

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 22-R-2016**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF MEAD
ADOPTING AN URBAN RENEWAL PLAN FOR THE TOWN OF MEAD URBAN
RENEWAL AUTHORITY**

WHEREAS, the Board of Trustees (the “**Board of Trustees**”) of the Town of Mead, Colorado (the “**Town**”) formed the Town of Mead Urban Renewal Authority (the “**Authority**”) by Resolution No . 10-R-2016, on March 28, 2016; and

WHEREAS, The Board of Trustees commissioned a study to confirm that areas meeting the statutory definition of blight pursuant to § 31-25-103(2), C.R.S., exist within the Town (the “**Conditions Survey**”), attached hereto and incorporated herein as **Exhibit A**, and the Board of Commissioners of the Authority (the “**Board of Commissioners**”) acknowledges, concurs with, and confirms the commissioning the Conditions Survey; and

WHEREAS, notice of a public hearing has been published in the Longmont Times Call pursuant to § 31-25-107(3)(a), C.R.S., and mailed to owners of property in the area being studied by the Conditions Survey pursuant to § 31-25-107(1)(b), C.R.S., and public hearing was held on May 2nd, 2016, and the Board heard from all interested parties present at the hearing; and

WHEREAS, the Board of Trustees has reviewed the Conditions Survey prepared by the Town Economic Development Department; and

WHEREAS, the Conditions Survey shows areas of the Town that meet the statutory definition of “**blight**” which areas are throughout the existing Town boundaries and the Urban Growth Area of the Town; and

WHEREAS, the Urban Renewal Plan for the Town of Mead Urban Renewal Area (the “**Mead Plan**”), attached hereto as **Exhibit B**, details the Authority’s plan for implementing the powers granted by Section 31-25-101, *et seq.*, C.R.S. (the “**Act**”) for the purposes authorized in the Act, including utilizing tax increment financing (“**TIF Financing**”), as contemplated by C.R.S. § 31-25-107(9)(a); and

WHEREAS, the Board of Trustees is familiar with the Conditions Survey and the Mead Plan, and finds them to be in the best interest of the Town, its residents, and the general public.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. The Board hereby finds and declares that:

A. The Conditions Survey shows that blighted areas exist within the Town and its Growth Management Area, including but not limited to, (1) deteriorated or deteriorating structures (2) areas where there is a predominance of defective or inadequate street layout; (3) faulty lot layout that limits development; (4) unsanitary or unsafe conditions; (5) deterioration of site or other improvements (6) unusual topography or inadequate public improvements; (7) conditions that endanger life or property; (8) buildings that are unsafe; (9) potential environmental contamination of property; and (10) health, safety or welfare factors.

B. The acquisition, clearance, rehabilitation, conservation, development, and redevelopment, or a combination thereof, of these areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the Town, particularly to provide for a diversification of commercial uses and property and sales tax base within the Town.

C. It is in the best interest of the residents of the Town that the powers of an urban renewal authority provided by state law be exercised to alleviate the blight factors described in the Conditions Survey.

D. The Urban Growth Area of the Town is appropriate for an urban renewal project; and

E. The boundaries of the Plan Area described in the proposed Mead Plan are drawn as narrowly as feasible in order to accomplish the planning and development objectives of the Town; and

F. The proposed Mead Plan is consistent with the Comprehensive Plan of the Town; and

G. The Planning Commission has reviewed and commented on a draft of the Mead Plan, and the Planning Commission's comments have been incorporated into the attached, and the Planning Commission has recommended that the Board adopt the proposed Mead Plan; and

H. Although the Mead Plan does not anticipate that any individuals or businesses will need to be relocated, it does include a provision so that a feasible method is established for such relocation, if necessary; and

I. The Town has taken reasonable efforts to provide notice and an opportunity to ask questions about the proposed urban renewal process, particularly at the March 28, 2016, and May 2, 2016 public hearings; and

J. The Mead Plan provides the maximum opportunity, consistent with the sound needs of Mead as a whole, for the rehabilitation or redevelopment of the Plan Area, as defined in the Mead Plan, by private enterprise; and

K. Public infrastructure uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, and the contemplated acquisition or development of properties within the Plan Area may require the exercise of governmental actions; and

Section 2. The proposed Mead Plan in the form Attached hereto as **Exhibit B**, is adopted as the urban renewal plan for the Town of Mead Urban Renewal Authority. Any and all improvements, facilities, or undertakings in the Mead Plan designed to accomplish the goals of the Mead Plan and any amendments or modifications to the Mead Plan shall collectively be defined as one urban renewal project (the “**Project**”).

Section 3. The Mead Plan proposes inclusion of agricultural land in the Authority area pursuant to the agricultural land exceptions listed in 31-25-107(1)(c)(II), C.R.S. Agricultural land may be included in an urban renewal area if each body that levies a property tax on the subject agricultural land agrees in writing to the inclusion of the agricultural land within the urban renewal area. 31-25-107(1)(c)(II)(D), C.R.S. Consent letters or cooperative agreements have been obtained from all bodies levying property tax on agricultural parcels to be included in the Authority area, and such letters and cooperative agreements are attached to the Mead Plan.

Section 4. Pursuant to § 31-25-107(9.5)(a), C.R.S., before any urban renewal plan containing any tax allocation provisions that allocates any taxes of any taxing entity other than the municipality (each an “**Overlapping Jurisdiction**”) may be approved by the municipal governing body, the authority shall notify the board of county commissioners of each county and the governing boards of each other taxing entity whose property tax revenues would be allocated under such proposed plan. In accordance with § 31-25-107(9.5)(a), C.R.S., this Plan has been submitted to the Board of Trustees of the Town of Mead, the Board of County Commissioners of Weld County, the Board of Directors of the Mountain View Fire Protection District, and the Board of Education of the St. Vrain Valley School District RE-1J. The Authority has also met with the governing body of each Overlapping Jurisdiction and negotiated agreements governing the sharing of incremental property tax revenue allocated to the special fund of the Authority, fulfilling the Act’s negotiation requirements. Further, mediation pursuant to § 31-25-107(9.5)(c) and (d), C.R.S., has not been triggered because the Overlapping Jurisdictions have approved of the Mead Plan and there is agreement between the Authority and the governing body of each of the Overlapping Jurisdictions regarding sharing of incremental property tax revenue. Such agreement is documented by intergovernmental agreements and letter agreements between the Town Board and each individual Overlapping Jurisdiction, all of which are attached to the Mead

Plan.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption.

Section 6. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of each such prior resolution nor revive any resolution thereby.

Section 7. Certification. The Town Clerk shall certify to the passage of this resolution and make a copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 2nd DAY OF MAY, 2016.

ATTEST:

TOWN OF MEAD, COLORADO

By: _____
Linda Blackston, CMC, Town Clerk

By: _____
Gary R. Shields, Mayor

EXHIBIT A

CONDITIONS SURVEY



Exhibit C

Town of Mead Conditions Survey

For the Purpose of Establishing an Urban
Renewal Authority

Presented to the Board of
Trustees

May 2016

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SECTION I – INTRODUCTION AND AREA OVERVIEW

Summary Overview of Urban Renewal Process

In order to employ urban renewal powers allowable through the State of Colorado for the purposes of encouraging local investment and redevelopment, a municipality must establish an urban renewal authority (URA) that is coterminous with its boundaries.

Once that authority is established, the municipality can identify individual urban renewal areas within those boundaries, including provisions for tax-increment financing (TIF). TIF is a public financing mechanism whereby communities can leverage against future property values to make current improvements in the area.

NOTE: This report only focuses on the establishment of an urban renewal authority in Mead. Initial steps will have to be undertaken before the use of TIF may be employed in Mead.

Urban Renewal Authority (URA)

The process for establishing a URA is two-fold. First, local officials must circulate a petition and ultimately obtain at least 25 signatures of registered electors that are in favor of establishing a URA. Next, officials must conduct an initial "conditions survey" to identify and document the presence of certain factors in the community known as "blight" and described in the Colorado Revised Statutes (CRS) and later in this report.

It is important to note that according to the CRS, in order to establish an urban renewal authority, the Town of Mead Board of Trustees is required to find that "one or more slum or blighted areas exist in the municipality..." The CRS also states that for an area to be considered "blighted" it must exhibit at least four of the eleven criteria listed in the statute, unless the property owner or owners provide consent, in which case only one criterion must be met. Source: CRS 31-25-103(2) and 104(1).

Because of the factors above, and because the boundaries of URAs are coterminous with the municipality that they serve, staff may document conditions that indicate one or more blighted areas exist in Mead. Such circumstances could result in staff making the minimum required documentation of blight on as few as four different properties that each meets a different individual state criterion, one property that meets four or more of the criteria, or any combination in between. Not all the property in an area need be found to contain factors of blight to be eligible under the statute.

Definition of Blight

Blight is attributable to several conditions that, in combination, tend to hinder the proper growth and development of the community in accordance with sound planning standards and community objectives. For purposes of the study, the definition of a blighted areas premised upon the definition articulated in the Urban Renewal Law, as follows:

"Blighted area" means an area that, in its present conditions and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) *Slum, deteriorated, or deteriorating structures;*
- (b) *Predominance of defective or inadequate street layout;*
- (c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) *Unsanitary or unsafe conditions;*
- (e) *Deterioration of site or other improvements;*
- (f) *Unusual topography or inadequate public improvements or utilities;*

- (g) *Defective or unusual conditions of title rendering the title non-marketable;*
- (h) *The existence of conditions that endanger life or property by fire or other causes;*
- (i) *Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) *Environmental contamination of buildings or property;*
- (k5) *The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;*
- (l) *If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use, and by reason of the presence of any one of the factors specified in paragraphs (a) to (k5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

Source: CRS 31-25-103(2).

Conditions Survey

This survey documents instances of "blight" in Mead (as described above) for the purpose of establishing an urban renewal authority as allowable under the provisions of Colorado State Statutes.

According to state law, it is unnecessary for every condition of blight to be present in order to be eligible to form an urban renewal authority, and any particular condition may satisfy as many of the statutory factors as are applicable to such condition. Also, the conditions need not be present in each property in the town.

With this understanding, the Conditions Survey presents an overview of factors within the town including a review of physical conditions sufficient to make a determination of blight. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas. However, the Mead Board of Trustees will make a final determination of blight for the entire Mead Study.

Survey Objective, Scope and Methodology

The Conditions Survey includes a cursory analysis of area, site, building, and public infrastructure. This survey has measured a wide range of physical, environmental, economic and social factors based upon on-site inspections, research and interviews conducted with various Town staff members.

Field studies were performed by Town staff to document blight conditions in the Study Area through narrative and photograph, as required in the state statute. Pertinent data were obtained through the Weld County Assessor's Office and Town records. To document the existing conditions, exhibits have been prepared. These exhibits consist of photographs and maps of the property and are specifically referenced in the discussion of blight criteria.

Data has been gathered and reviewed in the following general areas:

1. Area Conditions
2. Building and Site Conditions

3. Public Improvements
4. General Health and Safety
5. General Economic Conditions

As defined by Colorado Statute, the survey has found that 1 of the criteria have been met as necessary to consider the Study Area as a "blighted area". These criteria are described herein in further detail, along with supporting documents for each factor.

Area Overview

Town planning area boundaries include County Road 40 on the north, County Road 1 to the west, and St. Vrain Creek to the south and east. Major north-south transportation routes include Interstate 25 and County Road 7 in town.

Mead's historical commercial and residential core is located in the central portion of town in the general vicinity of the County Road 7 and Welker Road. This area serves as the epicenter for civic activities in the community and includes Mead Middle School, Mead Elementary School, and Town Hall. The area also contains the only true downtown in the Mead area, characterized by historic buildings, sense of community, and pedestrian-friendly streetscapes with traditional off-site and on-street parking opportunities, and buildings fronting right on the street.

However, much of this historical area was built between 1900 and 1950 and is experiencing issues of physical deterioration and economic stagnancy that can be common in older parts of most towns and cities. Vacant, deteriorating storefronts have become increasingly more prevalent.

Another area of interest in Mead lies generally along both sides Interstate 25 between County Road 38 south to Ritchie Brothers. This area that runs along the east and west side of I-25 is comprised mostly of underdeveloped commercial lots with lighter industrial and storage uses, however there are some new commercial developments, including a Weatherford's new facility and the new Tractor Supply Company.

With the exception of the major interstate and highways that run through Mead, County Rd 9.5 is arguably its most important commercial corridor. Nevertheless, this area is generally lacking identity, and contains a variety of uses and structures that do not conform to Mead's current code requirements and would not be allowed if proposed today. Some of these uses and structures, while obvious eyesores, are likely "legal and non-conforming" meaning that they are "grandfathered" under previous code requirements; however some of the existing land uses could be truly illegal.

As a result of the age of these parts of the community and the apparent factors of deterioration that are present, the Town is focusing on this historical core area in downtown as well as the I-25 business corridor for the "conditions survey" that is required by Colorado State Statute for the purpose of establishing an Urban Renewal Authority.

SECTION II - SURVEY FINDINGS AND CONCLUSIONS

Summary

Significant findings of the Mead's Condition Survey are presented in this discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted since the spring of 2016. Properties and buildings, along with adjacent public improvements were evaluated and deficiencies noted.

As previously explained, the purpose of this study was to determine whether conditions of blight as defined by the Colorado State Statute exist in the Town of Mead. The principal categories reported here and in line with the statute include building conditions, site conditions, unusual topography or inadequate public improvements or utilities, and the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings or other improvements.

Property Conditions

The evaluation of site conditions is presented in the context of the 11 categories of blight discussed previously as required by Colorado state statutes. According to state law, it is unnecessary for every condition of blight to be present in the town for to be eligible for the establishment of an urban renewal authority. Rather, an area can be qualified as blighted when four or more conditions are present. The conditions need not be present in each of the 241 parcels chosen for study, but must be found in the area as a whole. Representative conditions among each category of blight are described as follows:

a. Slum, deteriorated, or deteriorating structures

Slum and deterioration is usually found in older buildings and is commonly characterized by chipping or severely faded paint, cracked or rotten siding, broken windows, visible roof damage, damaged signage or other similar conditions. This criterion has also been interpreted to include obsolete architecture, site or building design that can result in a lack of investment in an area that leads to physical deterioration. Approximately 37.8% of the properties surveyed (91 out of 241 properties) exhibited evidence of such conditions.

b. Predominance of defective or inadequate street layout

Problems with street layout include inadequate access solutions, lack of right-of-way for road widening, and other infrastructure design issues that can result in unsafe or inefficient conditions. Such issues are not always as prevalent as some other blight factors, can require more time to research and more easily identified in the context of contiguous districts versus the "spot inspection" approach that staff has taken for this initial exercise. For this initial conditions survey for the purpose of establishing the Urban Renewal Authority, staff only made note of obvious instances of street layout inadequacy.

As a result, only about 12.4% of the properties surveyed (30 out of 241) exhibited this particular blight factor. However, after the establishment of the Urban Renewal Authority (URA), as the Town moves forward with more in-depth study for purposes of establishing URA projects, staff will evaluate roadways and other public infrastructure in greater detail.

c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Issues with lot layout can be the result of obsolete lot size (i.e. narrow historic lots designed before cars, oddly shaped parcels, fractional lots), development design (i.e. obsolete suburban-style strip malls in downtown areas), topography that forces subdivisions of unusable size (i.e. rivers,

ditches, steep slopes), or lack of planning oversight (i.e. lot splits by deed or street and highway dedications). Approximately 17.4% of the properties surveyed (42 out of 241) exhibited such factors. Sekich Business Park has several examples of properties with no direct access or unusual access to roadways as well as the Agfinity gas station is an unusual lot shape on a busy intersection.

d. Unsanitary or unsafe conditions

Such conditions represent the epitome of "blight" and the extreme extent of factors exhibited in the Town of Mead. Most immediate life and safety concerns are addressed without delay, so the unsanitary or unsafe conditions identified in this survey are generally of a less urgent nature. Such factors include exposed wiring, unscreened or otherwise unsecured dumpsters or mechanical equipment, sagging roofs, severely cracked sidewalks. Approximately 35.7% of properties surveyed (86 out of 241) exhibited such factors.

e. Deterioration of site or other improvements

Whereas criterion a. "Slum, deteriorated, or deteriorating structures" is more concerned with the buildings on a given property, this criterion addresses issues with the underlying ground itself. Such factors can include unpaved, cracked or potholed parking lots, damaged, aging or undersized water or sewer lines, overhead utilities, and similar conditions. Approximately 91.3% of properties surveyed (220 out of 241) displayed such factors. Mead has a lack of or aging utilities resulting in the abundance of properties falling in this category.

f. Unusual topography or inadequate public improvements or utilities

This criterion addresses parcels that have portions in the floodplain, rock outcroppings, subsidence, undermining or similar issues. It also incorporates some of the site factors addressed in criterion e. "Deterioration of site or other improvements". Such factors can include unpaved, cracked or potholed parking lots, damaged, aging or undersized water or sewer lines, overhead utilities, and similar conditions. Approximately 89.6% of properties surveyed (216 out of 241) exhibited such factors.

g. Defective or unusual conditions of title rendering the title non-marketable

Identification of title problems generally requires formal title work that comes at an additional expense. In the interest of time and in order to keep administration costs down for this survey, staff did not undertake formal title work on all of the properties surveyed. Staff does however believe that there are likely some properties that may have title problems. For example, properties that are "land-locked" (no access) or have severe undermining that could have unmarketable titles.

h. The existence of conditions that endanger life or property by fire or other causes

This criterion is largely duplicative of criterion d. "Unsanitary or unsafe conditions." Such conditions represent the epitome of "blight" and the extreme extent of factors exhibited in the Town of Mead. Most immediate life and safety concerns are addressed without delay, so the unsanitary or unsafe conditions identified in this survey are generally of a less urgent nature. Such factors include exposed wiring, unscreened or otherwise unsecured dumpsters or mechanical equipment, sagging roofs, severely cracked sidewalks, etc. Approximately 4.6% of properties surveyed (11 out of 241) exhibited such factors.

i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, and physical construction for faulty or inadequate facilities

This criterion is largely duplicative of criteria d. "Unsanitary or unsafe conditions" and h. "...conditions that endanger life or property ..." Such conditions represent the epitome of "blight" and the extreme extent of factors exhibited in the Town of Mead. Most immediate life and safety concerns are addressed without delay, so the unsanitary or unsafe conditions identified in this survey are generally of a less urgent nature. Such factors include exposed wiring, unscreened or otherwise unsecured dumpsters or mechanical equipment, sagging roofs, severely cracked sidewalks, environmental conditions in older buildings. Approximately 4.1% of properties surveyed (10 out of 241) exhibited such factors.

j. Environmental contamination of buildings or property

This criterion might address contamination from asbestos, animal infestations, meth-labs, mold, oil/fracking fluid leaks, or other chemical contaminations on industrial properties. Staff did not survey inside most properties, however, many of the properties are known to have some level of contamination either through the type of business utilizing the property such as oil and gas or asbestos based on the date in which the building was built. The level of contamination will not be known until an internal survey is complete. Approximately 11.6% of properties surveyed (28 out of 241) exhibited such factors.

k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

This criterion generally applies to properties that attract high volumes of police or fire calls and such properties are usually in high-crime areas. The Town of Mead is fortunate not to have that issues, however, vacant or underutilized parcels located in areas that are otherwise developed or developing have been addressed under this criterion as well. The majority of the properties surveyed with this criterion in Mead were in need of some sort of public improvement. The lack of infrastructure or aging infrastructure is present. Approximately 97.9% of properties surveyed (236 out of 241) were either vacant, in need of public infrastructure or considered by staff to be underutilized.

Conclusion

It is the conclusion of this survey that there is a presence of adverse physical conditions sufficient to meet the blight criteria established by Colorado state law for the purpose of establishing an urban renewal authority in Mead. State law requires that 4 of the 11 possible blight factors be present in the area that would be overseen by a potential urban renewal authority. Of the 241 properties surveyed, 151 properties (63%) exhibited at least 4 of the 11 possible blight factors. Table 1 below summarizes staff's findings regarding blight qualifying conditions present in Mead. However it is important to note that another 76 properties (32%) exhibited 3 or more factors resulting in a total of 95% of the properties having a substantial amount of blight.

Table 1-Blight Qualifying Conditions											
<i>Blight Factor</i>	<i>(a) Slum, deteriorated, or deteriorating structures</i>	<i>(b) Predominance of defective or inadequate street layout</i>	<i>(c) Faulty lot layout</i>	<i>(d) Unsanitary or unsafe conditions</i>	<i>(e) Deterioration of site or other improvements</i>	<i>(f) Unusual topography or inadequate public improvements or utilities</i>	<i>(g) Defective or unusual conditions of title</i>	<i>(h) Conditions that endanger life or property by fire or other causes</i>	<i>(i) Buildings unsafe or unhealthy for persons to live or work in</i>	<i>(j) Environmental contamination of buildings or property</i>	<i>(k) 5 factors requiring high levels of municipal services or substantial underutilization or vacancy</i>
Factor Present	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
% of survey	38%	12%	17%	36%	91%	90%	0%	5%	4%	12%	98%

SECTION III - EXHIBITS

Properties Exhibiting Blight Factors Conditions Survey to Establish Urban Renewal Authority							
Site #	Parcel #	Acres	Address	Property Owner & Address	Current Occupant	Blight Conditions	# of Cond.
1	120711000001	5.479	4060 CR 36	Wilfried Schulz 4060 CR 36 Mead CO 80542 William Shaw PO Box 246 Mead CO 80542	Residential / Junkyard	Deteriorating fence, junk visible on back of property, underutilized for property directly off of interstate. Blight factors (a)(d)(e)(h)(j)(k5)	6
2	120711000090 *County	97.848	4506 CR 36	Postle Properties III LLC 8392 Niwot Meadow Farm Niwot CO 80503	Ag Land To Be Zoned Commercial	Underutilized, lack of utility infrastructure, poor road infrastructure, wetland and elevation concerns. Blight factors (c)(e)(f)(k5)	4
3	120711000092 *County	80.812	NA	WCR 34 Highway 25-220 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Ag Land To Be Zoned Commercial	Underutilized, undermining, poor street access, drainage issues, wetland and elevation concerns. Blight factors (b)(c)(f)(k5)	4
4	120711000093 *County	79.528	NA	WCR 34 Highway 25-220 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Ag Land To Be Zoned Commercial	Underutilized, undermining, poor street access, drainage issues, wetland and elevation concerns. Blight factors (b)(c)(f)(k5)	4
5	120711001014	1.28	16374 I-25 Frontage Rd	Robert Jr & Tatyana Latimer 616 Snow Peak Ct Loveland CO 80538	U-Haul Facility	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns. Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8
6	120711001015	56.856	4133 CR 34	WCR 34 & Hwy 25 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Abandoned Racetrack	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns. Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8
6a	120711001008	0.413	NA	WCR 34 & Hwy 25 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Abandoned Racetrack	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns. Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8
6b	120711001009	0.413	NA	WCR 34 & Hwy 25 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Abandoned Racetrack	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns. Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8
6c	120711001010	0.413	NA	WCR 34 & Hwy 25 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Abandoned Racetrack	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns. Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8

6d	120711001011	0.413	NA	WCR 34 & Hwy 25 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Abandoned Racetrack	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8
7	120711001012	3.812	4135 CR 34	Hoorieh & Kazem Reyhani 4135 CR 34 Mead CO 80542	RV Repair	Deteriorating façade, visible junk cars and RVs from street, inadequate road and utility infrastructure to property, mechanical contamination concerns. Blight factors (a)(d)(e)(f)(j)(k5)	6
8	120714201002	211.933	4221 CR 32	Burch Family LLLP PO Box 511 Frederick CO 80530 John & Carleen Burch 4221 CR 32 Longmont CO 80504	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, large amount of utility easements as well as ditches and rivers through property. Blight factors (c)(e)(f)(k5)	4
9	120723000032	100.082	NA	Reynolds Cattle Co PO Box 675 Longmont CO 80502	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, large gas line through middle of property. Blight factors (c)(e)(f)(k5)	4
10	120723000033	58.586	NA	Reynolds Cattle Co PO Box 675 Longmont CO 80502	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, diverse topography. Blight factors (c)(e)(f)(k5)	4
11	120723400029	157.176	4587 Hwy 66	Benson Farms 530 Holyoke Ct Ft Collins CO 80525 Chris Wagner Jr 13600 CR 11 Longmont CO 80504	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
12	120724000004	141.839	NA	Benson Farms 530 Holyoke Ct Ft Collins CO 80525	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
13	120724000009	5	14013 CR 11	Bill & Kellie Barnes 14013 CR 11 Longmont CO 80504	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, no direct access, road access granted through another property. Blight factors (c)(e)(f)(k5)	4
14	120724000003	10.983	5499 Hwy 66	John & Terri Snyder 5499 Hwy 66 Longmont CO 80504	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, odd shaped size lot. Blight factors (c)(e)(f)(k5)	4
15	120724000013	100.703	14221 CR 13	Jesus Christ of Latter Day Saints 14221 CR 13 Longmont CO 80504 Corp of Presiding Bishop PO Box 511196 Salt Lake City UT 84151	Ag Land Zoned Commercial	Vacant, underutilized, lack of utility infrastructure, poor road infrastructure, overhead power lines. Blight factors (e)(f)(k5)	3

16	120726100019	207.849	4886 Hwy 66	Douthit Longmont LLC 4886 Hwy 66 Longmont CO 80504	Res/Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
17	120727200002 *County	137.377	NA	Kiteley Farms 13844 CR 7 Longmont CO 80504	Ag Land To Be Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, large ditch between highway and property. Blight factors (c)(e)(f)(k5)	4
18	120721400044 *County	1.513	14017 CR 7	Dustin Tedford 14017 CR 7 Longmont CO 80504	Residential Land Zoned Commercial	Underutilized, poor road access, limiting lot layout, lack of utility infrastructure, limited development area due to multiple easements. Blight factors (b)(c)(e)(f)(k5)	5
19	120728104002	32.761	NA	Town of Mead PO Box 626 Mead CO 80542	Oil & Gas Wells	Underutilized, oil & gas, lack of road and utility infrastructure. Blight factors (b)(e)(f)(k5)	4
20	120728103002	16.355	NA	LR Investments LLC 10261 Arapahoe Rd Lafayette CO 80026	Ag Land Zoned Commercial	Vacant, underutilized, lack of road and utility infrastructure. Blight factors (e)(f)(k5)	3
21	120728101081	11.884	NA	Lorson South Land Group 212 N Wahsatch Ave #301 Colo Springs CO 80903	Ag Land Zoned Commercial	Vacant, underutilized, lack of road and utility infrastructure. Blight factors (e)(f)(k5)	3
22	120720000097	80.616	1615 Hwy 66	Haley Land Company 14491 CR 5 Longmont CO 80504	Residential Land Zoned Commercial	Lack of road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
23	120720000096	66.499	14278 CR 3	Haley Land Company 14491 CR 5 Longmont CO 80504	Residential Land Zoned Commercial	Lack of road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
24	120721000006 *County	1.265	320 Hwy 66	Liberty Hall Grange 1205 Lincoln St Longmont CO 80501	Religious Facility	Lack of road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
25	120721300047 *County	14.715	2343 Hwy 66	Chris Cain 1675 CR 26 Longmont CO 80504	Residential Land To Be Zoned Commercial	Underutilized, lack of utility infrastructure, overhead power lines. Blight factors (e)(f)(k5)	3
26	120721400046	1.014	NA	Equinox Mead LLC 10450 E 159 th Ct Brighton CO 80602	Ag Land Zoned Commercial	Underutilized, poor road and utility infrastructure, overhead power lines, significant right of way issues with adjacent railroad. Blight factors (b)(e)(f)(k5)	4
27	120721400047	158.379	2569 Hwy 66	Larry Highland HC 63 Box 65 Bushnell NE 69128 Equinox Mead LLC 10450 E 159 th Ct Brighton CO 80602	Residential Land Zoned Commercial	Underutilized, lack of utility infrastructure, rodent infestation, overhead power lines. Blight factors (d)(e)(f)(k5)	4

