Craig City Hall Council Chambers + Zoom Option**

**Where: Craig City Hall – Council Chambers**

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/83010790078?pwd=UzJzRGdLZG1BRDJhWVFXckZQMmZXUT09>

**Meeting ID:** 830 1079 0078

**Passcode:** 859090

**Meeting Agenda:**

- 1. Call to Order**
- 2. Agenda**
  - a. Approval of Agenda for the October 12, 2022, Craig Urban Renewal Authority meeting
- 3. Approval of the minutes**
  - a. August 10, 2022 CURA Board meeting minutes
- 4. Public Hearing**
  - a. Resolution No. 20 (2022) A resolution of the Craig Urban Renewal Authority to discuss and adopt the 2023 CURA budget
- 5. Discussion and adoption of Resolution No. 20 (2022) the 2023 CURA Budget**



**Craig Urban Renewal Authority Meeting**  
**MINUTES**  
**August 10, 2022**

CURA Board Chairman Ryan Hess brought the meeting to order at 6:05pm the Craig Urban Renewal Authority meeting on this 10<sup>th</sup> day of August 2022. In addition to Chairman Hess, those present were, Commissioner Jesse Jackson, Sean Hovorka, Derek Duran, Tom Kleinschnitz, Rodney Kowach and Denton Taylor. Staff present were CURA Executive Director Shannon Scott, City Manager Peter Brixius, City Attorney Heather Cannon, City Finance Director Katy Burns and Executive Assistant Melanie Kilpatrick. Joining via ZOOM was Consulting Attorney Angela Hygh. Commissioners absent were Tony Bohrer, Jobeth Tupa, Chris Nichols and Paul James. Tinneal and Wade Gerber were additionally in attendance as presenters for the Bad Alibi Distillery Project.

Board Chair Hess presented agenda item 2, approval of the agenda. Commissioner Hovorka moved with a second by Commissioner Duran to approve the August 10, 2022, agenda as presented. Ayes: 7. Nays: 0. Motion Carried.

Board Chair Hess presented agenda item 3, approval of the minutes. Commissioner Hovorka moved with a second by Commissioner Duran to approve the minutes from the May 11, 2022, meeting. Ayes: 7. Nays: 0. Motion Carried.

Board Chair Hess presented agenda item 4, discussion and approval of a conflict-of-interest letter from City Council member Chris Nichols. Commissioner Kleinschnitz moved with a second by Commissioner Duran to approve the conflict-of-interest letter from City Council member Chris Nichols. Ayes: 7. Nays: 0. Motion Carried.

Board Chair Hess transitioned into agenda item 5, staff review and recommendation of approval for the request of URA #2 TIF assistance from Bad Alibi Distillery. Commissioner Hovorka excused himself due to conflict of interest reviewed and approved at the May 11, 2022, meeting. Tinneal and Wade Gerber were introduced on behalf of the Bad Alibi Distillery and provided a presentation on the proposed project. Key takeaways from the presentation included local access to grains via Snyder's and a 4-year aged whiskey focus, working with Dan Davidson at Museum to best market/promote the unique western heritage product connection, working with Clint Gabbert to establish a featured garnish grow-wall in the tasting room area, Rocky Mountain Creamery to stay onsite \$45-\$70 retail bottle price points, self-distribution to start, installing a 500-gallon still, anticipated 3-days a week distilling schedule and

open/operating 5-days a week in the tasting room. The Bad Alibi Distillery is anticipated to open late Summer/early Fall of 2023.

After further discussion, Commission Jackson moved with a second from Commissioner Duran to approve the Bad Alibi Distillery TIF request with direction to staff to prepare the TIF agreement for the project. Ayes: 5. Nays: 1. Motion Carried.

Being no further business, Commissioner Kleinschnitz moved with a second from Commissioner Jackson to adjourn the meeting. Ayes: 6. Nays: 0. Meeting was adjourned at 7:28pm.

CRAIG URBAN RENEWAL AUTHORITY RESOLUTION No. 20 (2022)

A RESOLUTION ADOPTING THE 2023 BUDGET AND SETTING APPROPRIATIONS FOR THE REVENUES AND EXPENDITURES FOR THE CRAIG URBAN RENEWAL AUTHORITY IN CRAIG, COLORADO FOR AND DURING THE PERIOD BEGINNING THE FIRST DAY OF JANUARY, 2023 AND ENDING THE THIRTY-FIRST DAY OF DECEMBER, 2023

WHEREAS, the Board of Commissioners for the Urban Renewal Authority of the City of Craig, Colorado has received and reviewed the URA annual budget for the fiscal year commencing January 1, 2023 and ending December 31, 2023; and

WHEREAS, the budget as submitted has been received by the Board and published for public inspection as required by State law; and

WHEREAS, the Board conducted a public hearing on the submitted budget on October 12<sup>th</sup>, 2022; and

AND WHEREAS, the budget as submitted sets for the following estimated fiscal data for the year 2023;

Revenues and Fund Balance \$50,000  
Expenditure Requirements \$17,500

NOW, THEREFORE, be it resolved by the Board of Commissioners for the Urban Renewal Authority of the City of Craig, Colorado that the Budget, a copy of which is incorporated herein by reference, be and hereby is adopted for the Urban Renewal Authority of the City of Craig, Colorado for the year 2023 and \$17,500 is declared to be the amount of revenue necessary to be raised from all sources and to pay current expenses for the period commencing January 1, 2023 through December 31, 2023.