28	120722000047	6.479	14116 CR 7	Robert Chansler 14116 CR 7 Mead CO 80542	Residential Land Zoned Commercial	Underutilized property for major corridor, overhead power lines, poor road infrastructure, off major street requiring significant right of way needs. Blight factors (b)(e)(f)(k5)	4
29	120722000032	4.812	14170 CR 7	John & Micah Silva 14170 CR 7 Mead CO 80542	Residential Land Zoned Commercial	Underutilized property for major corridor, overhead power lines, poor road infrastructure, off major street requiring significant right of way needs. Blight factors (b)(e)(f)(k5)	4
30	120722000031	5.03	14196 CR 7	Elizabeth Lanz 14196 CR 7 Mead CO 80542	Residential Land Zoned Commercial	Poor road infrastructure, limited road access, overhead power lines. Blight factors (b)(e)(f)(k5)	4
31	120722000046	25.021	NA	Mead Partners 1873 Blue Mountain Rd Longmont CO 80504	Ag Land Zoned Commercial	Underutilized, lack of utility infrastructure, rodent infestation. Blight factors (d)(e)(f)(k5)	4
32	120722000030	19.13	14200 CR 7	Rodney Schmidt 1873 Blue Mountain Rd Longmont CO 80504	Residential Land Zoned Commercial	Underutilized, lack of utility infrastructure, rodent infestation. Blight factors (d)(e)(f)(k5)	4
33	120722000050	5.99	3697 Hwy 66	Maryann Rademacher Trust 3697 Hwy 66 Longmont CO 80504	Residential Land Zoned Commercial	Underutilized property for major corridor, lack of utility and road infrastructure, overhead power lines, difficult right of way with ditch and road access. Blight factors (b)(e)(f)(k5)	4
34	120722000051	43.427	NA	Equinox Mead LLC 10450 E 159 th Ct Brighton CO 80602	Ag Land Zoned Commercial	Vacant, underutilized, lack of utility infrastructure, overhead power lines, difficult topography with ditch splitting property. Blight factors (b)(e)(f)(k5)	4
35	120722400057	66.388	3865 Hwy 66	Don Hilgers Living Trust 2322 S Rogers Villa 20 Mesa AZ 85202	Ag Land Zoned Commercial	Vacant, underutilized, undermining, lack of utility infrastructure, deteriorating shed and junk visible from interstate, oil and gas. Blight factors (a)(e)(f)(j)(k5)	5
36	120722400055	1.244	NA	Darrell Fenton Darrell Beck Jr PO Box 2033 Longmont CO 80502	Ag Land Zoned Commercial	Vacant, underutilized directly off of major corridor, lack of utility infrastructure, overhead power lines, significant easement issues. Blight factors (b)(e)(f)(k5)	4
37	120715100002	80.271	NA	Rocky Mtn Assets 444 Mountain Ave Berthoud CO 80513	Ag Land Zoned Commercial	Vacant, oil and gas, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (d)(e)(f)(k5)	4
38	120715100003	77.5	NA	Rocky Mtn Assets 444 Mountain Ave Berthoud CO 80513	Ag Land Zoned Commercial	Vacant, oil and gas, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (d)(e)(f)(k5)	4
39	120710406003	136.929	NA	CJK Ranch 2954 Sonata Bay Ct Longmont CO 80503	Ag Land Zoned Commercial	Vacant, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (d)(e)(f)(k5)	4

40	120715000050	14.843	NA	USASIA Inc 10906 Meade Ct Westminster CO 80031	Ag Land Zoned Commercial	Vacant, inadequate utility infrastructure, underutilized for major intersection development, overhead power lines, off major street requiring significant right of way needs. Blight factors (e)(f)(k5)	4
A1	120723202001 *County	4.328	4081 Camelot Cir	JW2 Properties 2032 Meadow Vale Rd Longmont CO 80504	Sterling Marine	Poor road and utility infrastructure, unpaved parking, unscreened storage. Blight factors (d)(e)(f)(k5)	4
A2	120723202002 *County	5.045	NA	Camelot Storage Center 15431 Holly St Thornton CO 80602	Camelot Storage	Poor road and utility infrastructure, unpaved parking, unscreened storage. Blight factors (d)(e)(f)(k5)	4
A3	120723202003 *County	6.535	NA	Camelot Storage Center 15431 Holly St Thornton CO 80602	Camelot Storage – Outdoor RV Storage	Poor road and utility infrastructure, unpaved parking, unscreened storage. Blight factors (d)(e)(f)(k5)	4
A4	120723202004 *County	5.484	4075 Camelot Cir	Camelot Storage Center 15431 Holly St Thornton CO 80602	Camelot Storage – Office	Poor road and utility infrastructure, unpaved parking, unscreened storage. Blight factors (d)(e)(f)(k5)	4
A5	120723202016 *County	5.202	NA	Babcock Land Corp 212 N Wahsatch Ave #301 Colo Springs CO 80903	Industrial Storage Units	Poor utility and road infrastructure, large well site, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A6	120723202017 *County	5.464	4070 Camelot Cir	Babcock Land Corp 212 N Wahsatch Ave #301 Colo Springs CO 80903	Creative Container Concepts	Corner lot, gas lines and overhead power lines. Blight factors (c)(e)(f)(k5)	4
A7	120723202007 *County	5.178	4068 Camelot Cir	Lammco Properties 8150 W 48 th Ave Wheat Ridge CO 80033	Blue Line Rental / Volvo Rents Colorado	Poor road infrastructure. Blight factors (e)(f)(k5)	3
A8	120723203004 *County	4.492	NA	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A9	120723203005 *County	4.921	NA	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A10	120723203003 *County	4.468	NA	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A11	120723203002 *County	5.794	NA	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A12	120723203001 *County	7.428	4080 Camelot Cir	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Weatherford – Office Complex	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A13	120723203012 *County	6.708	NA	Realty Income Corp. 14504 I25 Frontage Rd Longmont CO 80504	RV Show Lot	Rodent infestation, poor utility and road infrastructure. Blight factors (e)(f)(j)(k5)	4

A14	120723203011 *County	5.543	4058 Camelot Cir	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A15	120723203009 *County	3.483	NA	Apollo 2 LLC 483 E Hwy 56 Berthoud CO 80513	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A16	120723203010 *County	3.303	4051 Camelot Cir	Apollo LLC 4051 Camelot Cir Longmont CO 80504	Circle Graphics	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A17	120723203008 *County	3.137	NA	Hoad Inc. 71 Allegiance Cir Evanston WY 82930	Vacant Industrial Lot	Vacant, poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A18	120723203007 *County	2.995	4057 Camelot Cir	Hoad Inc. 71 Allegiance Cir Evanston WY 82930	Elkhorn Construction	Poor utility and road infrastructure, falling fence, visible outdoor storage. Blight factors (e)(f)(k5)	3
A19	120723203006 *County	4.676	4059 Camelot Cir	Zundel LLC 2510 White Wing Rd Johnstown CO 80534	Beacon Self Storage	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A20	120723202008 *County	4.313	4066 Camelot Cir	RCDR Properties 3055 S Buttercup Cir Frederick CO 80516	Inline Ironworks	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A21	120723202009 *County	4.29	4064 Camelot Cir	4064 Camelot LLC 4064 Camelot Cir Longmont CO 80504	Epocs Manufacturing	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A22	120723202010 *County	5.5	NA	LN Real Estate LLC PO Box 460069 Houston TX 77056	Pro Build Co	Poor utility and road infrastructure, deteriorating fence. Blight factors (a)(e)(f)(k5)	4
A23	120723202015 *County	14.989	4058 Camelot Cir	LN Real Estate LLC PO Box 460069 Houston TX 77056	Pro Build Co	Poor utility and road infrastructure, deteriorating fencing, supply storage visible from street. Blight factors (a)(e)(f)(k5)	4
A24	120723202014 *County	8.567	4048 Camelot Cir	Realty Income Corp 14504 I25 Frontage Rd Longmont CO 80504	Camping World – Collision & Delivery Center	Poor utility and road infrastructure, non-conforming lot layout Blight factors (c)(e)(f)(k5)	4
A25	120723000018 *County	10.101	14504 I25 Frontage Rd	Realty Income Corp K&C RV Inc 14504 I25 Frontage Rd Longmont CO 80504	Camping World – Show Room & Sales Building	Poor utility and road infrastructure, non-conforming lot layout. Blight factors (e)(f)(k5)	3
A26	120723001024 *County	6.137	14444 I25 Frontage Rd	Mountain Molding Ltd 2525 County Club Ct Westminster CO 80234	Multi-Tenant Facility	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A27	120723001053 *County	4.098	144788 I25 Frontage Rd	Cannon Properties PO Box 767 Mead CO 80542	Western Refractory	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A28	120723001054	1.978	4151 Mulligan Dr	Mulligan Building LLC 4315 Hwy 66 Longmont CO 80504	RoofTruss / Rigid Component	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3

A29	120723001039	3.001	4175 Mulligan Dr	Longmont Rubber Molding 4175 Mulligan Dr Longmont CO 80504	Artemis Rubber	Drainage issues, poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A30	120723001040	1.144	NA	Longmont Rubber Molding 4175 Mulligan Dr Longmont CO 80504	Artemis Rubber	Drainage issues, poor utility and road infrastructure, unpaved parking and unfenced equipment storage. Blight factors (e)(f)(k5)	3
A31	120723001041	1.735	14439 Mead Ct	Rodney McDonald 14439 Mead Ct Longmont CO 80504	DELMC Builders	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A32	120723001042	0.962	14459 Mead Ct	Rodney McDonald 14439 Mead Ct Longmont CO 80504	High Plains Inc	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A33	120723001043	0.891	14469 Mead Ct	CWF Properties LLC 14469 Mead Ct Longmont CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A34	120723001044	0.821	14480 Mead Ct	4Ks Investments 9784 Marshall Way Westminster CO 80021	Property for lease	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A35	120723001045	0.999	14479 Mead Ct	Don and Bud LLC 104 Silo Ct Mead CO 80542	Dura Plaq	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A36	120723001046	0.889	4321/4341 Mulligan Dr	Northfield Building LLC 6790 CR 32 Platteville CO 80651	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mulligan Dr needs works Blight factors (e)(f)(k5)	3
A37	120723001047	0.794	14420 Mead Ct	RLWZ LLC 11930 N 75 th St Longmont CO 80503	Wilcoxson Manufacturing	Inadequate public infrastructure, drainage and Mead St needs works Blight factors (e)(f)(k5)	3
A38	120723001049	0.351	NA	Sekich Company PO Box 443 Mead CO 80542	Tower / Vacant Commercial Lot	Vacant, underutilized, deteriorating structure, faulty lot layout, drainage and Mulligan Drive needs works Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A39	120723001048	0.876	14440 Mead Ct	4Ks Investments 9784 Marshall Way Westminster CO 80021	Bowman Construction Supply	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A40	120723001014 *County	3.547	NA	Monica Busch, Trustee Jack & Phyllis Brown Bruce & Cherie Synder 1916 Lucille Ave #C Kingman AZ 86401	Vacant Commercial Lot	Deteriorating fence, visible storage, inadequate public infrastructure, and drainage issues. Blight factors (a)(e)(f)(k5)	4
A41	120723001010	3.097	4349 Mulligan Dr	CDOT 10601 W 10 th St Greeley CO 80634	CDOT	Inadequate public infrastructure, drainage and Mulligan Dr needs works Blight factors (e)(f)(k5)	3
A42	120723309001	2.000	4417 Mulligan Dr	Industrial Concrete Svcs 4417 Mulligan Dr Mead CO 80542	Total Concrete Services – former tire recycling lot	Tire and waste junkyard, dangerous and environmental conditions, deteriorating fence, underutilized, drainage issues, Mulligan Dr needs work. Blight factors (a)(d)(e)(f)(h)(i)(j)(k5)	8

A43	120723309002	1.999	4469 Mulligan Dr	Pamela Cole 4469 Mulligan Dr Mead CO 80542 Total Concrete Services 4462 Hilltop Rd Longmont CO 80504	Total Concrete Services – former tire recycling lot	Tire and waste junkyard, dangerous and environmental conditions, deteriorating fence, underutilized, drainage issues, Mulligan Dr needs work. Blight factors (a)(d)(e)(f)(h)(i)(j)(k5)	8
A44	120723001028	1.994	4472 Hilltop Rd	FS-3 LLC 4472 Hilltop Rd Longmont CO 80504	In & Out Services	Deteriorating fencing, unpaved parking, drainage issues, undermining, Mulligan Dr needs work. Blight factors (a)(e)(f)(k5)	4
A45	120723306001	1.763	NA	FS-3 LLC 4472 Hilltop Rd Longmont CO 80504	In & Out Services	Inadequate public infrastructure, drainage and Mulligan Dr needs work, unpaved parking Blight factors (e)(f)(k5)	3
A46	120723001019	2.715	14331 Hilltop Rd	FBVAM Investments LLC 4045 Specialty Place Longmont CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, unpaved parking, drainage issues, poor driveway and lot design. Blight factors (c)(e)(f)(k5)	4
A47	120723001016 *County	2.766	14308 Mead St	R&R Resources LLLP 14308 Mead St Unit A Longmont CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead St needs work, broken curb, sidewalk and partially vacant. Blight factors (a)(e)(f)(k5)	4
A48	120723001015 *County	2.094	14274/14278/ 14282 Mead St	JTEK Enterprises PO Box 208 Mead CO 80542	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead St needs work, broken pavement, partial unpaved lot, deteriorating fence. Blight factors (a)(e)(f)(k5)	4
A49	120723307999	1.802	4325 Hilltop Rd	NSN Group LLC 4325 Hilltop Rd Longmont CO 80504	Longs Peak Landscape	Inadequate public infrastructure, visible storage, partial unpaved lot, deteriorating fence. Blight factors (a)(e)(f)(k5)	4
A50	120723306002	3.6	4462 Hilltop Rd	Hilltop Road Properties 4462 Hilltop Rd Longmont CO 80504	Total Concrete Services	Inadequate public infrastructure, unpaved storage, drainage issues, visible storage. Blight factors (e)(f)(k5)	3
A51	120723001022	2.075	14290 Hilltop Rd	Kerry Sewczak Trust 247 Springhill Ln Berthoud CO 80513	Zak Dirt Inc	Inadequate public infrastructure, unpaved parking, drainage issues, visible outdoor storage, difficult street access. Blight factors (c)(e)(f)(k5)	4
A52	120723301008	8.629	14133 CR 9.5	Concord Energy Holdings 707 17 th St #3020 Denver CO 80202	Concord Energy	Deteriorating fencing, unpaved parking, drainage issues, undermining, CR 9.5 needs work. Blight factors (a)(e)(f)(k5)	4
A53	120723001021	2.274	4328 Hilltop Rd	D&D Service Company George & Dianne Wood 4328 Hilltop Rd Mead CO 80504	Heavy Duty Truck Repair	Inadequate public infrastructure, visible storage, partial unpaved lot, deteriorating fence. Blight factors (a)(e)(f)(k5)	4
A54	120723001026	2.188	NA	Woodland Holdings 636 Westhill Dr Berthoud CO 80513	Storage Lot	Inadequate public infrastructure, drainage issues, no direct street access. Blight factors (c)(e)(f)(k5)	4

A55	120723001008	2.034	14132 Mead St	Don Boos 19113 CR 25 Platteville CO 80651 Donna Sekich Ray Edmiston Paul & Janice Hopp Nick Sekich Renee Kiser 14132 Mead St Mead CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead St needs work, partially vacant, deteriorating fence. Blight factors (a)(e)(f)(k5)	4
A56	120723001012	2.264	14000 Mead St	Photon LLC PO Box 5650 Carefree AZ 85377	Rapiscan	Inadequate public infrastructure, drainage and Mead St needs work. Blight factors (e)(f)(k5)	3
A57	120723001007 *County	3.077	4401 Hwy 66	Osborne Partnership PO Box 606 Johnstown CO 80534	Frontier Self Storage	Inadequate public infrastructure, unpaved parking, drainage issues. Blight factors (e)(f)(k5)	3
A58	120723001011 *County	3.378	4363 Hwy 66	Brewer JW Tire Co 535 Marriott Dr Nashville TN 37214	Tire Distribution System	Lack of road infrastructure, inadequate road access, drainage issues, unpaved road and parking. Blight factors (b)(c)(f)(k5)	4
A59	120723001051	3.298	4333 Hwy 66	Winfield Solutions PO Box 64101 St Paul MN 55164	Winfield Solutions	No direct road access (must use shared unpaved drive through gas station), drainage issues, unusual lot design. Blight factors (b)(c)(f)(k5)	4
A60	120723001004	2.173	4301 Hwy 66 (multiple addresses)	Karen Sekich 4301 Hwy 66 Mead CO 80542 Nick Sekich 6740 CR 32 Platteville CO 80651	Multi-Tenant Facility	Drainage issues, deteriorating road infrastructure. Blight factors (e)(f)(k5)	3
A61	120723308001	2.833	14017 Mead St	RJ Food Mart 14017 Mead St Longmont CO 80504	Food Mart Gas Station	Lack of road infrastructure, inadequate road access, drainage issues. Blight factors (b)(c)(f)(k5)	4
A62	120723304027	1.874	4100 S Valley Dr	BGT Properties 6044 Ashcroft Rd Greeley CO 80634	B&G Equipment	Lack of road infrastructure, inadequate road access, drainage issues. Blight factors (b)(c)(f)(k5)	4
A63	120723304029	1.723	NA	Town of Mead PO Box 626 Mead CO 80542	Vacant Exempt Lot	Vacant, inadequate drainage and S Valley Drive needs work. Blight factors (b)(e)(f)(k5)	4
A64	120723304005	2.000	4117 S Valley Dr	Nicolae LLC 7705 Crestview Dr Niwot CO 80504	Route 66	Inadequate public infrastructure, drainage and S Valley Drive needs work. Blight factors (e)(f)(k5)	3
A65	120723304004	2.000	14115 Mead St	Double S Building LLC 14115 Mead St Mead CO 80504	Enerhealth Botanicals	Inadequate public infrastructure, drainage and Mead St needs work. Blight factors (e)(f)(k5)	3

A66	120723304002	1.000	14125/14129/ 14133 Mead St	Kimmark LLC 8263 Scenic Ridge Ct Ft Collins CO 80528	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead Street needs work. Blight factors (e)(f)(k5)	3
A67	120723305003	0.111	4110 N Valley Dr	4110 N Valley LLC 8234 CR 28 Platteville CO 80651	Perkins Precision	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A68	120723305002	0.111	4106 N Valley Dr	Paul & Mary Ledbetter 4106 N Valley Dr Mead CO 80504	SNS Boards	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A69	120723305001	0.111	4104 N Valley Dr	Mike & Marilyn Sorden 4104 N Valley Dr Mead CO 80504	M&S Garage	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A70	120723305999	0.668	NA	Valley 66 Bus. Park Condo 4110 N Valley Dr Mead CO 80504	Property around 4104-4110 N Valley	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A71	120723304007	1.364	14136 Valley Dr	McDonald Properties LLC 3732 Fowler Ln Longmont CO 80503	Paragon Granite & Marble	Inadequate public infrastructure, drainage and Valley Drive needs work. Blight factors (e)(f)(k5)	3
A72	120723304006	1.637	14052 Valley Dr	D&B Development 19542 W 57 th Cir Golden CO 80403	Team Promark	Inadequate public infrastructure, drainage and Valley Drive needs work. Blight factors (e)(f)(k5)	3
A73	120723304012	1.000	4005 / 4007 / 4009 S Valley Dr	Calabrese Investments 8440 Golden Eagle Rd Ft Collins CO 80528	Multi-Tenant Facility	Inadequate public infrastructure, drainage and S Valley Drive needs work. Blight factors (e)(f)(k5)	3
A74	120723304014	1.000	14117 Valley Dr	Power Investments 14117 Valley Drive Longmont CO 80504	JIT Machining	Inadequate public infrastructure, drainage and Valley Drive needs work. Blight factors (e)(f)(k5)	3
A75	120723304015	1.000	NA	McDonald Properties LLC 3732 Fowler Ln Longmont CO 80503	Vacant Commercial Lot	Inadequate public infrastructure, drainage and Valley Drive needs work, visible junk. Blight factors (a)(e)(f)(k5)	4
A76	120723304013	1.647	4001 S Valley Dr	Calabrese Investments 8440 Golden Eagle Rd Ft Collins CO 80528	Multi-Tenant Facility	Inadequate public infrastructure, drainage and S Valley Drive needs work. Blight factors (e)(f)(k5)	3
A77	120723304016	1.85	4002 N Valley Dr	Robert & Sara Ward 4002 N Valley Dr Longmont CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A78	120723304017	1.184	4001 N Valley Dr	Brem Partnership PO Box 1767 Grand Junction CO 81502	FCI Constructors	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A79	120723304018	1.147	4005 N Valley Dr	Harms LLC 4151 Mulligan St Longmont CO 80504	Weatherford Storage Lot	Inadequate road infrastructure, drainage issues, visible storage, unpaved storage. Blight factors (e)(f)(k5)	3
A80	120723304023	3.124	4005 N Valley Dr	Harms LLC 4151 Mulligan St Longmont CO 80504	Weatherford Completion Systems	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (a)(e)(f)(k5)	4

A81	120723304001	2.728	14215 Mead St	Wellstar Corporation 11990 Grant St #550 Northglenn CO 80233	Ball Dynamics	Inadequate public infrastructure, drainage and Mead St needs work. Blight factors (e)(f)(k5)	3
A82	120723001017 *County	2.004	14311 Mead St	14311 Mead Street LLC 2091 E 74 th Ave Unit 1 Denver CO 80229	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead St needs work. Blight factors (e)(f)(k5)	3
A83	120723001018 *County	1.994	14409 Mead St	Osborne Partnership PO Box 606 Johnstown CO 80534	Storage Facility	Inadequate public infrastructure, drainage and Mead St needs work. Blight factors (e)(f)(k5)	3
A84	120723001030	0.937	14330 Longs Peak Ct	Nick Sekich 14330 Longs Peak Ct Mead CO 80504	Vacant Commercial Building	Inadequate public infrastructure, drainage and Longs Peak Ct needs work. Blight factors (e)(f)(k5)	3
A85	120723001031	0.934	14320 Longs Peak Ct	CS2 Real Estate Holdings 8239 Willow Ln Niwot CO 80503	Cyclo Toolmaker	Inadequate public infrastructure, drainage and Longs Peak Ct needs work. Blight factors (e)(f)(k5)	3
A86	120723001029	0.939	14294 Longs Peak Ct	Sweep Tech Inc 14294 Longs Peak Ct Longmont CO 80504	K3 Industries	Inadequate public infrastructure, drainage and Longs Peak Ct needs work. Blight factors (e)(f)(k5)	3
A87	120723001032	0.938	14274 Longs Peak Ct	Longs Peak Court LLC 940 Parker Dr Longmont CO 80501	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Longs Peak Ct needs work, unpaved parking. Blight factors (e)(f)(k5)	3
A88	120723001033	0.958	14273 Longs Peak Ct	Joe Clark 4317 State Highway 66 Longmont CO 80504	Vacant Commercial Building	Inadequate public infrastructure, drainage and Longs Peak Ct needs work, unpaved parking. Blight factors (e)(f)(k5)	3
A89	120723001034	0.954	14293 Longs Peak Ct	N-Line Holdings 14293 Longs Peak Ct Mead CO 80504	N Line Electric	Inadequate public infrastructure, drainage and Longs Peak Ct needs work, unpaved parking. Blight factors (e)(f)(k5)	3
A90	120723001035	0.943	14319 Longs Peak Ct	4Ks Investments LLC 9784 Marshall Way Westminster CO 80021	Blue Jet Inc.	Inadequate public infrastructure, drainage and Longs Peak Ct needs work. Blight factors (e)(f)(k5)	3
A91	120723001036	0.94	4100 Mulligan Dr	4100 Mulligan LLC PO Box 251 Longmont CO 80502	Storage Lot	Deteriorating fence, junk in view of street, drainage issues, Mulligan Dr needs work, unpaved. Blight factors (a)(d)(e)(f)(k5)	5
A92	120723001037	2.494	4024/4022 Mulligan Dr	4024 Mulligan Drive LLC 13761 E County Line Rd Longmont CO 80504	Multi-Tenant Facility	Drainage issues, Mulligan Dr needs work, visual junk, unpaved storage. Blight factors (a)(d)(e)(f)(k5)	5
A93	120723001052	4.998	14300 I25 Frontage Rd	Venator Inc PO Box 6325 Longmont CO 80501	Madhava Natural Sweeteners	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A94	120726200018	5.395	NA	Emme Enterprises 247 Springhill Ln Berthoud CO 80513	Ag Land Zoned Commercial	Underutilized and lack of road infrastructure, vacant, open dirt piles. Blight factors (e)(f)(k5)	3
A95	120726201009	0.855	4350 Hwy 66	SECO Mgmt PO Box 443 Mead CO 80542	Multi-Tenant Facility	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3

A96	120726201008	0.855	13850 Deere Ct	SECO Mgmt PO Box 443 Mead CO 80542	Multi-Tenant Facility	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A97	120726201007	0.855	13800 Deere Ct	SECO Mgmt PO Box 443 Mead CO 80542	Multi-Tenant Facility	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A98	120726201006	0.837	13750 Deere Ct	SECO Mgmt PO Box 443 Mead CO 80542	Multi-Tenant Facility	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A99	120726201005	0.919	12710 / 12720 / 12730 Deere Dr	Nick Sekich Jr Nicholas Sekich Clayton & Lois Claus Trust 6790 CR 32 Platteville CO 80651	Multi-Tenant Facility	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A100	120726200020	4.454	NA	Sukhminder Singh Maan Maan Farms Surender Singh Jasvir Maan Sakhjeet Randhawa 34700 Avenue 9 Madera CA 93636	Ag Land Zoned Commercial	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A101	120726201004	1.066	13570 Deere Ct	Mike Even 8918 Rogers Rd Longmont CO 80503	Hygiene Propane Services	Inadequate public infrastructure, unpaved parking, visible junk, fence in disrepair. Blight factors (a)(e)(f)(k5)	4
A102	120726201003	1.006	13655 Deere Ct	SECO Management PO Box 443 Mead CO 80542	Infrasource Underground Const. Svcs	Inadequate public infrastructure, unpaved parking. Blight factors (e)(f)(k5)	3
A103	120726201002	1.013	13855 Deere Ct	Core-Poration Holdings LLC PO Box 772 Mead CO 80542	Colorado Machine Tool	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A104	120726201001	1.01	4328 Hwy 66	Nicholas & Karen Sekich 6790 CR 32 Platteville CO 80651	TLG Transport / Tetra Tech	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A105	120726200023	13.897	4322 Hwy 66	Longs Peak Equipment 4322 Hwy 66 Longmont CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, non-conforming and difficult street layout, non-conforming parking lot. Blight factors (b)(c)(d)(e)(f)(k5)	6
A106	120726202001	1.462	13799 Pacific Cir	Ashworth at 60 th LC 6400 Westown Pkwy W Des Moines IA 50266	Kum N Go	Inadequate public infrastructure along Hwy 66. Blight factors (e)(f)(k5)	3
A107	120726202002	1.47	Lyons 66 B-L2	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A108	120726202003	0.882	Lyons 66 B-L3	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1

A109	120726202004	1.199	Lyons 66 B-L4	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A110	120726202005	1.136	Lyons 66 B-L5	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A111	120726202009	1.573	Lyons 66 B-L9	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A112	120726202006	0.953	Lyons 66 B-L6	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A113	120726202007	1.234	Lyons 66 B-L7	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A114	120726202008	1.451	Lyons 66 B-L8	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A115	120726202011	2.499	Lyons 66 B-L11	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A116	120726202010	1.159	13784 Pacific Cir	Veterinary Ventures 13784 Pacific Cir Mead CO 80504	Mead Vet Clinic	Blight factors None	0
A117	120726202012	3.519	13778 E I25 Frontage Rd	NLA Mead LLC 2501 N Harwood St #1510 Dallas TX 75201	Tractor Supply Company	Blight factors None	0
A118	120726202013	1.801	Lyons 66 B-L13	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A119	120726202014	2.219	Lyons 66 B-L14	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A120	120726202015	1.86	Lyons 66 B-L15	MNM Enterprises LLC 37095 CR 27 Eaton CO 80615	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A121	120727102048	3.692	Mead Crossing Lot 5C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A122	120727102050	3.541	Mead Crossing Lot 5B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5

A123	120727102044	4.758	3885 Highland	Amerco Real Estate PO Box 29046 Phoenix AZ 85038	U-Haul / Storage Units	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A124	120727102052	3.727	Mead Crossing Lot 7B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A125	120727102054	2.81	Mead Crossing Lot 7A	Department of Transportation 10601 W 10 th St Greeley CO 80634	Park-N-Ride	Deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A126	120727102056	1.063	Mead Crossing Lot 8C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, no direct access, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A127	120727102019	1.063	Mead Crossing Lot 8D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A128	120727102059	1.188	Mead Crossing Lot 8B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, no direct access, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A129	120727102016	0.969	Mead Crossing Lot 8A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A130	120727102061	1.394	Mead Crossing Lot 9C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A131	120727102063	1.197	Mead Crossing Lot 9B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A132	120727102065	2.033	Mead Crossing Lot 9A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A133	120727102026	1.590	Mead Crossing Lot 10D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5

A134	120727102067	0.867	Mead Crossing Lot 10C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, no direct access, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A135	120727102069	0.904	Mead Crossing Lot 10A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A136	120727102024	1.198	Mead Crossing Lot 10B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A137	120727102046	1.205	Mead Crossing Lot 1A	Fred Kelly Jr 1200 17 th St # 850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A138	120727102002	1.646	Mead Crossing Lot 1B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A139	120727102003	1.492	Mead Crossing Lot 1C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A140	120727102004	0.848	Mead Crossing Lot 1D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A141	120727102027	1.173	Mead Crossing Lot 11A	Chops & Crops 5015 W 4705 S West Haven UT 84401	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A142	120727102028	1.153	Mead Crossing Lot 11B	Chops & Crops 5015 W 4705 S West Haven UT 84401	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A143	120727102029	1.238	Mead Crossing Lot 11C	Chops & Crops 5015 W 4705 S West Haven UT 84401	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A144	120727102030	1.616	Mead Crossing Lot 11D	Chops & Crops 5015 W 4705 S West Haven UT 84401	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5

A145	120727102031	1.446	Mead Crossing Lot 12A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A146	120727102032	1.084	Mead Crossing Lot 12B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, no direct access, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A147	120727102039	1.935	Mead Crossing Lot 14A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A148	120727102040	1.925	Mead Crossing Lot 14B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A149	120727102033	1.352	Mead Crossing Lot 12C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, no direct access, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A150	120727102034	1.341	Mead Crossing Lot 12D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A151	120727102035	1.397	Mead Crossing Lot 13A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A152	120727102036	1.261	Mead Crossing Lot 13B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A153	120727102041	2.291	Mead Crossing Lot 14C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A154	120727102037	1.208	Mead Crossing Lot 13C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A155	120727102038	1.438	Mead Crossing Lot 13D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5

A156	120727102012	1.222	Mead Crossing Lot 5D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A157	120727102009	11.219	Mead Crossing Lot 5A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A158	120727102008	1.990	Mead Crossing Lot 4B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A159	120727102042	2.964	Mead Crossing Outlot A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A160	120727102007	5.295	Mead Crossing Lot 4A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A161	120727102006	10.845	Mead Crossing Lot 3	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A162	120727102005	5.981	Mead Crossing Lot 2	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B1	120710408003	2.526	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B2	120710408002	1.587	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5

B3	120710408001	1.909	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B4	120710308006	0.516	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B5	120710307135	0.505	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B6	120710307134	0.549	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B7	120710300016	15.3	NA	Town of Mead 441 Third St Mead CO 80542	Public Park	Deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B8	120710300008	5.181	NA	Town of Mead 441 Third St Mead CO 80542	Former Skate Park	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B9	120710309001	14.2	NA	Lighthouse Storage 4151 Indian Creek Rd Loveland CO 80538	Under Construction Storage	Inadequate utility and road infrastructure. Blight factors (e)(f)(k5)	3
B10	120710300024	4.467	360 3 rd St	Agfinity, Inc. 260 Factory Rd Eaton CO 80615	Agfinity	Underutilized land, oil and gas, unpaved parking, non-conforming street access. Blight factors (d)(e)(j)(k5)	4
B11	120710300014	5.686	598 3 rd St	Boulder Scientific Co PO Box 548 Mead CO 80542	Chemical Manufacturing Company	Unpaved parking, non-conforming structure, deteriorating structure, chemical and environmental impacts. Blight factors (a)(d)(e)(h)(i)(j)	6

B12	120710300002	2.899	16436 CR 7	John Birmingham PO Box 548 Mead CO 80542	Industrial	Deteriorating building structure on front of property, visible junk and waste on property. Blight factors (a)(d)(e)(h)(i)(j)	6
B13	120710300013	3.034	16436 CR 7	John Birmingham PO Box 548 Mead CO 80542	Vacant Commercial Building	Deteriorating building structure on front of property, visible junk and waste on property. Blight factors (a)(d)(e)(h)(i)(j)	6
B14	120709400002	18.894	NA	John Birmingham PO Box 548 Mead CO 80542	Vacant Commercial Land	Underutilized land in heart of downtown, inadequate public infrastructure. Blight factors (e)(f)(k5)	3
B15	120709407011	1.113	401 3 rd St	Bean LLC PO Box 464 Longmont CO 80502	Vacant Commercial Building	Deteriorating façade and structure, vacant/underutilized, non-conforming architecture, unsafe sagging structure, wild animal and rodent infestation with possible rabies and not limited to other zoonotic diseases which creates public health issues, Fairbairn Avenue unpaved and needs work. Blight factors (a)(d)(e)(f)(h)(i)(j)(k5)	8
B16	120709407002	0.244	326 Main St	Langer Wetterow Tamara Souci 29722 Seaver Dr Golden CO 80403	Vacant Commercial Building	Deteriorating structure and fence, junk cars visible on back of property, underutilized lot and undermining. Blight factors (a)(d)(e)(i)(k5)	5
B17	120709407003	0.081	322 Main St	Larry Buchholz 200 49 th St SW Loveland CO 80537	K2 Communications	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
B18	120709407004	0.162	310 Main St	Danny & Cheryl Heyne PO Box 666 Mead CO 80542	Residential but zoned DMU	Deteriorating structure on front of property, inadequate public infrastructure, underutilized as residential in DMU. Blight factors (a)(e)(f)(k5)	4
B19	120709407005	0.161	345 Main St	Kevin & Cynthia Sullivan PO Box 1288 Longmont CO 80502	Sullivan Septic	Inadequate public infrastructure, underutilized for business type in downtown. Blight factors (e)(f)(k5)	3
B20	120709412001	0.377	242 Main St	Mead Associates 3865 Mariposa Dr Honolulu HI 96816	Vacant Residential Lot Zoned DMU	Vacant, underutilized, inadequate public infrastructure. Blight factors (e)(f)(k5)	3
B21	120709412002	0.843	234 Main St	Norman Gauger 6973 Dover Way Arvada CO 80004	Vacant Commercial Lot	Vacant, underutilized, undermining, falling sidewalk, visual junk, unsafe fencing, uneven lot. Blight factors (c)(d)(e)(f)(k5)	5
B21a	120709400026	0.092	NA	Norman Gauger 6973 Dover Way Arvada CO 80004	Vacant Commercial Lot	Vacant, underutilized, undermining, falling sidewalk, visual junk, unsafe fencing, uneven lot. Blight factors (c)(d)(e)(f)(k5)	5
B22	120709412004	1.675	201 3 rd St	Agfinity Inc. 260 Factory Rd Eaton CO 80615	Gas Station	Underutilized lot, oil and gas, unpaved parking, unsafe fencing, unusual street layout. Blight factors (b)(d)(e)(h)(j)(k5)	6
B23	120709413011	0.638	141 Main St	Colorado East Bank & Trust 141 Main St Mead CO 80542	Bank	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3

B24	120709411016	0.322	209 Main St	John Hartman 150 Fairway Ln Ft Collins CO 80525	Multi-Tenant Office Building	Underutilized, inadequate public infrastructure. Blight factors (e)(f)(k5)	3
B25	120709411015	0.286	221 Main St	Norman Gauger PO Box 1642 Wheat Ridge CO 80034	Residential Lot Zoned DMU	Deteriorating structure on front of property, inadequate public infrastructure, underutilized as residential in DMU. Blight factors (a)(e)(f)(k5)	4
B26	120709411013	0.145	237 Main St	Kelly & Patricia Jorgenson PO Box 204 Mead CO 80542	Brick House BBQ Restaurant	Deteriorating structure on front of property, inadequate public infrastructure, underutilized, not ADA compliant. Blight factors (a)(e)(f)(k5)	4
B27	120709411012	0.207	241 Main St	Richard & Margaret Cornell PO Box 323 Mead CO 80542	Residential Lot Zoned DMU	Underutilized residential property in downtown DMU, inadequate public infrastructure, non-conforming building. Blight factors (a)(e)(f)(k5)	4
B28	120709408005	0.322	301 Main St	Wilfried Schulz PO Box 246 Mead CO 80542	Automotive Garage	Deteriorating structure and fence, garbage and junk cars, automotive repairs contamination, undermining. Blight factors (a)(d)(e)(h)(i)(j)(k5)	7
B29	120709408006	0.241	323 Main St	Amy Abbott PO Box 184 Mead CO 80542	Magic in the Glass Gift Shop	Deteriorating structure on front of property, inadequate public infrastructure, underutilized. Blight factors (a)(e)(f)(k5)	4
B30	120709408007	0.241	333 Main St	Raymond & Delores Luebbers RT Luebbers 3163 Lowell Ln Erie CO 80516	ScooterHinge	Deteriorating structure on front of property, inadequate public infrastructure, underutilized, not ADA compliance. Blight factors (a)(e)(f)(k5)	4
B31	120709408008	0.156	339 Main St	Raymond & Delores Luebbers RT Luebbers 3163 Lowell Ln Erie CO 80516	Vacant Commercial Building	Vacant, deteriorating structure on front of property, inadequate public infrastructure, non-conforming building, underutilized. Blight factors (a)(e)(f)(k5)	4
B32	120710303002	0.321	241 Welker Ave	Gravitas – 241 Welker LLC 15395 E County Line Berthoud CO 80513	Vacant Commercial Lot	Vacant, underutilized and undermining, difficult lot layout, multiple easements limiting use of lot. Blight factors (c)(h)(i)(k5)	4
B33	120710303008	0.402	126 3 rd St	Ruben & Frances Zavala 1343 Mount Evans Dr Longmont CO 80501	Residential Lot Zoned DMU	Unsafe/deteriorating building structure on back of property, unsanitary and hazardous materials (oil, gas, antifreeze, etc.) in open view on property, undermining. Blight factors (a)(d)(e)(h)(i)(j)(k5)	7
B34	120710302002	1.204	NA	Agfinity, Inc. 260 Factory Rd Eaton CO 80615	Agfinity	Underutilized land, oil and gas, inadequate public infrastructure. Blight factors (d)(e)(j)(k5)	4









EXHIBIT B

TOWN OF MEAD URBAN RENEWAL PLAN

TOWN OF MEAD URBAN RENEWAL PLAN

TOWN OF MEAD URBAN RENEWAL AUTHORITY

May 2, 2016

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TOWN OF MEAD URBAN RENEWAL PLAN

May 2, 2016

1. INTRODUCTION

1.1. Preface

This Town of Mead Urban Renewal Plan (as defined below, the “**Plan**”) has been prepared on behalf of the Town of Mead (referred to herein as “**Mead**” and/or the “**Town**”), by the Town’s Economic Development Department for adoption by the Board of Trustees of the Town (the “**Board of Trustees**”) pursuant to provisions of the Urban Renewal Law of the State of Colorado, Article 25 of Title 31, Colorado Revised Statutes (the “**Urban Renewal Law**”). This Plan is prepared and adopted to satisfy the requirements of § 31-25-107, C.R.S., that an urban renewal plan be adopted by the governing body of the municipality before an urban renewal authority undertakes an urban renewal project. The administration, enforcement and execution of this Plan and the project or any project component associated with this Plan shall be performed by the Town of Mead Urban Renewal Authority (the “**Authority**”).

1.2. Background

The Town of Mead has historically experienced a number of blight conditions which have endangered public health and safety and have impeded the sound growth of the Town.

Mead's historical commercial and residential core is located centrally in the general vicinity of the County Road 7 and Welker Road (the “**Downtown Mead Area**”). This zone is characterized by historic street-front buildings and pedestrian-accessible streetscapes. This area serves as the epicenter for civic activities in the community and includes Mead Middle School, Mead Elementary School, and the Mead Town Hall. Much of this historical area was built between 1900 and 1950 and is experiencing issues of physical deterioration and economic stagnancy. Vacant, deteriorating storefronts have become increasingly prevalent.

Another area of interest in Mead lies generally along both the east and west sides of Interstate 25, between County Road 38 to the north, and Ritchie Brothers to the south (the “**I-25 Corridor**”). This area is comprised mostly of underdeveloped commercial lots with light industrial and storage uses. Like the Downtown Mead Area, many parts of the I-25 Corridor are experiencing deterioration and economic stagnancy.

Colorado State Highway 66 (the “**Highway 66 Corridor**”) is arguably one of Mead’s most important potential commercial corridors. It is the most travelled corridor through the Town because it is the gateway access to Rocky Mountain National Park from Interstate 25; it is estimated that four million visitors pass through this corridor every year. The commercial lots along the Highway 66 Corridor within the Town remain underdeveloped because of a lack of local infrastructure such as water lines, sewer lines, and alternative transportation methods. Although the highway surface is maintained by the Colorado Department of Transportation, this highly travelled corridor is in need of corresponding public infrastructure improvements to seize the opportunity of commercial development.

The County Road 9.5 area (“**County Road 9.5**”) is also a very important potential commercial corridor, however, this area is generally lacking identity, and contains a variety of uses and structures that do not conform to Mead’s current code requirements and would not be allowed if proposed today. This corridor intersects with State Highway 66 and could help promote additional commercial development east of Interstate 25.

As a result of the age of these parts of the community, conditions such as non-conformance with Mead’s current code requirements, and the apparent factors of deterioration that are present, there are a number of vacant and dilapidated buildings in these areas, and the Town has been unable to attract commercial and residential development that can contribute to the correction of these conditions of blight. The Town plans to focus its urban renewal efforts on the Downtown Mead Area, the I-25 Corridor, the Highway 66 Corridor, and County Road 9.5.

The Town adopted the Mead Comprehensive Plan in 2009 to guide the growth and development of the community. A conditions survey was recently completed by the Town of Mead Economic Development Department, which documented the presence of blight conditions in the Town of Mead. In March of 2016, the Town Board formed the Town of Mead Urban Renewal Authority as an urban renewal authority pursuant to the Urban Renewal Law. Also, in May of 2016, the Town Board is adopting this Mead Urban Renewal Plan and designating an urban renewal area in which the urban renewal project is intended to be undertaken.

1.3. Definitions

Cooperation Agreement: Any agreement between the Authority and the Town of Mead or any other public body regarding action taken pursuant to any of the powers set forth in the Urban Renewal Law, the allocation of revenue divided in the Plan, or applicable powers set forth in any other provision of Colorado law, for the purpose of facilitating undertakings deemed necessary or appropriate by the Authority under this Plan.

Plan: This Mead Urban Renewal Plan as it may be modified from time to time.

Plan Area: The area described in Section 2.6 of this Plan, which has been found to be blighted and for which the undertaking of an urban renewal project is declared to be necessary.

Project: Any and all improvements, facilities, or undertakings in the Plan designed to accomplish the goals of the Plan and any amendments or modifications to the Plan shall collectively be defined as one urban renewal project.

Project Components: The individual improvements, facilities, or undertakings in the Plan that collectively make up the Project described herein.

Redevelopment Agreement: An agreement between the Authority and a developer or developers respecting the redevelopment or rehabilitation of property within the Plan Area.

1.4. Board of Commissioners.

Pursuant to § 31-25-115(1), C.R.S., the Board of Trustees shall serve as the ex officio Board of Commissioners of the Authority (the “**Board of Commissioners**”). Pursuant to § 31-25-115(2.5), C.R.S., in order to represent the collective interests of the county and all taxing bodies levying a mill levy within the boundaries of the Authority (the “**Overlapping Taxing Bodies**”), one additional Commissioner on the Board of Commissioners shall be appointed by the board of county commissioners of the county in which the territorial boundaries of the Authority are located, one additional Commissioner shall be a board member of a special district selected by agreement of the special districts levying a mill levy within the boundaries of the Authority, and one additional Commissioner shall be an elected member of a board of education of a school district levying a mill levy within the boundaries of the Authority. Upon selection of said Commissioners by the Overlapping Taxing Bodies, such individual Commissioners shall be appointed to the Board of Commissioners. The officers of the Authority shall be the Chair, the Vice Chair, the Secretary/Executive Director, the Treasurer, and the Director. The criteria for serving as officers of the Authority are described in detail in the Authority Bylaws.

2. LEGISLATIVE FINDINGS

2.1. Qualifying Conditions

After giving notice required by §31-25-107(1)(b), C.R.S., Town staff conducted a conditions survey to document whether conditions in the Plan Area meet with definition of “**Blighted Area**” in § 31-25-103(2), C.R.S., as required to implement the provisions of the Urban Renewal Law. The survey results are included in a report entitled “**Mead Conditions Survey**” dated as of May, April 2016 (the “**Conditions Survey**”). The Conditions Survey is attached as **Exhibit C** and made a part of this Plan.

Based on the Conditions Survey, and evidence presented at the public hearing, the Board of Trustees finds that there exists blight, as defined by § 31-25-103(2), C.R.S., in the Plan Area. The Conditions Survey found that blight conditions were prevalent throughout the Plan Area. The conditions found to exist include:

- a. Deteriorated, or deteriorating structures;
- b. Defective and inadequate street layout;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness: No direct access or unusual access to roadways and unusual lot shapes on busy intersections;
- d. Unsafe and unsanitary conditions: Exposed wiring, unscreened or otherwise unsecured dumpsters or mechanical equipment, sagging roofs, severely cracked sidewalks;
- e. Deterioration of site or other improvements: Problems with the underlying ground itself, including unpaved, cracked or potholed parking lots, damaged, aging or undersized water or sewer lines, overhead utilities, and similar conditions;
- f. Unusual topography or inadequate public improvements or utilities: Parcels in the floodplain, rock outcroppings, subsidence, undermining or similar issues.
- g. Environmental contamination of buildings or property: The type of business utilizing a property, or the date in which a building was built make it likely for contamination such as oil and gas, asbestos, or animal infestations;
- h. Substantial physical underutilization or vacancy of sites, buildings, or other improvements in areas that are otherwise developed.

The Board of Trustees finds that the presence of these factors substantially impairs or arrests the sound growth of the Town of Mead, retards the provision of housing accommodations, constitutes an economic and social liability and is a menace to the public health, safety, morals and welfare of the Town of Mead.

2.2. Project

The Plan Area is appropriate for the Project, including any associated Project Components, and other undertakings of the Authority as authorized by the Urban Renewal Law. All improvements contemplated in the Plan and any amendments to the Plan together comprise the Project, and the duration of the Project will run through the termination of the Plan increment allocation period in 2041.

2.3. Planning Approval

A general plan for the Town, known as the Mead Comprehensive Plan, was adopted by the Board of Trustees in 2009. This Urban Renewal Plan has been submitted to the Planning Commission of the

Town for review and recommendations as to its conformity with the Mead Comprehensive Plan, and recommendations have been submitted to the Board of Trustees regarding the conformity of this Urban Renewal Plan to the Mead Comprehensive Plan.

2.4. Consultation

This Plan has been submitted to the Board of Trustees of the Town of Mead, the Board of County Commissioners of Weld County, the Board of Directors of the Mountain View Fire Protection District, and the Board of Education of the Saint Vrain Valley School District as required by the Urban Renewal Law.

2.5. Public Hearing

The Board of Trustees of the Town of Mead has held a public hearing to consider this Plan after public notice thereof in compliance with the Urban Renewal Law. Notice of the public hearing was provided to owners, residents, and business owners in the Plan Area at their last known address at least 30 days before the date of the public hearing.

2.6. Boundaries of the Plan Area

The Area in this Plan contains approximately 2,800 acres. A map of the Plan Area is attached as **Exhibit A** and made a part of this Plan, and a legal description of the Plan Area is attached as **Exhibit B** and made a part of this Plan. As required by the Urban Renewal Law, the boundaries of the Plan Area are drawn as narrowly as feasible to accomplish the planning and development objectives of the Plan.

2.7. Inclusion of Agricultural Land

Although the Plan Area contains parcels of land that have been classified as “agricultural land” within the meaning set forth in Section 31-25-103(1) of the Urban Renewal Law, the agricultural land is included in the Plan Area because the agricultural land meets the following exception in Section 31-25-107(1)(c)(II)(D) of the Urban Renewal Law: each public body that levies an ad valorem property tax on the agricultural land agrees in writing to the inclusion of the agricultural land within the Plan Area. The written agreements from each public body that levies an ad valorem property tax on the agricultural land consenting to such inclusion of agricultural land in the Plan Area are attached hereto as **Exhibit D**, and made a part of this plan. Legal descriptions of the properties located within the Plan Area and classified as agricultural are attached hereto as **Exhibit E**, and made a part of this Plan.

2.8. Other Findings

- a. One or more of the Project Components will require the demolition and clearance, subject to other restrictions, of certain public and private improvements within the Plan Area as provided in this Plan. Such actions may be necessary to eliminate unsafe conditions, eliminate obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.
- b. In order to eliminate or reduce blight conditions as defined by § 31-25-103(2), C.R.S., which may be reasonably anticipated to develop within the Plan Area in the absence of public action, it is the intent of the Board of Trustees in adopting this Plan that the Authority exercise all powers authorized to be exercised by the Authority under the Urban Renewal Law and which are necessary, convenient or appropriate to accomplish the objectives of this Plan. It is the intent of this Plan that the Authority shall exercise all such powers as may now be possessed or hereafter granted to the Authority for the elimination of blight conditions within the Plan Area.
- c. If it becomes necessary for individuals, families or businesses to relocate as a result of the implementation of this Plan, a feasible method exists for the relocation of individuals, families, and business concerns that may be displaced, insuring that decent, safe and sanitary dwelling accommodations and business locations can be made available.
- d. The powers conferred by the Urban Renewal Law are for public uses and purposes for which public money may be expended and the police powers exercised, and this Plan, as revised, is in the public interest and necessity, such finding being a matter of legislative determination by the Board of Trustees.
- e. The Authority may, in its discretion, issue bonds or other reimbursement or incentive obligations, to the extent permitted by law.

3. DESCRIPTION OF PLAN OBJECTIVES

3.1. The Plan as a Tool

This Plan is an important tool that may be used to address the problems confronting the Town of Mead. The Conditions Survey identifies a predominance of conditions that meet the definition of a “blighted area” as defined in the Urban Renewal Law, within the Plan Area as of the effective date of this Plan. The Plan is part of a comprehensive program to eliminate and prevent blight in the Plan Area and in the larger area included in the Comprehensive Plan.

The objectives for the Plan include the following:

- a. Stimulate mixed use commercial development of underdeveloped commercial lots along the I-25 and Highway 66 Corridors.
- b. Upgrade and restore public infrastructure including public utilities, transportation facilities, parking, sidewalks and streetscapes.
- c. Repair the physical deterioration and revive economic stagnancy in the Downtown Mead Area. Replace vacant and deteriorating storefronts.
- d. Give County Road 9.5 a consistent identity and bring land uses into line with current land use code requirements.
- e. Enhance the aesthetic appearance of the Plan Area to make it more appealing.
- f. Eliminate impediments to the redevelopment of key facilities with the Plan Area.