RESOLVED AND PASSED THIS 12<sup>TH</sup> DAY OF OCTOBER, 2022.

x \_\_\_\_\_  
Ryan L Hess, Chairperson

ATTEST:

x \_\_\_\_\_  
Shannon Scott, Secretary/Executive Director

## CRAIG URBAN RENEWAL AUTHORITY

October 12, 2022

Chairman and Commissioners of the Board  
Urban Renewal Authority of the City of Craig

### SECTION 1: Introduction

The proposed budget beginning January 1, 2023 and ending on December 31, 2023 is hereby submitted. As required by Colorado statutes, this proposed budget is in balance with anticipated and existing revenues equal to or greater than the 2023 proposed expenditures.

### SECTION 2: Authority and District Details

The URA Board consists of eleven members: (7) the elected members of the City Council of the City of Craig; (1) a member appointed by the Moffat County Board of County Commissioners; (1) a board member of a special district selected by agreement of the special districts levying a mill levy within the boundaries of the Authority area (Craig Rural Fire District); (1) an elected member of a board of education of a school district levying a mill levy within the boundaries of the Authority area selected by agreement of the school districts levying a mill levy within the boundaries of the Authority area; and (1) a member appointed by the Mayor of the City of Craig, confirmed by City Council who is a member of the Moffat County Affiliated Junior College District ("CNCC").

The objective of the Authority is the acquisition, clearance, rehabilitation, conservation, development, or redevelopment of slum and blighted areas within the City. The authority was adopted on January 26, 2021.

Two separate plans and districts are included within the Urban Renewal Authority Fund.

Urban Renewal Area #1 (Mall/W Victory Area) was created July 13, 2021. The base amount is \$559,439 of sales tax each year. The portion of municipal sales taxes in excess of such base shall be allocated and paid into the special fund of the Authority to be allocated to approved projects within the Urban Renewal Area. Incremental property taxes from City of Craig, Moffat County, Moffat County School District, Craig Rural Fire District, and CNCC will also be paid to the Authority. The Authority will allocate the increment based on the varying agreements back to the districts and reserve for use on approved projects within the area.

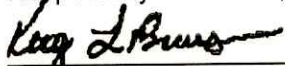
Urban Renewal Area #2 (Downtown/Industrial Area) was created September 28, 2021. The base amount is \$402,871 of sales tax each year. The portion of municipal sales taxes in excess of such base shall be allocated and paid into the special fund of the Authority to be allocated to approved projects within the Urban Renewal Area. Incremental property taxes from City of Craig, Moffat County, Moffat County School District, Craig Rural Fire District, and CNCC will also be paid to the Authority. The Authority will allocate the increment based on the varying agreements back to the districts and reserve for use on approved projects within the area.

### Section 3: The 2023 Budget Process

The proposed 2023 budget expenditures total \$17,500. URA revenues for 2023 are estimated at \$50,000. The proposed budget is scheduled for public hearing on Wednesday, October 12, 2022. Following the October 12, 2022 public hearing, the URA budget is scheduled for adoption.

The URA does not have authorized staff.