3.2. Plan Conforms with the Mead Comprehensive Plan

This Plan is intended to not only comply with the state statute, but also to conform to the desires of the citizens of the Mead community as embodied in the Mead Comprehensive Plan. The Authority and the Town, with the cooperation of private enterprise and other public bodies, will undertake a program to eliminate the conditions of blight identified in the Conditions Survey while implementing the Comprehensive Plan.

Goals and Policies:

- a. Focus on the promotion of mixed use commercial development in strategic locations to create an economically sustainable community.
- b. Ensure government services, buildings and infrastructure keep pace with the Town's expansion in order to provide a cost-effective, high-level of service to the citizens.
- c. Ensure that development in Mead will pay its own way with regard to infrastructure improvements and services needed to support growth.
- d. Support the Downtown Mead Area, which will serve as a central location and focal point for the community, providing an appropriate balance of residential, retail, civic and social functions.
- e. Ensure that growth occurs in logical and connected patterns.
- f. Include mixed use, commercial, and industrial areas that provide jobs and services to both the local and regional population, and revenue to the Town.
- g. Foster the small town character of Mead through well-designed growth and preservation of open space buffers within the Urban Growth Area.
- h. Develop a safe and efficient transportation system that incorporates many modes of travel.
- i. Ensure an appropriate mix of housing types and densities, in appropriate locations, so as to create a harmonious mix of land uses.
- j. Strive to develop land use patterns that will enhance property values.

3.3. Land Use Regulations and Building Requirements

The Plan will provide a comprehensive and unified plan to promote and encourage quality development of the Plan Area by private enterprise pursuant to the Comprehensive Plan. In implementing the Plan and considering all proposals for development and redevelopment, the Town and the Authority will also implement and apply the policies and standards contained in the Comprehensive Plan and all applicable codes, ordinances, and land use policies of the Town. The Authority is authorized to adopt Design Guidelines and Standards that are consistent with the Plan and apply to all development, redevelopment, and rehabilitation of real property in the Plan Area. The Design Guidelines and Standards, if adopted, are separate from and in addition to the requirements of the Plan and may be adopted or modified by the Authority without the need to modify or amend this Plan. The Plan will implement the provisions of § 31-25-107(8), C.R.S., which provides that, upon approval of the Plan by the Board of Trustees, the provisions of the Plan shall be controlling with respect to land area, land use, design, building requirements, timing or procedure applicable to the property covered by the Plan. However, in the event of a conflict involving the provisions of Town codes, the Plan, and any applicable Design Guidelines and Standards, the Town's provision shall govern.

4. PLAN IMPLEMENTATION

In order to accomplish the objectives of this Plan and to fully implement this Plan, the Authority shall be authorized to undertake the following activities:

4.1. Redevelopment and Rehabilitation Actions

Redevelopment and rehabilitation actions serving the Plan Area may include such undertakings and activities as are in accordance with this Plan and the Urban Renewal Law, including without limitation: demolition and removal of public buildings and improvements as set forth herein; installation, construction and reconstruction of public improvements as set forth herein; elimination of unhealthful, unsanitary or unsafe conditions; elimination of obsolete or other uses detrimental to the public welfare; and other actions to remove or to prevent the spread of deterioration. The Authority is authorized to negotiate and enter into agreements with landowners, developers, and investors regarding appropriate Project Components throughout the Plan Area which will generate incremental sales and property tax revenues. The Authority may provide rough and finished site grading and other site preparation services as part of a comprehensive redevelopment program. The Authority may enter into agreements with developers and owners to undertake such activities in furtherance of the Plan.

4.2. Property Acquisition

The principal purpose of this Plan is the rehabilitation and enhancement of public infrastructure to serve the Plan Area and the support of new private investment occurring on private property. The power of eminent domain as authorized by the Urban Renewal Law may be utilized only in conformance to procedures specified by the Urban Renewal Law.

4.3. Relocation Assistance and Payments

In the event it is necessary to relocate or displace any business or other commercial establishments as a result of any property acquisition, the Authority may adopt relocation policies for payment of relocation expenses. Such expenses may include moving expenses, actual direct losses of property for business concerns, and goodwill and lost profits that are reasonably related to relocation of the business, resulting from its displacement for which reimbursement or compensation is not otherwise made.

4.4. Public Improvements and Facilities

The Authority may undertake certain actions which would make the Plan Area more attractive for private investment by providing or causing others to provide public improvements consistent with the Mead Comprehensive Plan, or by purchasing land for approved redevelopment purposes. These improvements include street and traffic improvements, streetscape improvements, parking, landscaping, utility improvements, open space acquisition, stormwater improvements, public art projects, park and recreational improvements, and other similar improvements necessary to carry out the objectives of the Mead Comprehensive Plan.

4.5. Redevelopment Agreement

The Authority is authorized to enter into one or more Redevelopment Agreements with developer(s) and such other entities as are determined by the Authority to be necessary or desirable by the Authority to carry out the purposes of this Plan. Such Redevelopment Agreements may contain such terms and provisions as shall be deemed necessary or appropriate by the Authority for the purpose of undertaking the activities contemplated by this Plan or the Urban Renewal Law, and may further provide for such undertakings by the Authority, including financial assistance, as may be necessary for the achievement of the objectives of this Plan or as may otherwise be authorized by the Urban Renewal Law.

Purchasers or owners of property within the Plan Area will be obligated to develop, redevelop or rehabilitate such property in accordance with the provisions of this Plan, the Comprehensive Plan, if applicable, all applicable codes, ordinances of the Town, and, if adopted by the Authority, the Design Guidelines and Standards. The Authority may dispose of property it acquires by means of a reasonable competitive bidding procedure it establishes in accordance with the Urban Renewal Law

and pursuant to redevelopment agreements between the Authority and such purchasers. The Authority may also enter into owner participation agreements with property owners in the Plan Area for the development, redevelopment, rehabilitation or purchase and sale of their property. Such agreements will provide for such participation and assistance as the Authority may elect to provide to such owners. All such redevelopment, owner participation and other agreements shall contain, at a minimum, provisions requiring:

- a. Compliance with the Plan, and, if applicable, Design Guidelines and Standards;
- b. Covenants to begin and complete development, construction or rehabilitation of both public and private improvements within a period of time deemed to be reasonable by the Authority;
- c. The financial commitments of each party (but nothing herein shall obligate the Authority to make any such financial commitment to any party or transaction).

4.6. Property Management

During such time as any property is owned by the Authority, such property shall be under the management and control of the Authority and may be rented or leased by it pending disposition for redevelopment or rehabilitation.

4.7. Interagency Cooperation

The Authority may enter into one or more Cooperation Agreements with the Town of Mead or other public bodies pursuant to the Urban Renewal Law. Cooperation Agreements may provide, without limitation, for financing and implementation; design, location, and construction of public improvements; provision of necessary services to the Plan Area; administration; technical assistance and for any other purposes required to carry out this plan. It is recognized that cooperation with the Town, other municipalities and other public and private bodies may be required to coordinate such issues as the design, construction and timing of public and private improvements within and outside of the Plan Area to properly and efficiently carry out the goals and objectives of this Plan. Cooperation agreements addressing such issues are deemed necessary and incidental to the planning and execution of the Plan.

4.8. Other Project Undertakings and Activities

Other Project undertakings and activities deemed necessary by the Authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Urban Renewal Law and any and all applicable laws.

5. PROJECT FINANCING

5.1. General

The Authority is authorized to finance this Project and any undertakings of the Authority authorized by the Urban Renewal Law and in accordance with this Plan, by any method authorized by the Urban Renewal Law or any other applicable law, including without limitation, appropriations, loans or advances from the Town; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities; sale of securities; property and sales tax increments; loans, advances and grants from any other available source.

Any and all financing methods legally available to the Town, the Authority, any private developer, redeveloper or owner may be used to finance in whole or in part any and all costs, including without limitation, the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development of the Plan Area. Such methods may be combined to finance the Project and any undertakings of the Authority authorized by the Urban Renewal Law and in accordance with this Plan. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Urban Renewal Law, may be used to pay the principal of and interest on and to establish reserves for indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority or the Town to finance the Project and any undertakings of the Authority authorized by the Urban Renewal Law and in accordance with this Plan, in whole or in part.

The Authority is authorized to issue notes, bonds or any other financing instruments or documents in amounts sufficient to finance all or part of the Project and any undertakings of the Authority authorized by the Urban Renewal Law and in accordance with this Plan. The Authority is authorized to borrow funds and to create indebtedness in carrying out this Plan. The principal, interest and any premiums due on or in connection with such indebtedness may be paid from tax increments or any other funds available to the Authority.

5.2. Tax Increment Financing

This section 5.2 of the Plan is intended to serve as notice and direction to the Weld County Assessor (the “Assessor”) that, pursuant to section 31-25-107(9)(a), C.R.S., the Assessor is to collect Tax Increment (as defined in Section 5.2(b), below) only from specifically designated public bodies, which include and are limited to: (1) the Mountain View Fire Protection District (the “**Fire District**”); (2) Weld County, Colorado, (the “**County**”); (3) Saint Vrain Valley School District RE-1J (the “**School District**”), and (4) the Town of Mead as directed by this Plan and any future amendments to this Plan. *Unless specifically directed to do so after a future amendment to this Plan, the Assessor is directed not to collect Tax Increment from any other public body that*

imposes a mill levy within the boundaries of the Plan Area (an “Overlapping Jurisdiction”) existing as of the date of this Plan, nor any Overlapping Jurisdiction created in the future, including but not limited to High Plains Library District, Northern Colorado Water Conservancy District, St. Vrain and Left Hand Water Conservancy District, Westridge Metropolitan District and St. Vrain Sanitation District.

The Project and any undertakings of the Authority authorized by the Urban Renewal Law and in accordance with this Plan, shall be financed by the Authority under the tax allocation financing provisions of the Urban Renewal Law. Under the tax allocation method of financing, pursuant to section 31-25-107(9)(a), C.R.S., the property taxes of the Town of Mead, the Fire District, the County, and the School District RE-1J, levied after the effective date of the approval of this Plan upon taxable property in Plan Area each year or the municipal sales taxes of the Town of Mead collected within Plan Area, or both such taxes, by or for the benefit of each such public body must be divided for a period not to exceed twenty-five years after the effective date of adoption of this tax allocation provision, as follows:

- a. That portion of the taxes which are produced by the levy at the rate fixed each year by or for each such public body upon the valuation for assessment of taxable property in the Plan Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Plan Area, the effective date of the modification of the Plan (“**Property Tax Base Amount**”), and that portion of municipal sales taxes, not including any sales taxes for remote sales as specified in § 39-26-104 C.R.S., collected within the boundaries of the Plan Area in the twelve-month period ending on the last day of the month prior to the effective date of the approval of the Plan, or, in the case of municipal sales taxes, both such portions, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body (“**Sales Tax Base Amount**”).
- b. That portion of said property taxes in excess of such Property Tax Base Amount (the “**Property Tax Increment**”) and that portion of said municipal sales taxes in excess of such Sales Tax Base Amount (the “**Sales Tax Increment**”) (together, the Property Tax Increment and the Sales Tax Increment are referred to herein as the “**Tax Increment**”), must be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by (whether funded, refunded, assumed or otherwise) the Authority for financing or refinancing, in whole or in part, the Urban Renewal Project and any undertakings of the Authority authorized by the Urban Renewal Law and in accordance with this Plan.

Unless and until the total valuation for assessment of the taxable property in the Plan Area exceeds the base valuation for assessment of the taxable property in the Plan Area, all of the taxes levied upon taxable property in the Plan Area must be paid into the funds of the

respective public bodies. Unless and until the total municipal sales tax collections in the Plan Area exceed the base year municipal sales tax collections in the Plan Area, all such sales tax collections must be paid into the funds of the Town.

- c. When such bonds, loans, advances, obligations, and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid and when the Project and all Project Components and undertakings are complete, all taxes upon the taxable property or the total municipal sales tax collections, or both, in the Plan Area must be paid into the funds of the respective public bodies and all moneys remaining in the special fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body, other than the Town, within the boundaries of the Plan Area must be repaid to each taxing body based on the pro rata share of the prior year's property tax increment attributable to each taxing body's current mill levy in which property taxes were divided. Any moneys remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement. Notwithstanding any other provision of law, any additional revenues the Town, county, special district, or school district receives either because the voters have authorized the Town, county, special district, or school district to retain and spend said moneys pursuant to section 20 (7) (d) of article X of the state constitution subsequent to the creation of the special fund or as a result of an increase in the property tax mill levy approved by the voters of the Town, county, special district, or school district subsequent to the creation of the special fund, to the extent the total mill levy of the Town, county, special district, or school district exceeds the respective mill levy in effect at the time of approval or substantial modification of the urban renewal plan, are not included in the amount of the increment that is allocated to and, when collected, paid into the special fund of the Authority.

The Tax Increment, as described in this Section 5.2(b), may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances and indebtedness incurred by the Authority to finance the Urban Renewal Project and any undertakings of the Authority authorized by the Urban Renewal Law and in accordance with this Plan.

5.3. Additional Taxing Entities

The Authority recognizes that tax increment financing is the primary tool for funding redevelopment activities. However, Colorado law allows the creation of additional political subdivisions within a municipality to provide services within a defined area. These entities include but are not limited to metropolitan and other special districts as well as business improvement districts and general improvement districts. These districts have certain taxing powers that can generate revenues in addition to those generated by tax increment financing.

The Authority is committed to exploring a variety of strategies and mechanisms to complement tax increment financing. The Authority recognizes that it is imperative that financing mechanisms be flexible and creative to provide necessary assistance to a broad range of redevelopment activities.

5.4. Intergovernmental Agreements Regarding TIF

- a. As provided in the Intergovernmental Agreement dated May 2, 2016, between the Town of Mead, Colorado, and the Authority (the “**Town IGA**”), the Authority shall remit to the Town a portion of the funds paid to the Authority resulting from the Tax Increment attributable to the Town levy as follows:

- 5.4.a.1. The Authority shall calculate and pay to the Town that portion of the revenue produced by the Town Property Tax Increment and the Town Sales Tax Increment each year as designated in the Town IGA, as revenue sharing authorized under C.R.S. § 31-25-107(11) for the purpose of offsetting costs incurred by the Town caused by the Authority (which may include improvements and/or maintenance on Town’s roadways).

- 5.4.a.2. Pursuant to the Town IGA, the portion of the revenue produced by the Town Property Tax Increment remaining with the Authority each year may be used by the Authority for payment of any amounts authorized by this Plan and the Urban Renewal Law, including without limitation payment of documented and certified costs incurred and paid by the Authority for “Eligible Public Improvements” within the Plan Area. “Eligible Public Improvements” shall include and be limited to public improvements described in the Plan, including by way of example water lines, sewer lines, water treatment facilities, waste, storm drainage, streets and roads, public works facilities, and police facilities.

- b. As provided in the Intergovernmental Agreement dated March 21, 2016, between the Town, the Authority, and the Mountain View Fire Protection District (the “**Fire District IGA**”), the Authority shall remit to the Fire District a portion of the funds paid to the Authority resulting from the Property Tax Increment attributable to the Fire District levy as follows:

- 5.4.b.1. The Authority shall calculate and pay to Fire District that portion of the revenue produced by the Fire District Property Tax Increment each year as designated in the Fire District IGA, as revenue sharing authorized under C.R.S. § 31-25-107(11) for the purpose of offsetting costs incurred by the Fire District caused by the Authority.

- 5.4.b.2. Pursuant to the Fire District IGA, the portion of the revenue produced by the Fire District Property Tax Increment remaining with the Authority each year may be used by the Authority for payment of any amounts authorized by this Plan and the Urban Renewal Law, including without limitation payment of documented and certified costs incurred and paid by the Authority for public improvements serving the Plan Area.
- c. As provided in the Intergovernmental Agreement between the Town of Mead, Colorado, the Authority, and the County (the “**County IGA**”), the Authority shall remit to County a portion of the funds paid to the Authority resulting from the Property Tax Increment attributable to the County levy as follows:
- 5.4.c.1. The Authority shall calculate and pay to the County that portion of the revenue produced by the County Property Tax Increment each year as designated in the County IGA, as revenue sharing authorized under C.R.S. § 31-25-107(11) for the purpose of offsetting costs incurred by the County caused by the Authority (which may include improvements and/or maintenance on County’s roadways).
- 5.4.c.2. Pursuant to the County IGA, the portion of the revenue produced by the County Property Tax Increment remaining with the Authority each year may be used by the Authority for payment of any amounts authorized by this Plan and the Urban Renewal Law, including without limitation payment of documented and certified costs incurred and paid by the Authority for “Eligible Public Improvements” serving the Plan Area. “Eligible Public Improvements” shall include and be limited to public improvements described in the Plan, including by way of example water lines, sewer lines, water treatment facilities, waste, storm drainage, streets and roads, public works facilities, and police facilities.
- d. As provided in the Intergovernmental Agreement between the Town of Mead, Colorado, the Authority, and the School District (the “**School District IGA**”), the Authority shall remit to the School District a portion of the funds paid to the Authority resulting from the Property Tax Increment attributable to the School District levy as follows:
- 5.4.d.1. The Authority agrees to transfer to the School District that portion of the Property Tax Increment calculated, raised, produced, allocated, and transferred to the Authority as a result of the levy by the School District’s Mill Levy Overrides and Debt Service Mill Levies, plus annual abatement levies, as designated in the School District IGA, upon taxable property within the Plan Area pursuant to and in accordance with Section 31-25-107(9)(a)(II) of the Urban Renewal Law and the rules and regulations of the Property Tax Administrator of the State of Colorado for the purposes of compensating the School District for the services it will provide to the Plan Area and for the capital

facilities it has constructed, or will construct, for servicing, in whole or in part, students in the Mead area. The Authority's obligation to transfer to the School District its designated portion of the Tax Increment generated by the School District's Mill Levy Overrides and Debt Service Mill Levies, plus annual abatement levies, if any, as described in this paragraph shall be referred to herein as the "**Transfer Obligation.**"

5.4.d.2. That portion of the Tax Increment from the School District as designated in the School District IGA, that is generated by the mill levy established by the Colorado Public School Finance Act, Sec. 22-54-106., C.R.S. (the School District's "**Total Program Mill Levy Increment**") shall remain with the Authority and may be used by the Authority for payment of any amounts authorized by this Plan and the Urban Renewal Law, including without limitation payment of documented and certified costs incurred and paid by the Authority for public improvements serving the Plan Area, and shall not be subject to the Transfer Obligation.

- e. The Authority may enter into other revenue sharing agreements or intergovernmental agreements with other Overlapping Jurisdictions in the future, and may amend the above-referenced-agreements in the discretion of the Board of Commissioners of the Authority and the governing bodies of the parties to such agreements.

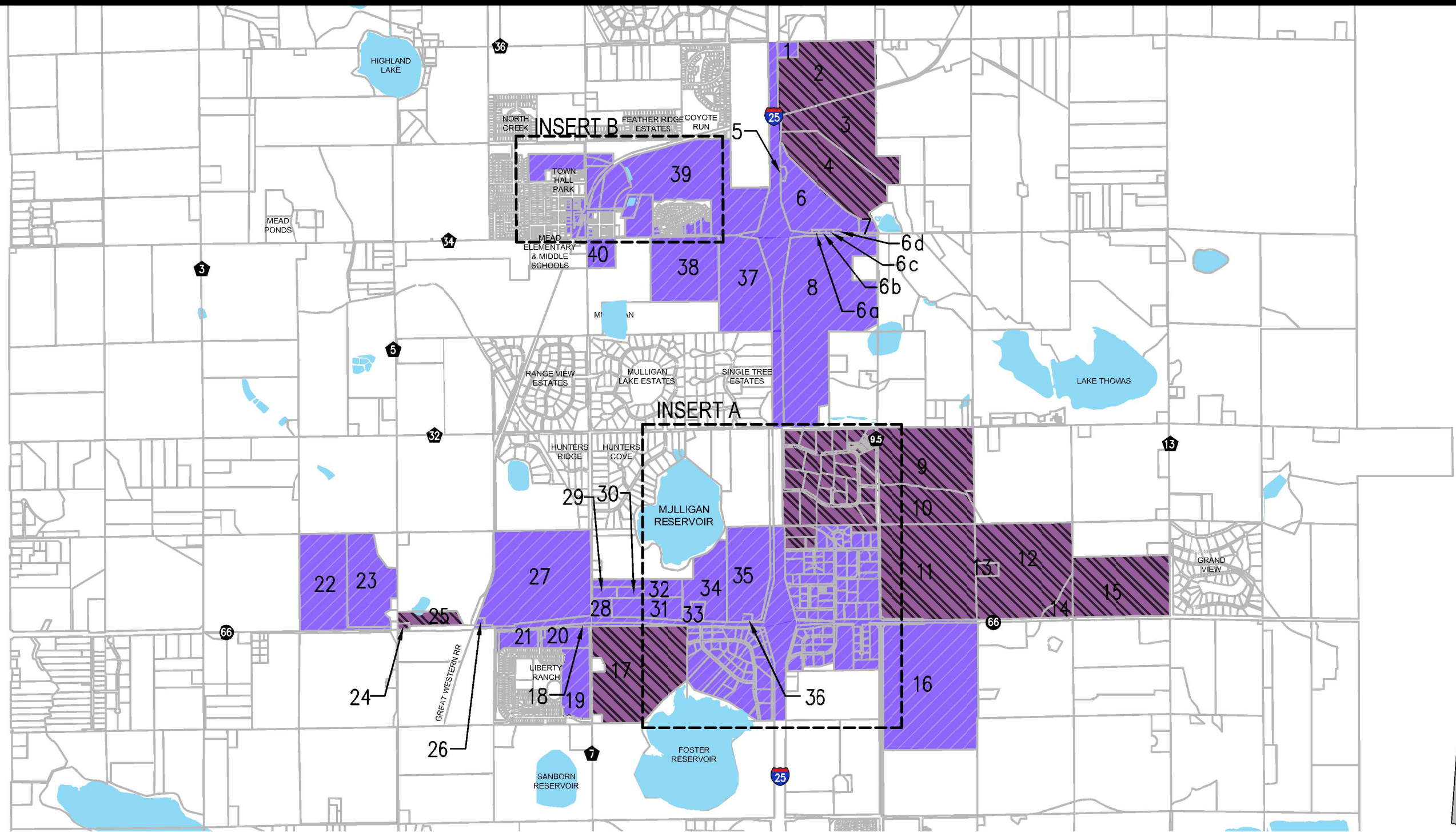
6. MODIFICATIONS TO THIS PLAN

This Plan may be amended or modified pursuant to provisions of the Urban Renewal Law as provided in § 31-25-107, C.R.S. The Authority may in specific cases allow minor variations from the provisions of the Plan if it determines that a literal enforcement of the provisions of the Plan would constitute an unreasonable limitation or interpretation of the provisions of the Plan beyond the intent and purpose of the Plan. Major modifications to this Plan will require appropriate notification in accordance with the Urban Renewal Law, including submission to the Board of County Commissioners of the County, the Board of Directors of the Fire District, and the Board of Education of the School District, and written notice provided to all property owners, residents, and owners of businesses in the Plan Area not less than 30 days prior to the consideration of a substantial modification.

LIST OF EXHIBITS

EXHIBIT A	Map of Plan Area
EXHIBIT B	Legal Description of Plan Area
EXHIBIT C	Conditions Survey
EXHIBIT D	Agricultural Land Consent Letters and Cooperative Agreements
EXHIBIT E	Legal Description of Agricultural Land in Plan Area

EXHIBIT A
Map of Plan Area



LEGEND

- | | | | |
|---|------------------------|--|--|
| 1 | URA NUMBER DESIGNATION | | COUNTY ROAD |
| | INTERSTATE 25 | | PROPOSED LIMITS OF URA WITHIN MEAD TOWN LIMITS |
| | STATE HIGHWAY 66 | | PROPOSED LIMITS OF URA IN UNINCORPORATED WELD COUNTY |

INTERPRETATION OF BOUNDARY LINES
 IN THE EVENT UNCERTAINTY IS DEEMED TO EXIST ON THIS MAP, BOUNDARIES SHALL BE BASED ON FINAL RECORDED URA LEGAL DESCRIPTIONS. THE TOWN MANAGER SHALL BE RESPONSIBLE FOR DETERMINING ANY DEPUTES OR CORRECTION TO THIS MAP.

DISCLAIMER:
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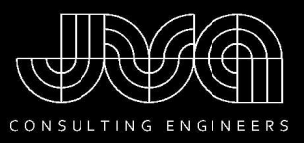
THE INFORMATION CONTAINED HEREIN IS BELIEVED ACCURATE AND SUITABLE FOR LIMITED USE AND IS SUBJECT TO THE LIMITATIONS SET FORTH ABOVE. THE TOWN OF MEAD MAKES NO WARRANTY AS TO THE ACCURACY OR SUITABILITY OF ANY INFORMATION CONTAINED HEREIN. USERS ASSUME ALL RISK AND RESPONSIBILITY FOR ANY AND ALL DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, WHICH FLOW FROM THE USER'S USE OF INFORMATION.

TOWN OF MEAD

PROPOSED URBAN RENEWAL AREA MAP

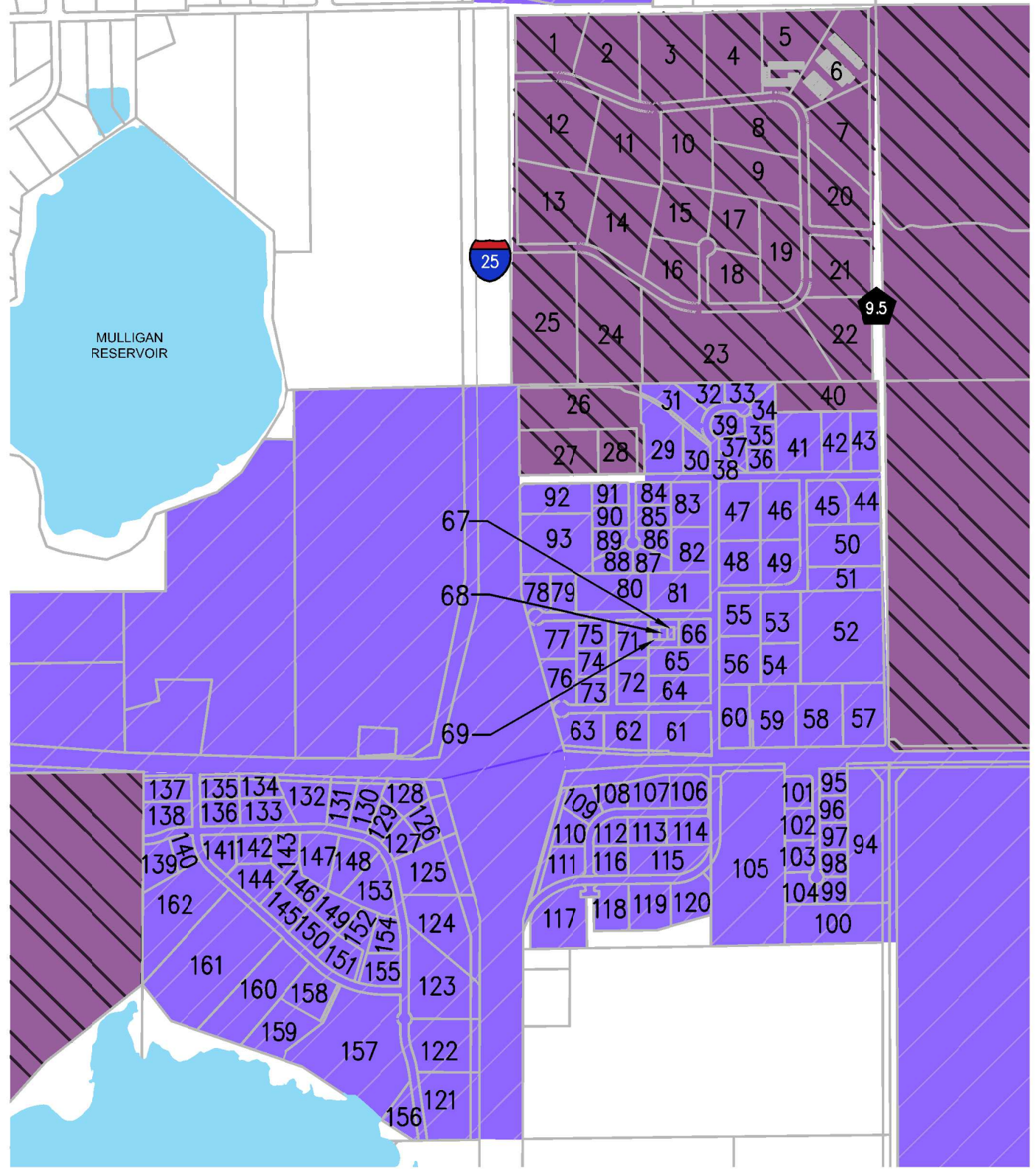


SHEET 1 OF 4








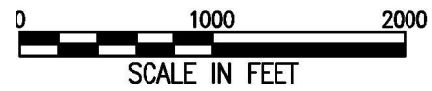
JVA, Incorporated 1319 Spruce Street
 Boulder, CO 80302
 E-mail: info@jvajva.com
 Phone: 303.444.1951

FEBRUARY 2016



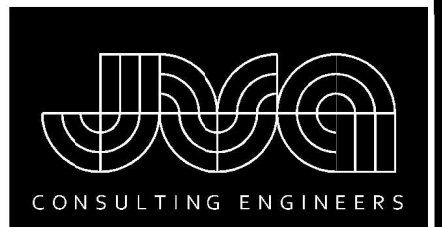
LEGEND

- 1 URA NUMBER DESIGNATION
-  INTERSTATE 25
-  STATE HIGHWAY 66
-  COUNTY ROAD
-  PROPOSED LIMITS OF URA WITHIN MEAD TOWN LIMITS
-  PROPOSED LIMITS OF URA IN UNINCORPORATED WELD COUNTY








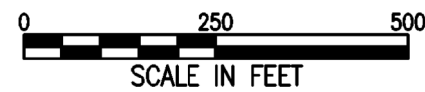
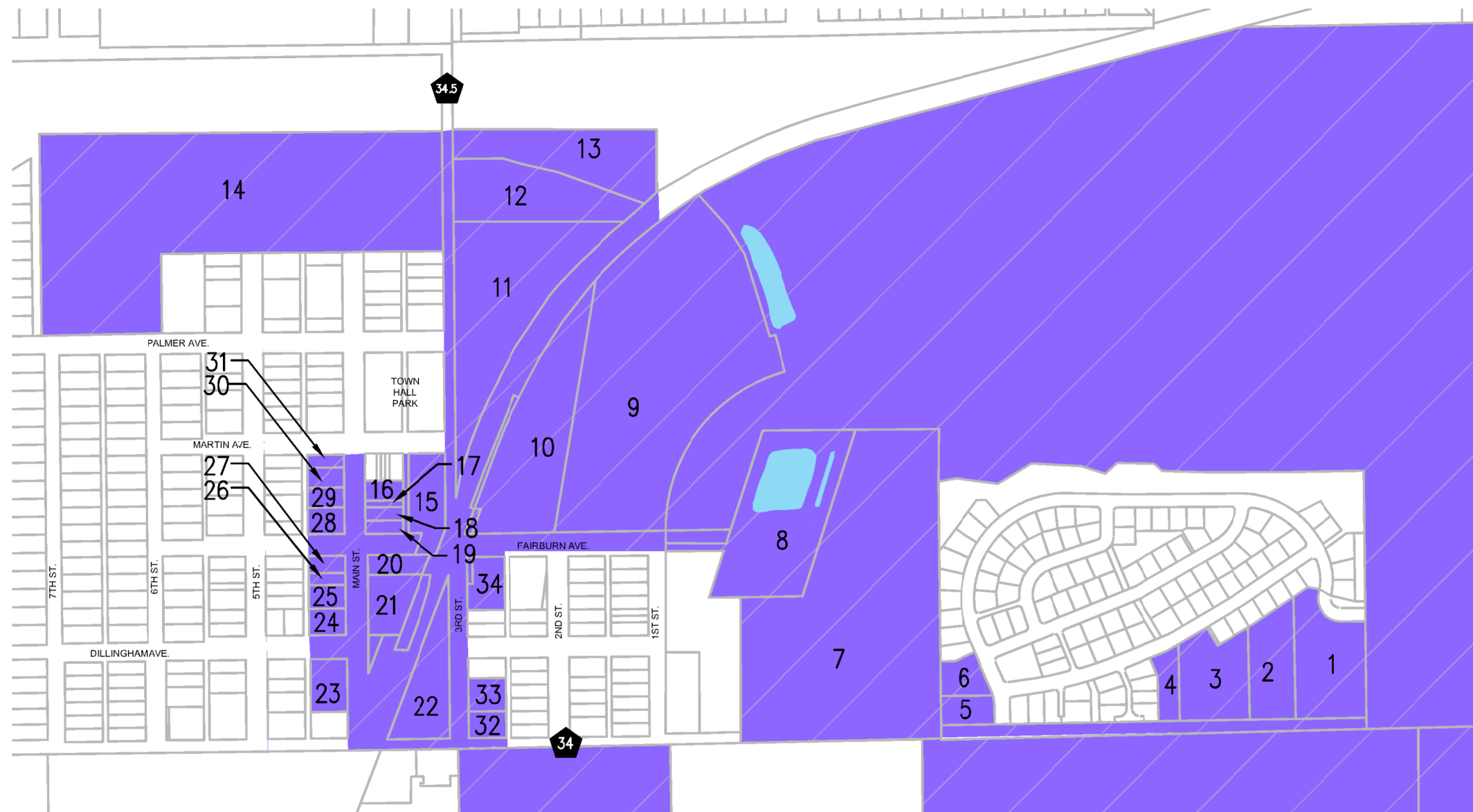
TOWN OF MEAD

URA MAP
INSERT A
FEBRUARY 2016



LEGEND

- 1 URA NUMBER DESIGNATION
-  INTERSTATE 25
-  STATE HIGHWAY 66
-  COUNTY ROAD
-  PROPOSED LIMITS OF URA WITHIN MEAD TOWN LIMITS
-  PROPOSED LIMITS OF URA IN UNINCORPORATED WELD COUNTY

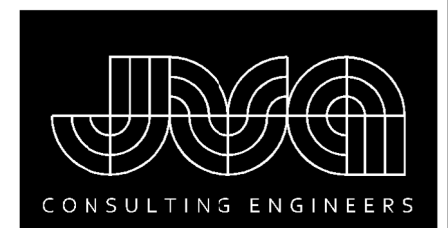


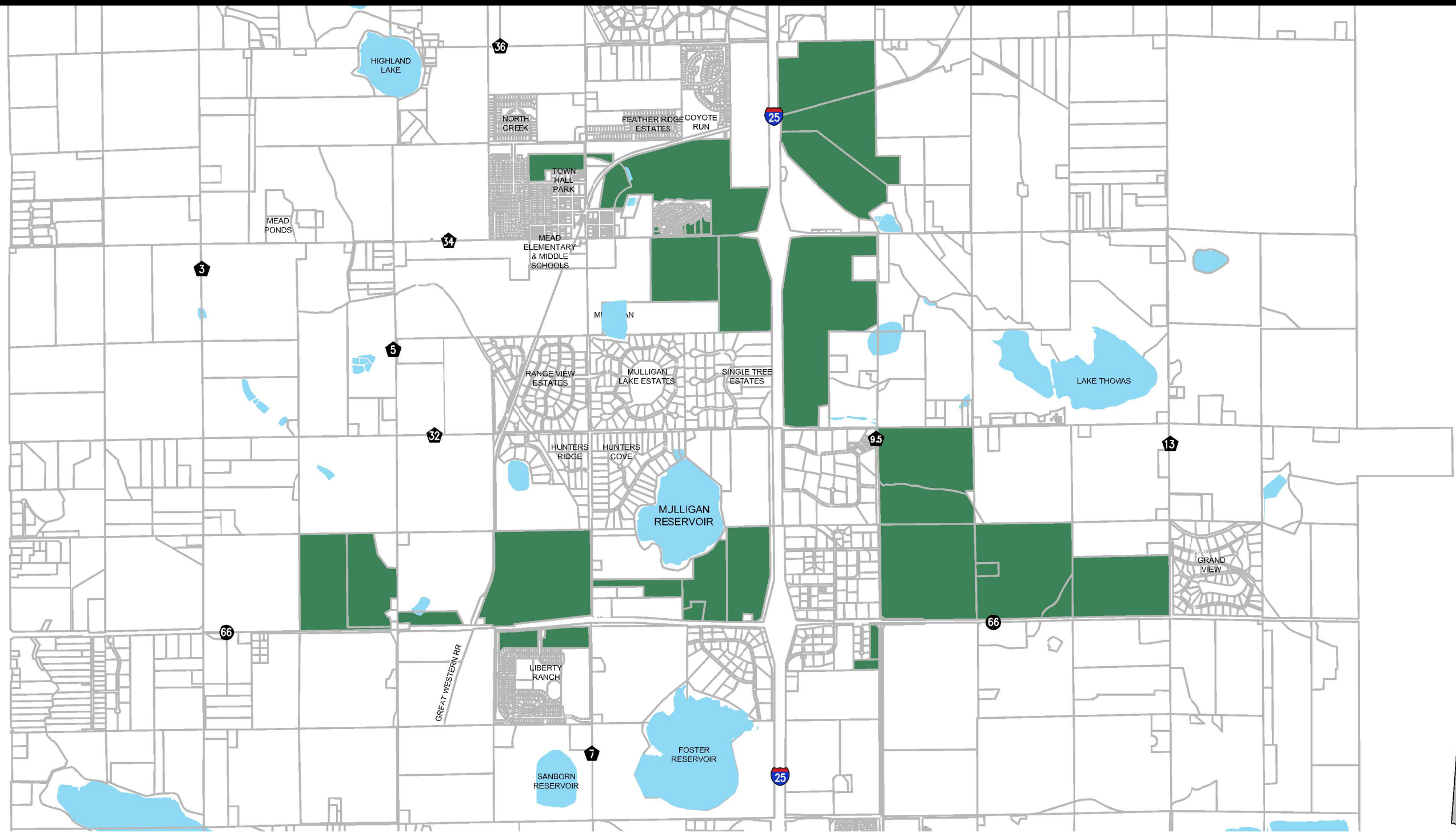
TOWN OF MEAD

URA MAP INSERT B FEBRUARY 2016



SHEET 3 OF 4





LEGEND

- 1 URA NUMBER DESIGNATION
- INTERSTATE 25
- STATE HIGHWAY 66
- COUNTY ROAD
- AG LAND

INTERPRETATION OF BOUNDARY LINES

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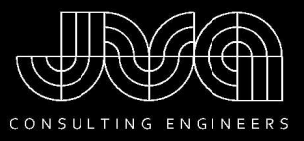
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TOWN OF MEAD

**AGRICULTURAL LAND USE
FEBRUARY 2016**



SHEET 4 OF 4



JVA, Incorporated 1319 Spruce Street
Boulder, CO 80302
E-mail: info@javja.com
Phone: 303.444.1951

EXHIBIT B

Legal Description of Plan Area

PARCEL DESCRIPTION

THIS URBAN RENEWAL DISTRICT SHALL INCLUDE THE FOLLOWING DESCRIBED PROPERTIES WHICH ARE LOCATED IN SECTIONS 9, 10, 11, 14, 15, 20, 21, 22, 23, 24, 26, 27 AND 28, ALL IN TOWNSHIP 3 NORTH, RANGE 68 WEST. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO:

SECTION 9: ANY PORTION OF INTERSTATE 25 RIGHT OF WAY IN THE SOUTHEAST QUARTER OF SECTION 9,
AND

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9 DESCRIBED AS FOLLOWS:

THE FOLLOWING PORTIONS OF THE PLAT OF THE TOWN OF MEAD, RECORDED WITH WELD COUNTY ON FEBRUARY 12, 1906 AT RECEPTION NO. 108433;

LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, BLOCK 11 AND THE RIGHT OF WAY OF FAIRBAIRN AVENUE ADJACENT TO THE SOUTH AND THE RIGHT OF WAY OF 4TH STREET ADJACENT TO THE EAST

LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, BLOCK 10 AND THE RIGHT OF WAY OF DILLINGHAM AVENUE ADJACENT TO THE SOUTH AND THE RIGHT OF WAY OF 4TH STREET ADJACENT TO THE EAST

LOTS 1, 3, 5, 7, 9, 11, 13, 15, BLOCK 9 AND THE RIGHT OF WAY OF WELKER AVENUE ADJACENT TO THE SOUTH AND THE RIGHT OF WAY OF 4TH STREET ADJACENT TO THE EAST

LOTS 1, 3, 5, 7, AND 9 THRU 23, BLOCK 7 AND THE RIGHT OF WAY OF FAIRBAIRN AVENUE ADJACENT TO THE SOUTH AND THE RIGHT OF WAY OF 3RD STREET ADJACENT TO THE EAST

ALL OF BLOCK 5 AND THE RIGHT OF WAY OF 3RD STREET ADJACENT TO THE EAST AND THE RIGHT OF WAY OF WELKER AVENUE ADJACENT TO THE SOUTH

ALL OF BLOCK 6

ALL RAILROAD RIGHT OF WAY RUNNING THROUGH THE PLAT OF THE TOWN OF MEAD

AND

PARCEL 1 OF LAND SURVEY PLAT BY INTERMILL LAND SURVEYING, INC., RECORDED WITH WELD COUNTY ON OCTOBER 18, 2012 AT RECEPTION NO. 3882083

SECTION 10: ANY PORTION OF INTERSTATE 25 RIGHT OF WAY AND WCR 34 RIGHT OF WAY CONTAINED IN SECTION 10 AND ALL OF THE SOUTH HALF OF SECTION 10 EXCEPT THOSE PARCELS DESCRIBED AS FOLLOWS:

LESS: ALL THE PROPERTY AND RIGHT OF WAY CONTAINED WITHIN THE WELKER FARMS SUBDIVISION FINAL PLAT, RECORDED WITH WELD COUNTY ON JULY 6, 2006 AT RECEPTION NO. 3400861

AND

LESS: THE FOLLOWING PORTIONS OF THE PLAT OF THE TOWN OF MEAD, RECORDED WITH WELD COUNTY ON FEBRUARY 12, 1906 AT RECEPTION NO. 108433;

LOTS 1, 3, 5, 7, 9, 11, 13, AND 17-23 BLOCK 4

LOTS 1-7 AND LOTS 9, 11, 13, 15, 17, 19, 21, AND 23, BLOCK 3

ALL OF BLOCK 1 AND 2

AND ALL OF THE RIGHTS OF WAY AND ALLEYS ADJACENT TO SAID LOTS AND BLOCKS

AND

LESS: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 10,

AND

LESS: THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON MAY 15, 1973 AT RECEPTION NO. 1613237,

AND

LESS: THAT PARCEL OF LAND DESCRIBED AS PARCEL A IN THAT DEED RECORDED WITH WELD COUNTY ON NOVEMBER 14, 2006 AT RECEPTION NO. 3434631,

SECTION 11: ANY PORTION OF INTERSTATE 25 RIGHT OF WAY IN SECTION 11,

AND

THE NORTHWEST QUARTER OF SECTION 11,

AND

THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON JANUARY 10, 1995 AT RECEPTION NO. 2422396,

AND

ALL PARCELS AND RIGHTS OF WAY IN RATERINK SUBDIVISION, RECORDED WITH WELD COUNTY ON MAY 9, 1986 AT RECEPTION NO. 2053088 AND RIGHT OF WAY FOR WCR 34 ADJACENT TO THE SOUTH.

SECTION 14: ANY PORTION OF INTERSTATE 25 RIGHT OF WAY IN SECTION 14,

AND THE LAND DESCRIBED IN THE BURCH FAMILY FARM SUBDIVISION AND RIGHT OF WAY FOR WCR 34 ADJACENT TO THE NORTH AND RIGHT OF WAY FOR WCR 32 ADJACENT TO THE SOUTH,

LESS AND EXCEPT LOT 1 OF SAID BURCH FAMILY FARM SUBDIVISION.

SECTION 15: RIGHT OF WAY FOR INTERSTATE 25 IN THE NORTHEAST QUARTER OF SECTION 15,

AND

THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON MAY 17, 2000 AT RECEPTION NO. 2768793,

AND

THAT PARCEL OF LAND DESCRIBED BY THE WELD COUNTY ASSESSOR AS "PT N2 15-3-68 BEG E4 COR S88D47'W 1701.5 N00D0'E 814.81 TO POB S88D43'W 1893.17 N00D0'W 1788.82 N88D39'E 918.23 N88D43'E 975.10 S00D0'W 1789.69 TO POB"

AND

THAT PARCEL OF LAND DESCRIBED BY THE WELD COUNTY ASSESSOR AS "PT NE4 15-3-68 BEG E4 COR S88D47'W 250.01 S00D38'E 49.87 S88D50'W 1450.89 N00D0'E 2604.50 N88D43E 1054.40 S17D11'E 1288.03 TO POB"

SECTION 20: RIGHT OF WAY FOR HIGHWAY 66 IN THE SOUTHEAST QUARTER OF SECTION 20,

AND

THE SOUTHEAST QUARTER OF SECTION 20 EXCEPT THE FOLLOWING;

LESS

LOT A RECORDED EXEMPTION NO. 1207-20-4-RE671 RECORDED WITH WELD COUNTY ON APRIL 10, 1984 AT RECEPTION NO. 1962394,

AND

LESS THAT PARCEL OF LAND DESCRIBED IN SUBDIVISION EXEMPTION SE-838, RECORDED WITH WELD COUNTY ON APRIL 24, 2001 AT RECEPTION NO. 2842714'

AND

LESS THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON JANUARY 7, 1984 AT RECEPTION NO. 2038186

AND

LESS THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON MARCH 29, 2007 AT RECEPTION NO. 3465266.

SECTION 21: THE SOUTHEAST QUARTER OF SECTION 21 INCLUDING ANY ROAD RIGHTS OF WAY

AND

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 21 CONTAINED WITHIN THE PLAT OF MEAD PLACE, RECORDED WITH WELD COUNTY ON DECEMBER 3, 2015 AT RECEPTION NO. 4162823,

AND

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, CONTAINED WITH LOT SE-960 OF SUBDIVISION EXEMPTION NO. SE-960, RECORDED WITH WELD COUNTY ON JUNE 17, 2003 AT RECEPTION NO. 3073851,

AND

THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON DECEMBER 5, 1924 IN BOOK 757 AT PAGE 362.

SECTION 22: ANY PORTION OF INTERSTATE 25 RIGHT OF WAY IN THE SOUTHEAST QUARTER OF SECTION 22,

AND

ANY PORTION OF HIGHWAY 66 RIGHT OF WAY IN THE SOUTH HALF OF SECTION 22,

AND

ANY PARCEL OF LAND IN THE SOUTH HALF OF SECTION 22 LYING SOUTH OF HIGHWAY 66 RIGHT OF WAY

AND

THOSE PARCELS OF LAND DESCRIBED IN THE PLAT OF WEINGARDT ESTATES, RECORDED WITH WELD COUNTY ON DECEMBER 2, 1992 AT RECEPTION NO. 2312991, (12/02/1992)

AND

THOSE PARCELS OF LAND DESCRIBED IN EBERL AGRICULTURAL UNIT DEVELOPMENT, RECORDED WITH WELD COUNTY ON DECEMBER 18, 1975 AT RECEPTION NO. 1677068,

AND

THAT PARCEL OF LAND DESCRIBED IN RECORDED EXEMPTION NO. 1207-22-3-RE-27, RECORDED WITH WELD COUNTY ON FEBRUARY 23, 1973 AT RECEPTION NO. 1607803,

AND

THOSE PARCELS OF LAND DESCRIBED IN HILGERS/SCHMIDT/RADEMACHER ANNEXATION TO THE TOWN OF MEAD, RECORDED WITH WELD COUNTY ON MARCH 9, 2015 AT RECEPTION NO 3266815.

SECTION 23: ALL OF SECTION 23 EXCEPTING ANY PORTION OF INTERSTATE 25 RIGHT OF WAY IN THE NORTHWEST QUARTER OF SAID SECTION 23.

SECTION 24: THE SOUTHWEST QUARTER OF SECTION 24,

AND

THAT PORTION OF THE SOUTHEAST QUARTER DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON JUNE 30, 1980 AT RECEPTION NO. 1828744.

SECTION 26: ANY RIGHT OF WAY FOR HIGHWAY 66 IN THE NORTH HALF OF SECTION 26,

AND

ANY RIGHT OF WAY FOR INTERSTATE 25 IN THE NORTHWEST QUARTER OF SECTION 26

AND

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, LESS AND EXCEPT OUTLOTS A AND B. LYONS 66 PACIFIC COMMERCE PARK, RECORDED WITH WELD COUNTY ON JUNE 20, 2006 AT RECEPTION NO. 3397412

AND

THE EAST HALF OF SECTION 26.

SECTION 27: ANY RIGHT OF WAY FOR HIGHWAY 66 IN THE NORTH HALF OF SECTION 27,

AND

ANY RIGHT OF WAY FOR INTERSTATE 25 IN THE NORTHWEST QUARTER OF SECTION 27,

AND

ALL PARCELS AND RIGHTS OF WAY WITHIN MEAD CROSSINGS, RECORDED WITH WELD COUNTY ON SEPTEMBER 25, 2002 AT RECEPTION NO. 2990354,

AND

THAT THAT PARCEL OF LAND DESCRIBED AS LOT B, RECORDED EXEMPTION NO. 1207-27-2-RER 843, RECORDED WITH WELD COUNTY ON MAY 2, 1986 AT RECEPTION NO. 2052248.

SECTION 28: TRACTS A AND B, LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT, RECORDED WITH WELD COUNTY ON FEBRUARY 14, 2014 AT RECEPTION NO. 2996323,

AND

TRACT A, LIBERTY RANCH FILING NO. 1, RECORDED WITH WELD COUNTY ON JUNE 23, 2005 AT RECEPTION NO. 3296974.

EXHIBIT C
Conditions Survey

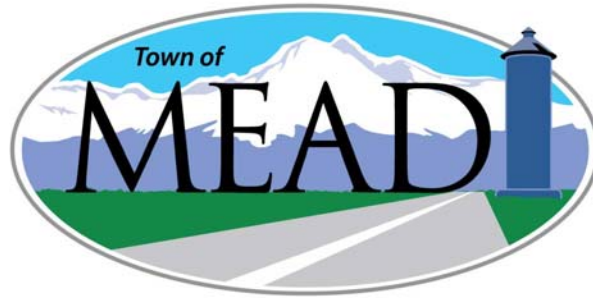


Exhibit C

Town of Mead Conditions Survey

For the Purpose of Establishing an Urban
Renewal Authority

Presented to the Board of
Trustees

May 2016

Table of Contents



Section I: Introduction and Area Overview

Summary Overview of Urban Renewal Process
Urban Renewal Authority (URA)
Definitions of Blight
Conditions Survey
Survey Objective, Scope and Methodology
Area Overview

Section II: Survey Findings and Conclusions

Summary
Property Conditions
Conclusions

Section III: Exhibits

1. Property List
2. Property Map
3. Property Photos

SECTION I – INTRODUCTION AND AREA OVERVIEW

Summary Overview of Urban Renewal Process

In order to employ urban renewal powers allowable through the State of Colorado for the purposes of encouraging local investment and redevelopment, a municipality must establish an urban renewal authority (URA) that is coterminous with its boundaries.

Once that authority is established, the municipality can identify individual urban renewal areas within those boundaries, including provisions for tax-increment financing (TIF). TIF is a public financing mechanism whereby communities can leverage against future property values to make current improvements in the area.

NOTE: This report only focuses on the establishment of an urban renewal authority in Mead. Initial steps will have to be undertaken before the use of TIF may be employed in Mead.

Urban Renewal Authority (URA)

The process for establishing a URA is two-fold. First, local officials must circulate a petition and ultimately obtain at least 25 signatures of registered electors that are in favor of establishing a URA. Next, officials must conduct an initial "conditions survey" to identify and document the presence of certain factors in the community known as "blight" and described in the Colorado Revised Statutes (CRS) and later in this report.

It is important to note that according to the CRS, in order to establish an urban renewal authority, the Town of Mead Board of Trustees is required to find that "one or more slum or blighted areas exist in the municipality..." The CRS also states that for an area to be considered "blighted" it must exhibit at least four of the eleven criteria listed in the statute, unless the property owner or owners provide consent, in which case only one criterion must be met. Source: CRS 31-25-103(2) and 104(1).

Because of the factors above, and because the boundaries of URAs are coterminous with the municipality that they serve, staff may document conditions that indicate one or more blighted areas exist in Mead. Such circumstances could result in staff making the minimum required documentation of blight on as few as four different properties that each meets a different individual state criterion, one property that meets four or more of the criteria, or any combination in between. Not all the property in an area need be found to contain factors of blight to be eligible under the statute.

Definition of Blight

Blight is attributable to several conditions that, in combination, tend to hinder the proper growth and development of the community in accordance with sound planning standards and community objectives. For purposes of the study, the definition of a blighted areas premised upon the definition articulated in the Urban Renewal Law, as follows:

"Blighted area" means an area that, in its present conditions and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) *Slum, deteriorated, or deteriorating structures;*
- (b) *Predominance of defective or inadequate street layout;*
- (c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) *Unsanitary or unsafe conditions;*
- (e) *Deterioration of site or other improvements;*
- (f) *Unusual topography or inadequate public improvements or utilities;*

- (g) *Defective or unusual conditions of title rendering the title non-marketable;*
- (h) *The existence of conditions that endanger life or property by fire or other causes;*
- (i) *Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) *Environmental contamination of buildings or property;*
- (k5) *The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;*
- (l) *If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use, and by reason of the presence of any one of the factors specified in paragraphs (a) to (k5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

Source: CRS 31-25-103(2).