Respectfully Submitted,



Katy L Burns, Treasurer to the Board

**CITY OF CRAIG  
2023 BUDGET  
CURA COMPONENT UNIT BUDGET SUMMARY**

DESCRIPTION	2020 Actual	2021 Actual	REVISED 2022 Budget	2022 Projected	2023 Budget	Inc/Dec 2022/2023	% Chg
<b>BEGINNING FUND BALANCE:</b>							
Unspendable (Inventory&CompAbsence)	0	0	0	0	0		
Reserved for Operations 25%	0	0	0	0	0		
Resticted MCSD	0	0	0	0	0		
Unreserved-Undesignated	0	0	0	0	0		
<b>TOTAL Beginning Fund Balance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>URA 1 REVENUES:</b>							
98-31-10001 Property Tax Incr Craig	0	0	0	0	0	0	
98-31-10011 Property Tax Incr Moffat	0	0	0	0	0	0	
98-31-10021 Property Tax Incr MCSD	0	0	0	0	0	0	
98-31-10031 Property Tax Incr CNCC	0	0	0	0	0	0	
98-31-10041 Property Tax Incr Fire Distric	0	0	0	0	0	0	
98-31-50011 Sales Tax Incr Craig	0	0	0	15,000	25,000	25,000	
98-33-10001 Grants	0	0	0	0	0	0	
98-34-30001 Administrative Fees	0	0	0	0	0	0	
98-36-00001 Miscellaneous	0	0	0	0	0	0	
98-36-16001 Interest	0	0	0	0	0	0	
98-37-00001 Contribution-Craig	0	0	0	0	0	0	
98-39-70001 Transfer In	0	0	0	0	0	0	
<b>URA 2 REVENUES:</b>							
98-31-10002 Property Tax Incr Craig	0	0	0	0	0	0	
98-31-10012 Property Tax Incr Moffat	0	0	0	0	0	0	
98-31-10022 Property Tax Incr MCSD	0	0	0	0	0	0	
98-31-10032 Property Tax Incr CNCC	0	0	0	0	0	0	
98-31-10042 Property Tax Incr Fire Distric	0	0	0	0	0	0	
98-31-50012 Sales Tax Incr Craig	0	0	0	0	25,000	25,000	
98-33-10002 Grants	0	0	0	0	0	0	
98-34-30002 Administrative Fees	0	0	0	0	0	0	
98-36-00002 Miscellaneous	0	0	0	0	0	0	
98-36-16002 Interest	0	0	0	0	0	0	
98-37-00002 Contribution-Craig	0	0	0	0	0	0	
98-39-70002 Transfer In	0	0	0	0	0	0	
<b>TOTAL Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,000</b>	<b>50,000</b>	<b>50,000</b>	
<b>EXPENDITURES:</b>							
Personnel Services	0	0	0	0	0	0	
Supplies	0	0	0	0	0	0	
Purchased Services	0	0	15,000	15,000	17,500	2,500	17%
Fixed Charges	0	0	0	0	0	0	
Capital Outlay	0	0	0	0	0	0	
<b>TOTAL Expenditures</b>	<b>0</b>	<b>0</b>	<b>15,000</b>	<b>15,000</b>	<b>17,500</b>	<b>2,500</b>	<b>17%</b>
<b>REVENUES VS EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>(15,000)</b>	<b>0</b>	<b>32,500</b>		
<b>ENDING FUND BALANCE:</b>							
Unspendable (Inventory&CompAbsence)	0	0	0	0	0		
Resticted MCSD	0	0	0	0	0		
Reserved for Operations 25%	0	0	0	0	0		
Unreserved-Undesignated	0	0	(15,000)	0	32,500		
<b>TOTAL Ending Fund Balance</b>	<b>0</b>	<b>0</b>	<b>(15,000)</b>	<b>0</b>	<b>32,500</b>		

**CITY OF CRAIG  
2023 BUDGET  
CURA COMPONENT UNIT**

SUMMARY	2020 Actual	2021 Actual	2022 Budget	2022 Projected	2023 Budget
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**FINANCIAL SUMMARY - CURA FUND**

Personnel Services	0	0	0	0	0	
Supplies	0	0	0	0	0	
Purchased Services	0	0	15,000	15,000	17,500	17%
Fixed Charges	0	0	0	0	0	
Capital Outlay	0	0	0	0	0	
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>15,000</b>	<b>15,000</b>	<b>17,500</b>	17%

**CITY OF CRAIG  
2023 BUDGET  
CURA COMPONENT UNIT**

Acct No	Account Description	2020 Actual	2021 Actual	2022 Budget	2022 Projected	2023 Budget
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**CURA FUND**

**CURA # 1**

98-95-21400	SUPPLIES OFFICE	0	0	0	0	0	
98-95-22900	SUPPLIES OPERATING	0	0	0	0	0	
98-95-35800	SVC OTHER PROF SVC	0	0	7,500	7,500	8,750	17%
98-95-56100	TREASURER FEES COUNTY	0	0	0	0	0	
98-95-57100	INCREMENT TO MOFFAT	0	0	0	0	0	
98-95-57200	INCREMENT TO MCSD	0	0	0	0	0	
98-95-57300	INCREMENT TO CNCC	0	0	0	0	0	
98-95-57400	INCREMENT TO FIRE	0	0	0	0	0	

**CURA # 2**

98-96-21400	SUPPLIES OFFICE	0	0	0	0	0	
98-96-22900	SUPPLIES OPERATING	0	0	0	0	0	
98-96-35800	SVC OTHER PROF SVC	0	0	7,500	7,500	8,750	17%
98-96-56100	TREASURER FEES COUNTY	0	0	0	0	0	
98-96-57100	INCREMENT TO MOFFAT	0	0	0	0	0	
98-96-57200	INCREMENT TO MCSD	0	0	0	0	0	
98-96-57300	INCREMENT TO CNCC	0	0	0	0	0	
98-96-57400	INCREMENT TO FIRE	0	0	0	0	0	

<b>CURA Totals:</b>	<b>0</b>	<b>0</b>	<b>15,000</b>	<b>15,000</b>	<b>17,500</b>	<b>17%</b>
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**CAPITAL**

98-95-96000	URA 1 PROJECTS	0	0	0	0	0
98-96-96000	URA 2 PROJECTS	0	0	0	0	0
	<b>CURA CAPITAL OUTLAY</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>