Conditions Survey

This survey documents instances of "blight" in Mead (as described above) for the purpose of establishing an urban renewal authority as allowable under the provisions of Colorado State Statutes.

According to state law, it is unnecessary for every condition of blight to be present in order to be eligible to form an urban renewal authority, and any particular condition may satisfy as many of the statutory factors as are applicable to such condition. Also, the conditions need not be present in each property in the town.

With this understanding, the Conditions Survey presents an overview of factors within the town including a review of physical conditions sufficient to make a determination of blight. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas. However, the Mead Board of Trustees will make a final determination of blight for the entire Mead Study.

Survey Objective, Scope and Methodology

The Conditions Survey includes a cursory analysis of area, site, building, and public infrastructure. This survey has measured a wide range of physical, environmental, economic and social factors based upon on-site inspections, research and interviews conducted with various Town staff members.

Field studies were performed by Town staff to document blight conditions in the Study Area through narrative and photograph, as required in the state statute. Pertinent data were obtained through the Weld County Assessor's Office and Town records. To document the existing conditions, exhibits have been prepared. These exhibits consist of photographs and maps of the property and are specifically referenced in the discussion of blight criteria.

Data has been gathered and reviewed in the following general areas:

1. Area Conditions
2. Building and Site Conditions

3. Public Improvements
4. General Health and Safety
5. General Economic Conditions

As defined by Colorado Statute, the survey has found that 1 of the criteria have been met as necessary to consider the Study Area as a "blighted area". These criteria are described herein in further detail, along with supporting documents for each factor.

Area Overview

Town planning area boundaries include County Road 40 on the north, County Road 1 to the west, and St. Vrain Creek to the south and east. Major north-south transportation routes include Interstate 25 and County Road 7 in town.

Mead's historical commercial and residential core is located in the central portion of town in the general vicinity of the County Road 7 and Welker Road. This area serves as the epicenter for civic activities in the community and includes Mead Middle School, Mead Elementary School, and Town Hall. The area also contains the only true downtown in the Mead area, characterized by historic buildings, sense of community, and pedestrian-friendly streetscapes with traditional off-site and on-street parking opportunities, and buildings fronting right on the street.

However, much of this historical area was built between 1900 and 1950 and is experiencing issues of physical deterioration and economic stagnancy that can be common in older parts of most towns and cities. Vacant, deteriorating storefronts have become increasingly more prevalent.

Another area of interest in Mead lies generally along both sides Interstate 25 between County Road 38 south to Ritchie Brothers. This area that runs along the east and west side of I-25 is comprised mostly of underdeveloped commercial lots with lighter industrial and storage uses, however there are some new commercial developments, including a Weatherford's new facility and the new Tractor Supply Company.

With the exception of the major interstate and highways that run through Mead, County Rd 9.5 is arguably its most important commercial corridor. Nevertheless, this area is generally lacking identity, and contains a variety of uses and structures that do not conform to Mead's current code requirements and would not be allowed if proposed today. Some of these uses and structures, while obvious eyesores, are likely "legal and non-conforming" meaning that they are "grandfathered" under previous code requirements; however some of the existing land uses could be truly illegal.

As a result of the age of these parts of the community and the apparent factors of deterioration that are present, the Town is focusing on this historical core area in downtown as well as the I-25 business corridor for the "conditions survey" that is required by Colorado State Statute for the purpose of establishing an Urban Renewal Authority.

SECTION II - SURVEY FINDINGS AND CONCLUSIONS

Summary

Significant findings of the Mead's Condition Survey are presented in this discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted since the spring of 2016. Properties and buildings, along with adjacent public improvements were evaluated and deficiencies noted.

As previously explained, the purpose of this study was to determine whether conditions of blight as defined by the Colorado State Statute exist in the Town of Mead. The principal categories reported here and in line with the statute include building conditions, site conditions, unusual topography or inadequate public improvements or utilities, and the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings or other improvements.

Property Conditions

The evaluation of site conditions is presented in the context of the 11 categories of blight discussed previously as required by Colorado state statutes. According to state law, it is unnecessary for every condition of blight to be present in the town for to be eligible for the establishment of an urban renewal authority. Rather, an area can be qualified as blighted when four or more conditions are present. The conditions need not be present in each of the 241 parcels chosen for study, but must be found in the area as a whole. Representative conditions among each category of blight are described as follows:

a. Slum, deteriorated, or deteriorating structures

Slum and deterioration is usually found in older buildings and is commonly characterized by chipping or severely faded paint, cracked or rotten siding, broken windows, visible roof damage, damaged signage or other similar conditions. This criterion has also been interpreted to include obsolete architecture, site or building design that can result in a lack of investment in an area that leads to physical deterioration. Approximately 37.8% of the properties surveyed (91 out of 241 properties) exhibited evidence of such conditions.

b. Predominance of defective or inadequate street layout

Problems with street layout include inadequate access solutions, lack of right-of-way for road widening, and other infrastructure design issues that can result in unsafe or inefficient conditions. Such issues are not always as prevalent as some other blight factors, can require more time to research and more easily identified in the context of contiguous districts versus the "spot inspection" approach that staff has taken for this initial exercise. For this initial conditions survey for the purpose of establishing the Urban Renewal Authority, staff only made note of obvious instances of street layout inadequacy.

As a result, only about 12.4% of the properties surveyed (30 out of 241) exhibited this particular blight factor. However, after the establishment of the Urban Renewal Authority (URA), as the Town moves forward with more in-depth study for purposes of establishing URA projects, staff will evaluate roadways and other public infrastructure in greater detail.

c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Issues with lot layout can be the result of obsolete lot size (i.e. narrow historic lots designed before cars, oddly shaped parcels, fractional lots), development design (i.e. obsolete suburban-style strip malls in downtown areas), topography that forces subdivisions of unusable size (i.e. rivers,

ditches, steep slopes), or lack of planning oversight (i.e. lot splits by deed or street and highway dedications). Approximately 17.4% of the properties surveyed (42 out of 241) exhibited such factors. Sekich Business Park has several examples of properties with no direct access or unusual access to roadways as well as the Agfinity gas station is an unusual lot shape on a busy intersection.

d. Unsanitary or unsafe conditions

Such conditions represent the epitome of "blight" and the extreme extent of factors exhibited in the Town of Mead. Most immediate life and safety concerns are addressed without delay, so the unsanitary or unsafe conditions identified in this survey are generally of a less urgent nature. Such factors include exposed wiring, unscreened or otherwise unsecured dumpsters or mechanical equipment, sagging roofs, severely cracked sidewalks. Approximately 35.7% of properties surveyed (86 out of 241) exhibited such factors.

e. Deterioration of site or other improvements

Whereas criterion a. "Slum, deteriorated, or deteriorating structures" is more concerned with the buildings on a given property, this criterion addresses issues with the underlying ground itself. Such factors can include unpaved, cracked or potholed parking lots, damaged, aging or undersized water or sewer lines, overhead utilities, and similar conditions. Approximately 91.3% of properties surveyed (220 out of 241) displayed such factors. Mead has a lack of or aging utilities resulting in the abundance of properties falling in this category.

f. Unusual topography or inadequate public improvements or utilities

This criterion addresses parcels that have portions in the floodplain, rock outcroppings, subsidence, undermining or similar issues. It also incorporates some of the site factors addressed in criterion e. "Deterioration of site or other improvements". Such factors can include unpaved, cracked or potholed parking lots, damaged, aging or undersized water or sewer lines, overhead utilities, and similar conditions. Approximately 89.6% of properties surveyed (216 out of 241) exhibited such factors.

g. Defective or unusual conditions of title rendering the title non-marketable

Identification of title problems generally requires formal title work that comes at an additional expense. In the interest of time and in order to keep administration costs down for this survey, staff did not undertake formal title work on all of the properties surveyed. Staff does however believe that there are likely some properties that may have title problems. For example, properties that are "land-locked" (no access) or have severe undermining that could have unmarketable titles.

h. The existence of conditions that endanger life or property by fire or other causes

This criterion is largely duplicative of criterion d. "Unsanitary or unsafe conditions." Such conditions represent the epitome of "blight" and the extreme extent of factors exhibited in the Town of Mead. Most immediate life and safety concerns are addressed without delay, so the unsanitary or unsafe conditions identified in this survey are generally of a less urgent nature. Such factors include exposed wiring, unscreened or otherwise unsecured dumpsters or mechanical equipment, sagging roofs, severely cracked sidewalks, etc. Approximately 4.6% of properties surveyed (11 out of 241) exhibited such factors.

i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, and physical construction for faulty or inadequate facilities

This criterion is largely duplicative of criteria d. "Unsanitary or unsafe conditions" and h. "...conditions that endanger life or property ..." Such conditions represent the epitome of "blight" and the extreme extent of factors exhibited in the Town of Mead. Most immediate life and safety concerns are addressed without delay, so the unsanitary or unsafe conditions identified in this survey are generally of a less urgent nature. Such factors include exposed wiring, unscreened or otherwise unsecured dumpsters or mechanical equipment, sagging roofs, severely cracked sidewalks, environmental conditions in older buildings. Approximately 4.1% of properties surveyed (10 out of 241) exhibited such factors.

j. Environmental contamination of buildings or property

This criterion might address contamination from asbestos, animal infestations, meth-labs, mold, oil/fracking fluid leaks, or other chemical contaminations on industrial properties. Staff did not survey inside most properties, however, many of the properties are known to have some level of contamination either through the type of business utilizing the property such as oil and gas or asbestos based on the date in which the building was built. The level of contamination will not be known until an internal survey is complete. Approximately 11.6% of properties surveyed (28 out of 241) exhibited such factors.

k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

This criterion generally applies to properties that attract high volumes of police or fire calls and such properties are usually in high-crime areas. The Town of Mead is fortunate not to have that issues, however, vacant or underutilized parcels located in areas that are otherwise developed or developing have been addressed under this criterion as well. The majority of the properties surveyed with this criterion in Mead were in need of some sort of public improvement. The lack of infrastructure or aging infrastructure is present. Approximately 97.9% of properties surveyed (236 out of 241) were either vacant, in need of public infrastructure or considered by staff to be underutilized.

Conclusion

It is the conclusion of this survey that there is a presence of adverse physical conditions sufficient to meet the blight criteria established by Colorado state law for the purpose of establishing an urban renewal authority in Mead. State law requires that 4 of the 11 possible blight factors be present in the area that would be overseen by a potential urban renewal authority. Of the 241 properties surveyed, 151 properties (63%) exhibited at least 4 of the 11 possible blight factors. Table 1 below summarizes staff's findings regarding blight qualifying conditions present in Mead. However it is important to note that another 76 properties (32%) exhibited 3 or more factors resulting in a total of 95% of the properties having a substantial amount of blight.

Table 1-Blight Qualifying Conditions											
<i>Blight Factor</i>	<i>(a) Slum, deteriorated, or deteriorating structures</i>	<i>(b) Predominance of defective or inadequate street layout</i>	<i>(c) Faulty lot layout</i>	<i>(d) Unsanitary or unsafe conditions</i>	<i>(e) Deterioration of site or other improvements</i>	<i>(f) Unusual topography or inadequate public improvements or utilities</i>	<i>(g) Defective or unusual conditions of title</i>	<i>(h) Conditions that endanger life or property by fire or other causes</i>	<i>(i) Buildings unsafe or unhealthy for persons to live or work in</i>	<i>(j) Environmental contamination of buildings or property</i>	<i>(k) 5 factors requiring high levels of municipal services or substantial underutilization or vacancy</i>
Factor Present	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
% of survey	38%	12%	17%	36%	91%	90%	0%	5%	4%	12%	98%

SECTION III - EXHIBITS

Properties Exhibiting Blight Factors Conditions Survey to Establish Urban Renewal Authority							
Site #	Parcel #	Acres	Address	Property Owner & Address	Current Occupant	Blight Conditions	# of Cond.
1	120711000001	5.479	4060 CR 36	Wilfried Schulz 4060 CR 36 Mead CO 80542 William Shaw PO Box 246 Mead CO 80542	Residential / Junkyard	Deteriorating fence, junk visible on back of property, underutilized for property directly off of interstate. Blight factors (a)(d)(e)(h)(j)(k5)	6
2	120711000090 *County	97.848	4506 CR 36	Postle Properties III LLC 8392 Niwot Meadow Farm Niwot CO 80503	Ag Land To Be Zoned Commercial	Underutilized, lack of utility infrastructure, poor road infrastructure, wetland and elevation concerns. Blight factors (c)(e)(f)(k5)	4
3	120711000092 *County	80.812	NA	WCR 34 Highway 25-220 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Ag Land To Be Zoned Commercial	Underutilized, undermining, poor street access, drainage issues, wetland and elevation concerns. Blight factors (b)(c)(f)(k5)	4
4	120711000093 *County	79.528	NA	WCR 34 Highway 25-220 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Ag Land To Be Zoned Commercial	Underutilized, undermining, poor street access, drainage issues, wetland and elevation concerns. Blight factors (b)(c)(f)(k5)	4
5	120711001014	1.28	16374 I-25 Frontage Rd	Robert Jr & Tatyana Latimer 616 Snow Peak Ct Loveland CO 80538	U-Haul Facility	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns. Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8
6	120711001015	56.856	4133 CR 34	WCR 34 & Hwy 25 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Abandoned Racetrack	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns. Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8
6a	120711001008	0.413	NA	WCR 34 & Hwy 25 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Abandoned Racetrack	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns. Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8
6b	120711001009	0.413	NA	WCR 34 & Hwy 25 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Abandoned Racetrack	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns. Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8
6c	120711001010	0.413	NA	WCR 34 & Hwy 25 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Abandoned Racetrack	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns. Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8

6d	120711001011	0.413	NA	WCR 34 & Hwy 25 8800 N Gainey Ctr Dr #255 Scottsdale AZ 85258	Abandoned Racetrack	Underutilized, undermining, deteriorating structures, junk and tires visible from interstate, drainage issues, wetland concerns, elevation concerns Blight factors (a)(b)(c)(d)(e)(f)(j)(k5)	8
7	120711001012	3.812	4135 CR 34	Hoorieh & Kazem Reyhani 4135 CR 34 Mead CO 80542	RV Repair	Deteriorating façade, visible junk cars and RVs from street, inadequate road and utility infrastructure to property, mechanical contamination concerns. Blight factors (a)(d)(e)(f)(j)(k5)	6
8	120714201002	211.933	4221 CR 32	Burch Family LLLP PO Box 511 Frederick CO 80530 John & Carleen Burch 4221 CR 32 Longmont CO 80504	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, large amount of utility easements as well as ditches and rivers through property. Blight factors (c)(e)(f)(k5)	4
9	120723000032	100.082	NA	Reynolds Cattle Co PO Box 675 Longmont CO 80502	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, large gas line through middle of property. Blight factors (c)(e)(f)(k5)	4
10	120723000033	58.586	NA	Reynolds Cattle Co PO Box 675 Longmont CO 80502	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, diverse topography. Blight factors (c)(e)(f)(k5)	4
11	120723400029	157.176	4587 Hwy 66	Benson Farms 530 Holyoke Ct Ft Collins CO 80525 Chris Wagner Jr 13600 CR 11 Longmont CO 80504	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
12	120724000004	141.839	NA	Benson Farms 530 Holyoke Ct Ft Collins CO 80525	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
13	120724000009	5	14013 CR 11	Bill & Kellie Barnes 14013 CR 11 Longmont CO 80504	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, no direct access, road access granted through another property. Blight factors (c)(e)(f)(k5)	4
14	120724000003	10.983	5499 Hwy 66	John & Terri Snyder 5499 Hwy 66 Longmont CO 80504	Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, odd shaped size lot. Blight factors (c)(e)(f)(k5)	4
15	120724000013	100.703	14221 CR 13	Jesus Christ of Latter Day Saints 14221 CR 13 Longmont CO 80504 Corp of Presiding Bishop PO Box 511196 Salt Lake City UT 84151	Ag Land Zoned Commercial	Vacant, underutilized, lack of utility infrastructure, poor road infrastructure, overhead power lines. Blight factors (e)(f)(k5)	3

16	120726100019	207.849	4886 Hwy 66	Douthit Longmont LLC 4886 Hwy 66 Longmont CO 80504	Res/Ag Land Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
17	120727200002 *County	137.377	NA	Kiteley Farms 13844 CR 7 Longmont CO 80504	Ag Land To Be Zoned Commercial	Lack of utility infrastructure, poor road infrastructure and overhead power lines, large ditch between highway and property. Blight factors (c)(e)(f)(k5)	4
18	120721400044 *County	1.513	14017 CR 7	Dustin Tedford 14017 CR 7 Longmont CO 80504	Residential Land Zoned Commercial	Underutilized, poor road access, limiting lot layout, lack of utility infrastructure, limited development area due to multiple easements. Blight factors (b)(c)(e)(f)(k5)	5
19	120728104002	32.761	NA	Town of Mead PO Box 626 Mead CO 80542	Oil & Gas Wells	Underutilized, oil & gas, lack of road and utility infrastructure. Blight factors (b)(e)(f)(k5)	4
20	120728103002	16.355	NA	LR Investments LLC 10261 Arapahoe Rd Lafayette CO 80026	Ag Land Zoned Commercial	Vacant, underutilized, lack of road and utility infrastructure. Blight factors (e)(f)(k5)	3
21	120728101081	11.884	NA	Lorson South Land Group 212 N Wahsatch Ave #301 Colo Springs CO 80903	Ag Land Zoned Commercial	Vacant, underutilized, lack of road and utility infrastructure. Blight factors (e)(f)(k5)	3
22	120720000097	80.616	1615 Hwy 66	Haley Land Company 14491 CR 5 Longmont CO 80504	Residential Land Zoned Commercial	Lack of road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
23	120720000096	66.499	14278 CR 3	Haley Land Company 14491 CR 5 Longmont CO 80504	Residential Land Zoned Commercial	Lack of road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
24	120721000006 *County	1.265	320 Hwy 66	Liberty Hall Grange 1205 Lincoln St Longmont CO 80501	Religious Facility	Lack of road infrastructure and overhead power lines. Blight factors (e)(f)(k5)	3
25	120721300047 *County	14.715	2343 Hwy 66	Chris Cain 1675 CR 26 Longmont CO 80504	Residential Land To Be Zoned Commercial	Underutilized, lack of utility infrastructure, overhead power lines. Blight factors (e)(f)(k5)	3
26	120721400046	1.014	NA	Equinox Mead LLC 10450 E 159 th Ct Brighton CO 80602	Ag Land Zoned Commercial	Underutilized, poor road and utility infrastructure, overhead power lines, significant right of way issues with adjacent railroad. Blight factors (b)(e)(f)(k5)	4
27	120721400047	158.379	2569 Hwy 66	Larry Highland HC 63 Box 65 Bushnell NE 69128 Equinox Mead LLC 10450 E 159 th Ct Brighton CO 80602	Residential Land Zoned Commercial	Underutilized, lack of utility infrastructure, rodent infestation, overhead power lines. Blight factors (d)(e)(f)(k5)	4

28	120722000047	6.479	14116 CR 7	Robert Chansler 14116 CR 7 Mead CO 80542	Residential Land Zoned Commercial	Underutilized property for major corridor, overhead power lines, poor road infrastructure, off major street requiring significant right of way needs. Blight factors (b)(e)(f)(k5)	4
29	120722000032	4.812	14170 CR 7	John & Micah Silva 14170 CR 7 Mead CO 80542	Residential Land Zoned Commercial	Underutilized property for major corridor, overhead power lines, poor road infrastructure, off major street requiring significant right of way needs. Blight factors (b)(e)(f)(k5)	4
30	120722000031	5.03	14196 CR 7	Elizabeth Lanz 14196 CR 7 Mead CO 80542	Residential Land Zoned Commercial	Poor road infrastructure, limited road access, overhead power lines. Blight factors (b)(e)(f)(k5)	4
31	120722000046	25.021	NA	Mead Partners 1873 Blue Mountain Rd Longmont CO 80504	Ag Land Zoned Commercial	Underutilized, lack of utility infrastructure, rodent infestation. Blight factors (d)(e)(f)(k5)	4
32	120722000030	19.13	14200 CR 7	Rodney Schmidt 1873 Blue Mountain Rd Longmont CO 80504	Residential Land Zoned Commercial	Underutilized, lack of utility infrastructure, rodent infestation. Blight factors (d)(e)(f)(k5)	4
33	120722000050	5.99	3697 Hwy 66	Maryann Rademacher Trust 3697 Hwy 66 Longmont CO 80504	Residential Land Zoned Commercial	Underutilized property for major corridor, lack of utility and road infrastructure, overhead power lines, difficult right of way with ditch and road access. Blight factors (b)(e)(f)(k5)	4
34	120722000051	43.427	NA	Equinox Mead LLC 10450 E 159 th Ct Brighton CO 80602	Ag Land Zoned Commercial	Vacant, underutilized, lack of utility infrastructure, overhead power lines, difficult topography with ditch splitting property. Blight factors (b)(e)(f)(k5)	4
35	120722400057	66.388	3865 Hwy 66	Don Hilgers Living Trust 2322 S Rogers Villa 20 Mesa AZ 85202	Ag Land Zoned Commercial	Vacant, underutilized, undermining, lack of utility infrastructure, deteriorating shed and junk visible from interstate, oil and gas. Blight factors (a)(e)(f)(j)(k5)	5
36	120722400055	1.244	NA	Darrell Fenton Darrell Beck Jr PO Box 2033 Longmont CO 80502	Ag Land Zoned Commercial	Vacant, underutilized directly off of major corridor, lack of utility infrastructure, overhead power lines, significant easement issues. Blight factors (b)(e)(f)(k5)	4
37	120715100002	80.271	NA	Rocky Mtn Assets 444 Mountain Ave Berthoud CO 80513	Ag Land Zoned Commercial	Vacant, oil and gas, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (d)(e)(f)(k5)	4
38	120715100003	77.5	NA	Rocky Mtn Assets 444 Mountain Ave Berthoud CO 80513	Ag Land Zoned Commercial	Vacant, oil and gas, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (d)(e)(f)(k5)	4
39	120710406003	136.929	NA	CJK Ranch 2954 Sonata Bay Ct Longmont CO 80503	Ag Land Zoned Commercial	Vacant, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (d)(e)(f)(k5)	4

40	120715000050	14.843	NA	USASIA Inc 10906 Meade Ct Westminster CO 80031	Ag Land Zoned Commercial	Vacant, inadequate utility infrastructure, underutilized for major intersection development, overhead power lines, off major street requiring significant right of way needs. Blight factors (e)(f)(k5)	4
A1	120723202001 *County	4.328	4081 Camelot Cir	JW2 Properties 2032 Meadow Vale Rd Longmont CO 80504	Sterling Marine	Poor road and utility infrastructure, unpaved parking, unscreened storage. Blight factors (d)(e)(f)(k5)	4
A2	120723202002 *County	5.045	NA	Camelot Storage Center 15431 Holly St Thornton CO 80602	Camelot Storage	Poor road and utility infrastructure, unpaved parking, unscreened storage. Blight factors (d)(e)(f)(k5)	4
A3	120723202003 *County	6.535	NA	Camelot Storage Center 15431 Holly St Thornton CO 80602	Camelot Storage – Outdoor RV Storage	Poor road and utility infrastructure, unpaved parking, unscreened storage. Blight factors (d)(e)(f)(k5)	4
A4	120723202004 *County	5.484	4075 Camelot Cir	Camelot Storage Center 15431 Holly St Thornton CO 80602	Camelot Storage – Office	Poor road and utility infrastructure, unpaved parking, unscreened storage. Blight factors (d)(e)(f)(k5)	4
A5	120723202016 *County	5.202	NA	Babcock Land Corp 212 N Wahsatch Ave #301 Colo Springs CO 80903	Industrial Storage Units	Poor utility and road infrastructure, large well site, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A6	120723202017 *County	5.464	4070 Camelot Cir	Babcock Land Corp 212 N Wahsatch Ave #301 Colo Springs CO 80903	Creative Container Concepts	Corner lot, gas lines and overhead power lines. Blight factors (c)(e)(f)(k5)	4
A7	120723202007 *County	5.178	4068 Camelot Cir	Lammco Properties 8150 W 48 th Ave Wheat Ridge CO 80033	Blue Line Rental / Volvo Rents Colorado	Poor road infrastructure. Blight factors (e)(f)(k5)	3
A8	120723203004 *County	4.492	NA	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A9	120723203005 *County	4.921	NA	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A10	120723203003 *County	4.468	NA	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A11	120723203002 *County	5.794	NA	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A12	120723203001 *County	7.428	4080 Camelot Cir	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Weatherford – Office Complex	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A13	120723203012 *County	6.708	NA	Realty Income Corp. 14504 I25 Frontage Rd Longmont CO 80504	RV Show Lot	Rodent infestation, poor utility and road infrastructure. Blight factors (e)(f)(j)(k5)	4

A14	120723203011 *County	5.543	4058 Camelot Cir	Weatherford 13111 Northwest Fwy #125 Houston TX 77040	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A15	120723203009 *County	3.483	NA	Apollo 2 LLC 483 E Hwy 56 Berthoud CO 80513	Vacant Industrial Lot	Vacant, poor utility and road infrastructure, rodent infestation. Blight factors (e)(f)(j)(k5)	4
A16	120723203010 *County	3.303	4051 Camelot Cir	Apollo LLC 4051 Camelot Cir Longmont CO 80504	Circle Graphics	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A17	120723203008 *County	3.137	NA	Hoad Inc. 71 Allegiance Cir Evanston WY 82930	Vacant Industrial Lot	Vacant, poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A18	120723203007 *County	2.995	4057 Camelot Cir	Hoad Inc. 71 Allegiance Cir Evanston WY 82930	Elkhorn Construction	Poor utility and road infrastructure, falling fence, visible outdoor storage. Blight factors (e)(f)(k5)	3
A19	120723203006 *County	4.676	4059 Camelot Cir	Zundel LLC 2510 White Wing Rd Johnstown CO 80534	Beacon Self Storage	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A20	120723202008 *County	4.313	4066 Camelot Cir	RCDR Properties 3055 S Buttercup Cir Frederick CO 80516	Inline Ironworks	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A21	120723202009 *County	4.29	4064 Camelot Cir	4064 Camelot LLC 4064 Camelot Cir Longmont CO 80504	Epocs Manufacturing	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A22	120723202010 *County	5.5	NA	LN Real Estate LLC PO Box 460069 Houston TX 77056	Pro Build Co	Poor utility and road infrastructure, deteriorating fence. Blight factors (a)(e)(f)(k5)	4
A23	120723202015 *County	14.989	4058 Camelot Cir	LN Real Estate LLC PO Box 460069 Houston TX 77056	Pro Build Co	Poor utility and road infrastructure, deteriorating fencing, supply storage visible from street. Blight factors (a)(e)(f)(k5)	4
A24	120723202014 *County	8.567	4048 Camelot Cir	Realty Income Corp 14504 I25 Frontage Rd Longmont CO 80504	Camping World – Collision & Delivery Center	Poor utility and road infrastructure, non-conforming lot layout Blight factors (c)(e)(f)(k5)	4
A25	120723000018 *County	10.101	14504 I25 Frontage Rd	Realty Income Corp K&C RV Inc 14504 I25 Frontage Rd Longmont CO 80504	Camping World – Show Room & Sales Building	Poor utility and road infrastructure, non-conforming lot layout. Blight factors (e)(f)(k5)	3
A26	120723001024 *County	6.137	14444 I25 Frontage Rd	Mountain Molding Ltd 2525 County Club Ct Westminster CO 80234	Multi-Tenant Facility	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A27	120723001053 *County	4.098	144788 I25 Frontage Rd	Cannon Properties PO Box 767 Mead CO 80542	Western Refractory	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A28	120723001054	1.978	4151 Mulligan Dr	Mulligan Building LLC 4315 Hwy 66 Longmont CO 80504	RoofTruss / Rigid Component	Poor utility and road infrastructure. Blight factors (e)(f)(k5)	3

A29	120723001039	3.001	4175 Mulligan Dr	Longmont Rubber Molding 4175 Mulligan Dr Longmont CO 80504	Artemis Rubber	Drainage issues, poor utility and road infrastructure. Blight factors (e)(f)(k5)	3
A30	120723001040	1.144	NA	Longmont Rubber Molding 4175 Mulligan Dr Longmont CO 80504	Artemis Rubber	Drainage issues, poor utility and road infrastructure, unpaved parking and unfenced equipment storage. Blight factors (e)(f)(k5)	3
A31	120723001041	1.735	14439 Mead Ct	Rodney McDonald 14439 Mead Ct Longmont CO 80504	DELMC Builders	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A32	120723001042	0.962	14459 Mead Ct	Rodney McDonald 14439 Mead Ct Longmont CO 80504	High Plains Inc	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A33	120723001043	0.891	14469 Mead Ct	CWF Properties LLC 14469 Mead Ct Longmont CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A34	120723001044	0.821	14480 Mead Ct	4Ks Investments 9784 Marshall Way Westminster CO 80021	Property for lease	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A35	120723001045	0.999	14479 Mead Ct	Don and Bud LLC 104 Silo Ct Mead CO 80542	Dura Plaq	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A36	120723001046	0.889	4321/4341 Mulligan Dr	Northfield Building LLC 6790 CR 32 Platteville CO 80651	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mulligan Dr needs works Blight factors (e)(f)(k5)	3
A37	120723001047	0.794	14420 Mead Ct	RLWZ LLC 11930 N 75 th St Longmont CO 80503	Wilcoxson Manufacturing	Inadequate public infrastructure, drainage and Mead St needs works Blight factors (e)(f)(k5)	3
A38	120723001049	0.351	NA	Sekich Company PO Box 443 Mead CO 80542	Tower / Vacant Commercial Lot	Vacant, underutilized, deteriorating structure, faulty lot layout, drainage and Mulligan Drive needs works Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A39	120723001048	0.876	14440 Mead Ct	4Ks Investments 9784 Marshall Way Westminster CO 80021	Bowman Construction Supply	Inadequate public infrastructure, drainage and Mead Ct needs work, tight access. Blight factors (c)(e)(f)(k5)	4
A40	120723001014 *County	3.547	NA	Monica Busch, Trustee Jack & Phyllis Brown Bruce & Cherie Synder 1916 Lucille Ave #C Kingman AZ 86401	Vacant Commercial Lot	Deteriorating fence, visible storage, inadequate public infrastructure, and drainage issues. Blight factors (a)(e)(f)(k5)	4
A41	120723001010	3.097	4349 Mulligan Dr	CDOT 10601 W 10 th St Greeley CO 80634	CDOT	Inadequate public infrastructure, drainage and Mulligan Dr needs works Blight factors (e)(f)(k5)	3
A42	120723309001	2.000	4417 Mulligan Dr	Industrial Concrete Svcs 4417 Mulligan Dr Mead CO 80542	Total Concrete Services – former tire recycling lot	Tire and waste junkyard, dangerous and environmental conditions, deteriorating fence, underutilized, drainage issues, Mulligan Dr needs work. Blight factors (a)(d)(e)(f)(h)(i)(j)(k5)	8

A43	120723309002	1.999	4469 Mulligan Dr	Pamela Cole 4469 Mulligan Dr Mead CO 80542 Total Concrete Services 4462 Hilltop Rd Longmont CO 80504	Total Concrete Services – former tire recycling lot	Tire and waste junkyard, dangerous and environmental conditions, deteriorating fence, underutilized, drainage issues, Mulligan Dr needs work. Blight factors (a)(d)(e)(f)(h)(i)(j)(k5)	8
A44	120723001028	1.994	4472 Hilltop Rd	FS-3 LLC 4472 Hilltop Rd Longmont CO 80504	In & Out Services	Deteriorating fencing, unpaved parking, drainage issues, undermining, Mulligan Dr needs work. Blight factors (a)(e)(f)(k5)	4
A45	120723306001	1.763	NA	FS-3 LLC 4472 Hilltop Rd Longmont CO 80504	In & Out Services	Inadequate public infrastructure, drainage and Mulligan Dr needs work, unpaved parking Blight factors (e)(f)(k5)	3
A46	120723001019	2.715	14331 Hilltop Rd	FBVAM Investments LLC 4045 Specialty Place Longmont CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, unpaved parking, drainage issues, poor driveway and lot design. Blight factors (c)(e)(f)(k5)	4
A47	120723001016 *County	2.766	14308 Mead St	R&R Resources LLLP 14308 Mead St Unit A Longmont CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead St needs work, broken curb, sidewalk and partially vacant. Blight factors (a)(e)(f)(k5)	4
A48	120723001015 *County	2.094	14274/14278/ 14282 Mead St	JTEK Enterprises PO Box 208 Mead CO 80542	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead St needs work, broken pavement, partial unpaved lot, deteriorating fence. Blight factors (a)(e)(f)(k5)	4
A49	120723307999	1.802	4325 Hilltop Rd	NSN Group LLC 4325 Hilltop Rd Longmont CO 80504	Longs Peak Landscape	Inadequate public infrastructure, visible storage, partial unpaved lot, deteriorating fence. Blight factors (a)(e)(f)(k5)	4
A50	120723306002	3.6	4462 Hilltop Rd	Hilltop Road Properties 4462 Hilltop Rd Longmont CO 80504	Total Concrete Services	Inadequate public infrastructure, unpaved storage, drainage issues, visible storage. Blight factors (e)(f)(k5)	3
A51	120723001022	2.075	14290 Hilltop Rd	Kerry Sewczak Trust 247 Springhill Ln Berthoud CO 80513	Zak Dirt Inc	Inadequate public infrastructure, unpaved parking, drainage issues, visible outdoor storage, difficult street access. Blight factors (c)(e)(f)(k5)	4
A52	120723301008	8.629	14133 CR 9.5	Concord Energy Holdings 707 17 th St #3020 Denver CO 80202	Concord Energy	Deteriorating fencing, unpaved parking, drainage issues, undermining, CR 9.5 needs work. Blight factors (a)(e)(f)(k5)	4
A53	120723001021	2.274	4328 Hilltop Rd	D&D Service Company George & Dianne Wood 4328 Hilltop Rd Mead CO 80504	Heavy Duty Truck Repair	Inadequate public infrastructure, visible storage, partial unpaved lot, deteriorating fence. Blight factors (a)(e)(f)(k5)	4
A54	120723001026	2.188	NA	Woodland Holdings 636 Westhill Dr Berthoud CO 80513	Storage Lot	Inadequate public infrastructure, drainage issues, no direct street access. Blight factors (c)(e)(f)(k5)	4

A55	120723001008	2.034	14132 Mead St	Don Boos 19113 CR 25 Platteville CO 80651 Donna Sekich Ray Edmiston Paul & Janice Hopp Nick Sekich Renee Kiser 14132 Mead St Mead CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead St needs work, partially vacant, deteriorating fence. Blight factors (a)(e)(f)(k5)	4
A56	120723001012	2.264	14000 Mead St	Photon LLC PO Box 5650 Carefree AZ 85377	Rapiscan	Inadequate public infrastructure, drainage and Mead St needs work. Blight factors (e)(f)(k5)	3
A57	120723001007 *County	3.077	4401 Hwy 66	Osborne Partnership PO Box 606 Johnstown CO 80534	Frontier Self Storage	Inadequate public infrastructure, unpaved parking, drainage issues. Blight factors (e)(f)(k5)	3
A58	120723001011 *County	3.378	4363 Hwy 66	Brewer JW Tire Co 535 Marriott Dr Nashville TN 37214	Tire Distribution System	Lack of road infrastructure, inadequate road access, drainage issues, unpaved road and parking. Blight factors (b)(c)(f)(k5)	4
A59	120723001051	3.298	4333 Hwy 66	Winfield Solutions PO Box 64101 St Paul MN 55164	Winfield Solutions	No direct road access (must use shared unpaved drive through gas station), drainage issues, unusual lot design. Blight factors (b)(c)(f)(k5)	4
A60	120723001004	2.173	4301 Hwy 66 (multiple addresses)	Karen Sekich 4301 Hwy 66 Mead CO 80542 Nick Sekich 6740 CR 32 Platteville CO 80651	Multi-Tenant Facility	Drainage issues, deteriorating road infrastructure. Blight factors (e)(f)(k5)	3
A61	120723308001	2.833	14017 Mead St	RJ Food Mart 14017 Mead St Longmont CO 80504	Food Mart Gas Station	Lack of road infrastructure, inadequate road access, drainage issues. Blight factors (b)(c)(f)(k5)	4
A62	120723304027	1.874	4100 S Valley Dr	BGT Properties 6044 Ashcroft Rd Greeley CO 80634	B&G Equipment	Lack of road infrastructure, inadequate road access, drainage issues. Blight factors (b)(c)(f)(k5)	4
A63	120723304029	1.723	NA	Town of Mead PO Box 626 Mead CO 80542	Vacant Exempt Lot	Vacant, inadequate drainage and S Valley Drive needs work. Blight factors (b)(e)(f)(k5)	4
A64	120723304005	2.000	4117 S Valley Dr	Nicolae LLC 7705 Crestview Dr Niwot CO 80504	Route 66	Inadequate public infrastructure, drainage and S Valley Drive needs work. Blight factors (e)(f)(k5)	3
A65	120723304004	2.000	14115 Mead St	Double S Building LLC 14115 Mead St Mead CO 80504	Enerhealth Botanicals	Inadequate public infrastructure, drainage and Mead St needs work. Blight factors (e)(f)(k5)	3

A66	120723304002	1.000	14125/14129/ 14133 Mead St	Kimmark LLC 8263 Scenic Ridge Ct Ft Collins CO 80528	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead Street needs work. Blight factors (e)(f)(k5)	3
A67	120723305003	0.111	4110 N Valley Dr	4110 N Valley LLC 8234 CR 28 Platteville CO 80651	Perkins Precision	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A68	120723305002	0.111	4106 N Valley Dr	Paul & Mary Ledbetter 4106 N Valley Dr Mead CO 80504	SNS Boards	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A69	120723305001	0.111	4104 N Valley Dr	Mike & Marilyn Sorden 4104 N Valley Dr Mead CO 80504	M&S Garage	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A70	120723305999	0.668	NA	Valley 66 Bus. Park Condo 4110 N Valley Dr Mead CO 80504	Property around 4104-4110 N Valley	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A71	120723304007	1.364	14136 Valley Dr	McDonald Properties LLC 3732 Fowler Ln Longmont CO 80503	Paragon Granite & Marble	Inadequate public infrastructure, drainage and Valley Drive needs work. Blight factors (e)(f)(k5)	3
A72	120723304006	1.637	14052 Valley Dr	D&B Development 19542 W 57 th Cir Golden CO 80403	Team Promark	Inadequate public infrastructure, drainage and Valley Drive needs work. Blight factors (e)(f)(k5)	3
A73	120723304012	1.000	4005 / 4007 / 4009 S Valley Dr	Calabrese Investments 8440 Golden Eagle Rd Ft Collins CO 80528	Multi-Tenant Facility	Inadequate public infrastructure, drainage and S Valley Drive needs work. Blight factors (e)(f)(k5)	3
A74	120723304014	1.000	14117 Valley Dr	Power Investments 14117 Valley Drive Longmont CO 80504	JIT Machining	Inadequate public infrastructure, drainage and Valley Drive needs work. Blight factors (e)(f)(k5)	3
A75	120723304015	1.000	NA	McDonald Properties LLC 3732 Fowler Ln Longmont CO 80503	Vacant Commercial Lot	Inadequate public infrastructure, drainage and Valley Drive needs work, visible junk. Blight factors (a)(e)(f)(k5)	4
A76	120723304013	1.647	4001 S Valley Dr	Calabrese Investments 8440 Golden Eagle Rd Ft Collins CO 80528	Multi-Tenant Facility	Inadequate public infrastructure, drainage and S Valley Drive needs work. Blight factors (e)(f)(k5)	3
A77	120723304016	1.85	4002 N Valley Dr	Robert & Sara Ward 4002 N Valley Dr Longmont CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A78	120723304017	1.184	4001 N Valley Dr	Brem Partnership PO Box 1767 Grand Junction CO 81502	FCI Constructors	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (e)(f)(k5)	3
A79	120723304018	1.147	4005 N Valley Dr	Harms LLC 4151 Mulligan St Longmont CO 80504	Weatherford Storage Lot	Inadequate road infrastructure, drainage issues, visible storage, unpaved storage. Blight factors (e)(f)(k5)	3
A80	120723304023	3.124	4005 N Valley Dr	Harms LLC 4151 Mulligan St Longmont CO 80504	Weatherford Completion Systems	Inadequate public infrastructure, drainage and N Valley Drive needs work. Blight factors (a)(e)(f)(k5)	4

A81	120723304001	2.728	14215 Mead St	Wellstar Corporation 11990 Grant St #550 Northglenn CO 80233	Ball Dynamics	Inadequate public infrastructure, drainage and Mead St needs work. Blight factors (e)(f)(k5)	3
A82	120723001017 *County	2.004	14311 Mead St	14311 Mead Street LLC 2091 E 74 th Ave Unit 1 Denver CO 80229	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Mead St needs work. Blight factors (e)(f)(k5)	3
A83	120723001018 *County	1.994	14409 Mead St	Osborne Partnership PO Box 606 Johnstown CO 80534	Storage Facility	Inadequate public infrastructure, drainage and Mead St needs work. Blight factors (e)(f)(k5)	3
A84	120723001030	0.937	14330 Longs Peak Ct	Nick Sekich 14330 Longs Peak Ct Mead CO 80504	Vacant Commercial Building	Inadequate public infrastructure, drainage and Longs Peak Ct needs work. Blight factors (e)(f)(k5)	3
A85	120723001031	0.934	14320 Longs Peak Ct	CS2 Real Estate Holdings 8239 Willow Ln Niwot CO 80503	Cyclo Toolmaker	Inadequate public infrastructure, drainage and Longs Peak Ct needs work. Blight factors (e)(f)(k5)	3
A86	120723001029	0.939	14294 Longs Peak Ct	Sweep Tech Inc 14294 Longs Peak Ct Longmont CO 80504	K3 Industries	Inadequate public infrastructure, drainage and Longs Peak Ct needs work. Blight factors (e)(f)(k5)	3
A87	120723001032	0.938	14274 Longs Peak Ct	Longs Peak Court LLC 940 Parker Dr Longmont CO 80501	Multi-Tenant Facility	Inadequate public infrastructure, drainage and Longs Peak Ct needs work, unpaved parking. Blight factors (e)(f)(k5)	3
A88	120723001033	0.958	14273 Longs Peak Ct	Joe Clark 4317 State Highway 66 Longmont CO 80504	Vacant Commercial Building	Inadequate public infrastructure, drainage and Longs Peak Ct needs work, unpaved parking. Blight factors (e)(f)(k5)	3
A89	120723001034	0.954	14293 Longs Peak Ct	N-Line Holdings 14293 Longs Peak Ct Mead CO 80504	N Line Electric	Inadequate public infrastructure, drainage and Longs Peak Ct needs work, unpaved parking. Blight factors (e)(f)(k5)	3
A90	120723001035	0.943	14319 Longs Peak Ct	4Ks Investments LLC 9784 Marshall Way Westminster CO 80021	Blue Jet Inc.	Inadequate public infrastructure, drainage and Longs Peak Ct needs work. Blight factors (e)(f)(k5)	3
A91	120723001036	0.94	4100 Mulligan Dr	4100 Mulligan LLC PO Box 251 Longmont CO 80502	Storage Lot	Deteriorating fence, junk in view of street, drainage issues, Mulligan Dr needs work, unpaved. Blight factors (a)(d)(e)(f)(k5)	5
A92	120723001037	2.494	4024/4022 Mulligan Dr	4024 Mulligan Drive LLC 13761 E County Line Rd Longmont CO 80504	Multi-Tenant Facility	Drainage issues, Mulligan Dr needs work, visual junk, unpaved storage. Blight factors (a)(d)(e)(f)(k5)	5
A93	120723001052	4.998	14300 I25 Frontage Rd	Venator Inc PO Box 6325 Longmont CO 80501	Madhava Natural Sweeteners	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A94	120726200018	5.395	NA	Emme Enterprises 247 Springhill Ln Berthoud CO 80513	Ag Land Zoned Commercial	Underutilized and lack of road infrastructure, vacant, open dirt piles. Blight factors (e)(f)(k5)	3
A95	120726201009	0.855	4350 Hwy 66	SECO Mgmt PO Box 443 Mead CO 80542	Multi-Tenant Facility	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3

A96	120726201008	0.855	13850 Deere Ct	SECO Mgmt PO Box 443 Mead CO 80542	Multi-Tenant Facility	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A97	120726201007	0.855	13800 Deere Ct	SECO Mgmt PO Box 443 Mead CO 80542	Multi-Tenant Facility	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A98	120726201006	0.837	13750 Deere Ct	SECO Mgmt PO Box 443 Mead CO 80542	Multi-Tenant Facility	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A99	120726201005	0.919	12710 / 12720 / 12730 Deere Dr	Nick Sekich Jr Nicholas Sekich Clayton & Lois Claus Trust 6790 CR 32 Platteville CO 80651	Multi-Tenant Facility	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A100	120726200020	4.454	NA	Sukhminder Singh Maan Maan Farms Surender Singh Jasvir Maan Sakhjeet Randhawa 34700 Avenue 9 Madera CA 93636	Ag Land Zoned Commercial	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A101	120726201004	1.066	13570 Deere Ct	Mike Even 8918 Rogers Rd Longmont CO 80503	Hygiene Propane Services	Inadequate public infrastructure, unpaved parking, visible junk, fence in disrepair. Blight factors (a)(e)(f)(k5)	4
A102	120726201003	1.006	13655 Deere Ct	SECO Management PO Box 443 Mead CO 80542	Infrasource Underground Const. Svcs	Inadequate public infrastructure, unpaved parking. Blight factors (e)(f)(k5)	3
A103	120726201002	1.013	13855 Deere Ct	Core-Poration Holdings LLC PO Box 772 Mead CO 80542	Colorado Machine Tool	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A104	120726201001	1.01	4328 Hwy 66	Nicholas & Karen Sekich 6790 CR 32 Platteville CO 80651	TLG Transport / Tetra Tech	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
A105	120726200023	13.897	4322 Hwy 66	Longs Peak Equipment 4322 Hwy 66 Longmont CO 80504	Multi-Tenant Facility	Inadequate public infrastructure, non-conforming and difficult street layout, non-conforming parking lot. Blight factors (b)(c)(d)(e)(f)(k5)	6
A106	120726202001	1.462	13799 Pacific Cir	Ashworth at 60 th LC 6400 Westown Pkwy W Des Moines IA 50266	Kum N Go	Inadequate public infrastructure along Hwy 66. Blight factors (e)(f)(k5)	3
A107	120726202002	1.47	Lyons 66 B-L2	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A108	120726202003	0.882	Lyons 66 B-L3	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1

A109	120726202004	1.199	Lyons 66 B-L4	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A110	120726202005	1.136	Lyons 66 B-L5	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A111	120726202009	1.573	Lyons 66 B-L9	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A112	120726202006	0.953	Lyons 66 B-L6	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A113	120726202007	1.234	Lyons 66 B-L7	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A114	120726202008	1.451	Lyons 66 B-L8	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A115	120726202011	2.499	Lyons 66 B-L11	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A116	120726202010	1.159	13784 Pacific Cir	Veterinary Ventures 13784 Pacific Cir Mead CO 80504	Mead Vet Clinic	Blight factors None	0
A117	120726202012	3.519	13778 E I25 Frontage Rd	NLA Mead LLC 2501 N Harwood St #1510 Dallas TX 75201	Tractor Supply Company	Blight factors None	0
A118	120726202013	1.801	Lyons 66 B-L13	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A119	120726202014	2.219	Lyons 66 B-L14	Lyons 66 Pacific 7262 S Boulder Rd Boulder CO 80303	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A120	120726202015	1.86	Lyons 66 B-L15	MNM Enterprises LLC 37095 CR 27 Eaton CO 80615	Vacant Commercial Lot	Vacant and underutilized. Blight factors (k5)	1
A121	120727102048	3.692	Mead Crossing Lot 5C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A122	120727102050	3.541	Mead Crossing Lot 5B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5

A123	120727102044	4.758	3885 Highland	Amerco Real Estate PO Box 29046 Phoenix AZ 85038	U-Haul / Storage Units	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A124	120727102052	3.727	Mead Crossing Lot 7B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A125	120727102054	2.81	Mead Crossing Lot 7A	Department of Transportation 10601 W 10 th St Greeley CO 80634	Park-N-Ride	Deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A126	120727102056	1.063	Mead Crossing Lot 8C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, no direct access, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A127	120727102019	1.063	Mead Crossing Lot 8D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A128	120727102059	1.188	Mead Crossing Lot 8B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, no direct access, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A129	120727102016	0.969	Mead Crossing Lot 8A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A130	120727102061	1.394	Mead Crossing Lot 9C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A131	120727102063	1.197	Mead Crossing Lot 9B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A132	120727102065	2.033	Mead Crossing Lot 9A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A133	120727102026	1.590	Mead Crossing Lot 10D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5

A134	120727102067	0.867	Mead Crossing Lot 10C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, no direct access, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A135	120727102069	0.904	Mead Crossing Lot 10A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A136	120727102024	1.198	Mead Crossing Lot 10B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A137	120727102046	1.205	Mead Crossing Lot 1A	Fred Kelly Jr 1200 17 th St # 850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A138	120727102002	1.646	Mead Crossing Lot 1B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A139	120727102003	1.492	Mead Crossing Lot 1C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A140	120727102004	0.848	Mead Crossing Lot 1D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A141	120727102027	1.173	Mead Crossing Lot 11A	Chops & Crops 5015 W 4705 S West Haven UT 84401	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A142	120727102028	1.153	Mead Crossing Lot 11B	Chops & Crops 5015 W 4705 S West Haven UT 84401	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A143	120727102029	1.238	Mead Crossing Lot 11C	Chops & Crops 5015 W 4705 S West Haven UT 84401	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A144	120727102030	1.616	Mead Crossing Lot 11D	Chops & Crops 5015 W 4705 S West Haven UT 84401	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5

A145	120727102031	1.446	Mead Crossing Lot 12A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A146	120727102032	1.084	Mead Crossing Lot 12B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, no direct access, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A147	120727102039	1.935	Mead Crossing Lot 14A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A148	120727102040	1.925	Mead Crossing Lot 14B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A149	120727102033	1.352	Mead Crossing Lot 12C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, no direct access, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(b)(c)(d)(e)(f)(k5)	7
A150	120727102034	1.341	Mead Crossing Lot 12D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A151	120727102035	1.397	Mead Crossing Lot 13A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A152	120727102036	1.261	Mead Crossing Lot 13B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A153	120727102041	2.291	Mead Crossing Lot 14C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A154	120727102037	1.208	Mead Crossing Lot 13C	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A155	120727102038	1.438	Mead Crossing Lot 13D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5

A156	120727102012	1.222	Mead Crossing Lot 5D	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A157	120727102009	11.219	Mead Crossing Lot 5A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A158	120727102008	1.990	Mead Crossing Lot 4B	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A159	120727102042	2.964	Mead Crossing Outlot A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A160	120727102007	5.295	Mead Crossing Lot 4A	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A161	120727102006	10.845	Mead Crossing Lot 3	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
A162	120727102005	5.981	Mead Crossing Lot 2	Fred Kelly Jr 1200 17 th St #850 Denver CO 80202	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate road and utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B1	120710408003	2.526	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B2	120710408002	1.587	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5

B3	120710408001	1.909	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B4	120710308006	0.516	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B5	120710307135	0.505	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B6	120710307134	0.549	NA	Welker Farms LLC PO Box 661 Mead CO 80542 William Sears 1329 Cedar Ave Boulder CO 80304	Vacant Commercial Lot	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B7	120710300016	15.3	NA	Town of Mead 441 Third St Mead CO 80542	Public Park	Deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B8	120710300008	5.181	NA	Town of Mead 441 Third St Mead CO 80542	Former Skate Park	Vacant, deteriorating roads, rodent infestation, inadequate utility infrastructure, underutilized for major intersection development. Blight factors (a)(d)(e)(f)(k5)	5
B9	120710309001	14.2	NA	Lighthouse Storage 4151 Indian Creek Rd Loveland CO 80538	Under Construction Storage	Inadequate utility and road infrastructure. Blight factors (e)(f)(k5)	3
B10	120710300024	4.467	360 3 rd St	Agfinity, Inc. 260 Factory Rd Eaton CO 80615	Agfinity	Underutilized land, oil and gas, unpaved parking, non-conforming street access. Blight factors (d)(e)(j)(k5)	4
B11	120710300014	5.686	598 3 rd St	Boulder Scientific Co PO Box 548 Mead CO 80542	Chemical Manufacturing Company	Unpaved parking, non-conforming structure, deteriorating structure, chemical and environmental impacts. Blight factors (a)(d)(e)(h)(i)(j)	6

B12	120710300002	2.899	16436 CR 7	John Birmingham PO Box 548 Mead CO 80542	Industrial	Deteriorating building structure on front of property, visible junk and waste on property. Blight factors (a)(d)(e)(h)(i)(j)	6
B13	120710300013	3.034	16436 CR 7	John Birmingham PO Box 548 Mead CO 80542	Vacant Commercial Building	Deteriorating building structure on front of property, visible junk and waste on property. Blight factors (a)(d)(e)(h)(i)(j)	6
B14	120709400002	18.894	NA	John Birmingham PO Box 548 Mead CO 80542	Vacant Commercial Land	Underutilized land in heart of downtown, inadequate public infrastructure. Blight factors (e)(f)(k5)	3
B15	120709407011	1.113	401 3 rd St	Bean LLC PO Box 464 Longmont CO 80502	Vacant Commercial Building	Deteriorating façade and structure, vacant/underutilized, non-conforming architecture, unsafe sagging structure, wild animal and rodent infestation with possible rabies and not limited to other zoonotic diseases which creates public health issues, Fairbairn Avenue unpaved and needs work. Blight factors (a)(d)(e)(f)(h)(i)(j)(k5)	8
B16	120709407002	0.244	326 Main St	Langer Wetterow Tamara Souci 29722 Seaver Dr Golden CO 80403	Vacant Commercial Building	Deteriorating structure and fence, junk cars visible on back of property, underutilized lot and undermining. Blight factors (a)(d)(e)(i)(k5)	5
B17	120709407003	0.081	322 Main St	Larry Buchholz 200 49 th St SW Loveland CO 80537	K2 Communications	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3
B18	120709407004	0.162	310 Main St	Danny & Cheryl Heyne PO Box 666 Mead CO 80542	Residential but zoned DMU	Deteriorating structure on front of property, inadequate public infrastructure, underutilized as residential in DMU. Blight factors (a)(e)(f)(k5)	4
B19	120709407005	0.161	345 Main St	Kevin & Cynthia Sullivan PO Box 1288 Longmont CO 80502	Sullivan Septic	Inadequate public infrastructure, underutilized for business type in downtown. Blight factors (e)(f)(k5)	3
B20	120709412001	0.377	242 Main St	Mead Associates 3865 Mariposa Dr Honolulu HI 96816	Vacant Residential Lot Zoned DMU	Vacant, underutilized, inadequate public infrastructure. Blight factors (e)(f)(k5)	3
B21	120709412002	0.843	234 Main St	Norman Gauger 6973 Dover Way Arvada CO 80004	Vacant Commercial Lot	Vacant, underutilized, undermining, falling sidewalk, visual junk, unsafe fencing, uneven lot. Blight factors (c)(d)(e)(f)(k5)	5
B21a	120709400026	0.092	NA	Norman Gauger 6973 Dover Way Arvada CO 80004	Vacant Commercial Lot	Vacant, underutilized, undermining, falling sidewalk, visual junk, unsafe fencing, uneven lot. Blight factors (c)(d)(e)(f)(k5)	5
B22	120709412004	1.675	201 3 rd St	Agfinity Inc. 260 Factory Rd Eaton CO 80615	Gas Station	Underutilized lot, oil and gas, unpaved parking, unsafe fencing, unusual street layout. Blight factors (b)(d)(e)(h)(j)(k5)	6
B23	120709413011	0.638	141 Main St	Colorado East Bank & Trust 141 Main St Mead CO 80542	Bank	Inadequate public infrastructure. Blight factors (e)(f)(k5)	3

B24	120709411016	0.322	209 Main St	John Hartman 150 Fairway Ln Ft Collins CO 80525	Multi-Tenant Office Building	Underutilized, inadequate public infrastructure. Blight factors (e)(f)(k5)	3
B25	120709411015	0.286	221 Main St	Norman Gauger PO Box 1642 Wheat Ridge CO 80034	Residential Lot Zoned DMU	Deteriorating structure on front of property, inadequate public infrastructure, underutilized as residential in DMU. Blight factors (a)(e)(f)(k5)	4
B26	120709411013	0.145	237 Main St	Kelly & Patricia Jorgenson PO Box 204 Mead CO 80542	Brick House BBQ Restaurant	Deteriorating structure on front of property, inadequate public infrastructure, underutilized, not ADA compliant. Blight factors (a)(e)(f)(k5)	4
B27	120709411012	0.207	241 Main St	Richard & Margaret Cornell PO Box 323 Mead CO 80542	Residential Lot Zoned DMU	Underutilized residential property in downtown DMU, inadequate public infrastructure, non-conforming building. Blight factors (a)(e)(f)(k5)	4
B28	120709408005	0.322	301 Main St	Wilfried Schulz PO Box 246 Mead CO 80542	Automotive Garage	Deteriorating structure and fence, garbage and junk cars, automotive repairs contamination, undermining. Blight factors (a)(d)(e)(h)(i)(j)(k5)	7
B29	120709408006	0.241	323 Main St	Amy Abbott PO Box 184 Mead CO 80542	Magic in the Glass Gift Shop	Deteriorating structure on front of property, inadequate public infrastructure, underutilized. Blight factors (a)(e)(f)(k5)	4
B30	120709408007	0.241	333 Main St	Raymond & Delores Luebbers RT Luebbers 3163 Lowell Ln Erie CO 80516	ScooterHinge	Deteriorating structure on front of property, inadequate public infrastructure, underutilized, not ADA compliance. Blight factors (a)(e)(f)(k5)	4
B31	120709408008	0.156	339 Main St	Raymond & Delores Luebbers RT Luebbers 3163 Lowell Ln Erie CO 80516	Vacant Commercial Building	Vacant, deteriorating structure on front of property, inadequate public infrastructure, non-conforming building, underutilized. Blight factors (a)(e)(f)(k5)	4
B32	120710303002	0.321	241 Welker Ave	Gravitas – 241 Welker LLC 15395 E County Line Berthoud CO 80513	Vacant Commercial Lot	Vacant, underutilized and undermining, difficult lot layout, multiple easements limiting use of lot. Blight factors (c)(h)(i)(k5)	4
B33	120710303008	0.402	126 3 rd St	Ruben & Frances Zavala 1343 Mount Evans Dr Longmont CO 80501	Residential Lot Zoned DMU	Unsafe/deteriorating building structure on back of property, unsanitary and hazardous materials (oil, gas, antifreeze, etc.) in open view on property, undermining. Blight factors (a)(d)(e)(h)(i)(j)(k5)	7
B34	120710302002	1.204	NA	Agfinity, Inc. 260 Factory Rd Eaton CO 80615	Agfinity	Underutilized land, oil and gas, inadequate public infrastructure. Blight factors (d)(e)(j)(k5)	4









EXHIBIT D

Agricultural Land Consent Letters and Cooperative Agreements

TAX INCREMENT EXPENDITURE AND REVENUE SHARING AGREEMENT

THIS AGREEMENT is made and executed effective the ___ day of _____, 2016, by and between the COUNTY OF WELD, COLORADO (hereinafter referred to as "Weld County" or "County"), the TOWN OF MEAD, COLORADO (hereinafter referred to as "Municipality"), and the MEAD URBAN RENEWAL AUTHORITY (hereinafter referred to as "URA").

WITNESSETH:

WHEREAS, by cover letter dated _____, 20___, and pursuant to C.R.S. § 31-25-107(3.5), Municipality provided Weld County with the proposed Urban Renewal Plan for the 2015 Mead Urban Renewal Area ("Plan"), with an associated Weld County Impact Report, all of which detail URA's and Municipality's intended inclusion of the parcels described in the Plan for the purposes authorized in the Colorado Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, including utilizing tax increment financing ("TIF Financing"), as contemplated by C.R.S. § 31-25-107(9)(a), for the purposes authorized by the Urban Renewal Law; and

WHEREAS, TIF Financing provides that taxes, if any, levied after the effective date of the approval of the Plan upon taxable property in the area described in the Plan ("Urban Renewal Area") each year shall be divided for a period not to exceed twenty-five (25) years from the effective date of the Plan and that a portion of said property tax revenues (the "TIF Revenue") shall be allocated to and paid into a special fund of URA to pay the principal of, interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by URA for financing an urban renewal project, or to make payments pursuant to an agreement executed pursuant to C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11); and

WHEREAS, Weld County, Municipality and URA are authorized to enter into an agreement pursuant to C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11) for the payment of property tax revenue that results from the County levy on taxable property in the Urban Renewal Area, to be allocated pursuant to C.R.S. § 31-25-107(9)(a)(II) (the "County Tax Levy Allocation") for the payment of the costs of any additional county infrastructure or services necessary to offset the impacts of the urban renewal project (the "Urban Renewal Project") described in the Plan, as it may be amended, and revenue sharing, and

WHEREAS, Weld County, Municipality and URA desire to enter into this Agreement for the purposes set forth in C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11), and

WHEREAS, in consideration of the parties entering into this Agreement, pursuant to C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11), Weld County waives any right it has to file an objection and ask for mediation or arbitration, pursuant to C.R.S. 31-25-9(5) or C.R.S. § 31-25-107(12).

NOW THEREFORE, in consideration of the covenants, promises and agreements of each of the parties hereto, to be kept and performed by each of them, it is agreed by and between the parties hereto as follows:

1. Sharing of County Levy Allocation: Weld County, Municipality and URA hereby agree to share the County Tax Levy Allocation as follows:

a. URA shall calculate and pay to Weld County fifty per cent (50%) of the revenue produced by the County Tax Levy Allocation each year as revenue sharing authorized under C.R.S. § 31-25-107(11) for the purpose of offsetting costs incurred by the County caused by the URA (which may include improvements and/or maintenance on County's roadways). Such revenues to be paid to the County shall be placed in a separate URA account created for such purpose. Commencing on the date of this Agreement and for a period of twenty-five (25) years from the effective date of the Plan, URA shall pay to the County on or before the 15th day of each month all revenues received into such account through the preceding month.

b. The remaining fifty per cent (50%) of the revenue produced by the County Tax Levy Allocation each year may be used by URA for payment of any amounts authorized by the Urban Renewal Plan and Urban Renewal Law, including without limitation payment of documented and certified costs incurred and paid by URA for "Eligible Public Improvements" within the Urban Renewal Area. "Eligible Public Improvements" shall include and be limited to public improvements described in the Plan, including by way of example water lines, sewer lines, water treatment facilities, waste, storm drainage, streets and roads, public works facilities, and police facilities.

2. Plan Approval. The County agrees that the County as an entity will not formally or legally object to the adoption of the Plan.

3. Unincorporated Properties Part of URA. Upon notification that Municipality is considering the adoption of the Plan, County may recommend certain unincorporated properties for inclusion into the Plan if the owners of such properties consent to such inclusion.

4. Consent Concerning Agricultural Land. The District hereby consents, pursuant to C.R.S. § 31-25-107(1)(c)(II)(D), to the inclusion within the Urban Renewal Area of all agricultural lands contained within such Area as described in the Plan.

5. Notification of Intended Amendments to the Plan; Agreement Not Part of Plan. Municipality and URA agree to notify Weld County of any intended amendments to the Plan at least ninety (90) days prior to the public hearing by Municipality to consider such amendment. Both parties agree that this Agreement shall not, upon signature, become part of the Plan, but rather, is a stand-alone agreement authorized pursuant to C.R.S. § 31-25-107(11) and in satisfaction of the requirements of C.R.S. § 31-25-107(9.5). Notice provided to the County of the intended amendment pursuant to this paragraph shall act as compliance with the provisions of C.R.S. § 31-25-107(3.5)(a), requiring notice to the Board of County Commissioners of substantial modification to the Plan.

6. Use of County Tax Levy Allocation. The County agrees to use TIF Revenues received pursuant to this Agreement in accordance with the requirements of C.R.S. § 31-25-107(1) to address the impacts of the Plan on Weld County revenues and on infrastructure and services necessary to serve the Urban Renewal Area.

7. Agreement Confined to County Tax Levy Allocation Revenue. This Agreement applies only to the County Tax Levy Allocation revenues, as calculated, produced, collected and allocated to URA within the Urban Renewal Area in accordance with C.R.S. § 31-25-107(9)(a)(II) and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of Municipality or URA. Municipality and Weld County agree that revenue from the County Tax Levy Allocation collected and paid to the County under this Agreement are collections for Weld County within the meaning of Colorado Constitution Article X, Section 20(2)(e).

8. Subordination Consent Required. With the prior written consent of the County, as evidenced by a resolution approved by the Board of County Commissioners, the obligation of URA to pay revenues from the County Tax Levy Allocation to the County may be made subordinate to any payment of the principal of, the interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by URA for financing or refinancing, in whole or in part, the Urban Renewal Project specified in the Plan.

9. Delays. Any delays in or failure of performance by any party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God, acts of public enemy, acts of the Federal or state government, acts of any other party, acts of third parties, litigation concerning the validity of this Agreement or relating to transactions contemplated hereby, fire, floods, strikes, labor disputes, accidents, regulations or order of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such party. Notwithstanding the foregoing, where any of the above events shall occur which temporarily interrupt the ability of URA to transfer or pay County Tax Levy Allocation revenues as provided in Section 1, as soon as the event causing such interruption shall no longer prevail, URA shall transfer and pay the total amount of the County Tax Levy Allocation revenue that has been received by URA that is then owing to date, as determined according to the provisions of Section 1 to this Agreement.

10. Termination and Subsequent Legislation. In the event of termination of the Plan, including its TIF Financing component, URA and Municipality may terminate this Agreement by delivering written notice to the County. The parties further agree that in the event legislation is adopted after the effective date of this Agreement that invalidates or materially effects any provisions hereof, the parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement.

11. Entire Agreement. This instrument embodies the entire agreement of the parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the parties hereto.

12. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their successors in interest.

13. No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

14. No Waiver of Immunities. No portion of this Agreement shall be deemed to constitute a waiver of any immunities the parties or their officers or employees may possess, nor shall any portion of this agreement be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

15. Severability. If any provision of this Agreement is found to be invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Further, in the event of any such holding of invalidity, illegality or unenforceability (as to any or all parties hereto), the parties agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the affected provision of this Agreement.

16. No Assignment. No party may assign any of its rights or obligations under this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized officials to execute this Agreement effective as of the day and year first above written.

COUNTY:

ATTEST: *Ester G. Nesick*
Clerk to the Board

COUNTY OF WELD, a political Weld County subdivision of the STATE OF COLORADO:

By: *Cheryl A. Hoffman*
Deputy Clerk to the Board

By: *Barbara Kirkmeyer*
Barbara Kirkmeyer, Chair
Board of County Commissioners,
County of Weld

DEC 23 2015

APPROVED AS TO FUNDING:

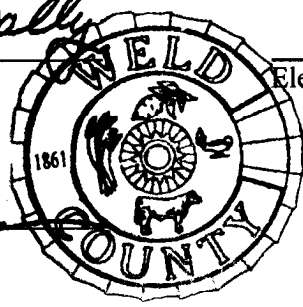
APPROVED AS TO SUBSTANCE:

Barbara J. Connolly
Controller

Donald M. Warden
Elected Official or Department Head

APPROVED AS TO FORM:

Bonnie E. [Signature]
County Attorney



MUNICIPALITY:

ATTEST:

TOWN OF MEAD, a municipal corporation of the STATE OF COLORADO

By: _____
Linda Blackston, Town Clerk

By: _____
Gary Shields, Mayor

URA:

ATTEST:

MEAD URBAN RENEWAL AUTHORITY

By: _____
_____, Recording Secretary

By: _____
_____, Chairperson

RESOLUTION

RE: APPROVE RECOMMENDATION TO APPOINT COMMISSIONER JULIE COZAD TO MEAD URBAN RENEWAL AUTHORITY BOARD

WHEREAS, the Board of County Commissioners of Weld County, Colorado, pursuant to Colorado statute and the Weld County Home Rule Charter, is vested with the authority of administering the affairs of Weld County, Colorado, and

WHEREAS, pursuant to House Bill 15-1348 and the establishment of Section 31-25-104(2.5) which modified statutory provisions governing urban redevelopment to promote the equitable financial contribution among affected public bodies in connection with urban redevelopment projects, a new position exists on the Mead Urban Renewal Authority, and

WHEREAS, the Weld County Board of Commissioners recommends to the Mayor of the Town of Mead that Commissioner Julie Cozad be appointed to said board as a new member.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Weld County, Colorado, that Commissioner Julie Cozad be, and hereby is, recommended for appointment to the Mead Urban Renewal Authority Board.

The above and foregoing Resolution was, on motion duly made and seconded, adopted by the following vote on the 18th day of April, A.D., 2016.

BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO

ATTEST: *Ashley G. Meick*
Weld County Clerk to the Board

Mike Freeman
Mike Freeman, Chair

BY: *Cheryl...*
Deputy Clerk to the Board

Sean P. Conway
Sean P. Conway, Pro-Tem

APPROVED AS TO FORM: *[Signature]*
County Attorney



Julie A. Cozad
Julie A. Cozad

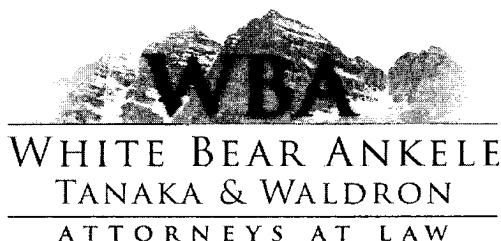
Barbara Kirkmeyer
Barbara Kirkmeyer

Steve Moreno
Steve Moreno

Date of signature: 4/19/16

*cc: CA, FI, PL, J. Fuller,
Matthew Ashley*

GARY R. WHITE
KRISTEN D. BEAR
WILLIAM P. ANKELE, JR.
JENNIFER GRUBER TANAKA
CLINT C. WALDRON
KRISTIN BOWERS TOMPKINS
ROBERT G. ROGERS



SEAN ALLEN
GEORGE M. ROWLEY
NEIL RUTLEDGE
ZACHARY P. WHITE
MEGAN L. TAGGART
MATTHEW T. ASHLEY
CASEY K. LEKAHAL
TRISHA K. HARRIS
HEATHER L. HARTUNG

VIA ELECTRONIC
AND U.S. MAIL

April 5, 2016

Board of County Commissioners
Weld County
c/o Bruce Barker, County Attorney
1150 O St.
P.O. Box 758
Greeley, CO 80631
bbarker@co.weld.co.us

**Re: Selection of Board of Commissioners Representative for the Town of Mead
Urban Renewal Authority**

Dear Bruce,

Our firm serves as special counsel to the Town of Mead, Colorado (the “Town”). On March 28, 2016, by Resolution Number 10-R-2016, the Town formed the Town of Mead Urban Renewal Authority (the “Authority”). You are receiving this correspondence because you represent a public body that levies a mill levy within the boundaries of the planned urban renewal area for the Authority (an “Overlapping Public Body”). Accordingly, the Authority is informing you of your statutory right to a representative seat on the Board of Commissioners for the Authority (the “Board of Commissioners”) and requesting that you select a representative.

Board of Commissioners Representative Selection: Pursuant to section 31-25-104(2.5), C.R.S, in order to represent the collective interests of the county and all taxing bodies levying a mill levy within the boundaries of the urban renewal authority area other than the municipality, one additional commissioner on the authority must be appointed by the board of county commissioners of the county in which the territorial boundaries of the urban renewal authority area are located.

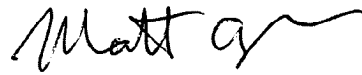
Please indicate your selection for the Board of Commissioners in accordance with section 31-25-104(2.5), C.R.S., by filling out the Commissioner Representative Selection form below, signing, and returning to our office. This selection is time sensitive because the Board of Commissioners will be convening on May 2, 2016, at which time it will consider its first action as a public body. Please indicate your selection to the Board of Commissioners and we will add that individual to the distribution list to receive a copy of the meeting packet before the first meeting.

2016-1345

If you have any questions regarding selection of a Board of Commissioners representative, we would be more than happy to help answer them. Otherwise, please provide the information requested on the attached Commissioner Representative Selection form, sign the form, and return to our office at your earliest convenience.

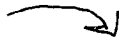
Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



By: Matthew T. Ashley, Attorney

Please list
who to appt



Discuss
work session

Conway

Julie Cozad

Cozad

Julie Cozad

Freeman

Julie

Kirkmeyer

Julie

Moreno

SM

Commissioner Representative Selection Form

By signature below, the Board of County Commissioners, Weld County, Colorado, as an Overlapping Public Body within the urban renewal plan area for the Town of Mead Urban Renewal Authority, hereby selects the representative indicated below to serve on the Town of Mead Urban Renewal Authority's Board of Commissioners pursuant to section 31-25-104(2.5), C.R.S.

Name of Representative for Board of Commissioners:

JULIE A. COZAD

Email Address of Representative:

jcozad@weldgov.com

Telephone Number of Representative:

970-515-2424

BOARD OF COUNTY COMMISSIONERS, WELD COUNTY, COLORADO

SIGNED: Mike Freeman APR 18 2016

BY: Mike Freeman

ITS: Chair

GARY R. WHITE
KRISTEN D. BEAR
WILLIAM P. ANKELE, JR.
JENNIFER GRUBER TANAKA
CLINT C. WALDRON
KRISTIN BOWERS TOMPKINS
ROBERT G. ROGERS



SEAN ALLEN
GEORGE M. ROWLEY
NEIL RUTLEDGE
ZACHARY P. WHITE
MEGAN L. TAGGART
MATTHEW T. ASHLEY
CASEY K. LEKAHAL
TRISHA K. HARRIS
HEATHER L. HARTUNG
MEGAN MURPHY

April 27, 2016

VIA Electronic Mail

St. Vrain Valley School District RE-1J
C/O Ms. Terry Schueler
Financial Services Department
395 South Pratt Parkway
Longmont, CO 80501

**Re: Consent to Inclusion of Agricultural Land within the Boundaries of the Town
of Mead Proposed Urban Renewal Authority**

Dear Terry:

Our firm serves as special counsel to the Town of Mead, Colorado (the “**Town**”), and we have been instructed to direct this correspondence to you on our client’s behalf. The Town has recently formed an Urban Renewal Authority (the “**Proposed Authority**”), and plans to adopt an urban renewal plan for the Proposed Authority anticipated in early 2016. You are receiving this correspondence because you are an overlapping district that levies a mill levy within the boundaries of the planned urban renewal area for the Proposed Authority (an “**Overlapping District**”). Accordingly, the Town is requesting your consent to the inclusion of agricultural land within the Authority’s proposed urban renewal plan area.

Pursuant to 31-25-107(1)(c)(II)(D), C.R.S., agricultural land may be included in an urban renewal area if each body that levies a property tax on the subject agricultural land agrees in writing to the inclusion of the agricultural land within the urban renewal area. The Town desires to include agricultural land in the Proposed Authority’s urban renewal plan area, and toward this end the Town is asking for your consent to this inclusion. If you or other representatives of your district have any questions regarding the consent above, I would be more than happy to help answer them. Otherwise, please execute and deliver the attached acknowledgement and consent form to our office at your earliest convenience.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

By: 
Robert Rogers

Acknowledgement and Consent

By signature below, St. Vrain Valley School District RE-1J, Colorado, as an overlapping school district within the proposed urban renewal plan area for the Mead Urban Renewal Authority, hereby consents to the inclusion of agricultural land in the urban renewal plan area pursuant to section 31-25-107(1)(c)(II)(D), C.R.S.

ST. VRAIN VALLEY
SCHOOL DISTRICT RE-1J, COLORADO

BY: _____

ITS: _____

Commissioner Representative Selection Form

By signature below, St. Vrain Valley School District-RE1J, Colorado, as an Overlapping Public Body within the urban renewal plan area for the Town of Mead Urban Renewal Authority, hereby selects the representative indicated below, who is also an elected member of the St. Vrain Valley Board of Education, to serve on the Town of Mead Urban Renewal Authority's Board of Commissioners pursuant to section 31-25-104(2.5), C.R.S.

Name of Representative for Board of Commissioners:

Paula Peairs

Email Address of Representative:

Peairs_Paula@SVVSD.ORG

Telephone Number of Representative:

303-330-6089

ST. VRAIN VALLEY SCHOOL DISTRICT-RE1J, COLORADO

SIGNED: Therese Schueler

BY: Therese Schueler

ITS: Finance Advisor
per Don Haddad

TAX INCREMENT EXPENDITURE AND REVENUE SHARING AGREEMENT

THIS AGREEMENT is made and executed effective the 2nd day of March, 2016, by and between the MOUNTAIN VIEW FIRE PROTECTION DISTRICT, a Title 32 special district of the State of Colorado (hereinafter referred to as "Fire District"), the TOWN OF MEAD, a municipal corporation of the State of Colorado (hereinafter referred to as "Municipality"), and the MEAD URBAN RENEWAL AUTHORITY, a body corporate and duly organized and existing as a Title 31 urban renewal authority under the laws of the State of Colorado (hereinafter referred to as "URA").

WITNESSETH:

WHEREAS, by cover letter dated _____, 2016, and pursuant to C.R.S. § 31-25-107(3.5), Municipality provided Fire District with the proposed Urban Renewal Plan for the 2016 Mead Urban Renewal Area ("Plan") which details URA's and Municipality's intended inclusion of the parcels described in the Plan for the purposes authorized in the Colorado Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, including utilizing tax increment financing ("TIF Financing"), as contemplated by C.R.S. § 31-25-107(9)(a); and

WHEREAS, TIF Financing provides that taxes, if any, levied after the effective date of the approval of the Plan upon taxable property in the area described in the Plan ("Urban Renewal Area") each year shall be divided for a period not to exceed twenty-five (25) years from the effective date of the Plan and that a portion of said property tax revenues (the "TIF Revenue") shall be allocated to and paid into a special fund of URA to pay the principal of, interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by URA for financing an urban renewal project, or to make payments pursuant to an agreement executed pursuant to C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11); and

WHEREAS, Fire District, Municipality and URA are authorized to enter into an agreement pursuant to C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11) for the payment of property tax revenue that results from the Fire District levy on taxable property in the Urban Renewal Area, to be allocated pursuant to C.R.S. § 31-25-107(9)(a)(II) (the "Fire District Tax Levy Allocation") for the payment of the costs of any additional Fire District infrastructure or services necessary to offset the impacts of the urban renewal project (the "Urban Renewal Project") described in the Plan, as it may be amended, and revenue sharing, and

WHEREAS, Fire District, Municipality, and URA desire to enter into this Agreement for the purposes set forth in C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11), and

WHEREAS, in consideration of the parties entering into this Agreement, pursuant to C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11), Fire District waives any right it has to file an objection and ask for mediation or arbitration, pursuant to C.R.S. 31-25-9(5) or C.R.S. § 31-25-107(12).

NOW THEREFORE, in consideration of the covenants, promises and agreements of each of the parties hereto, to be kept and performed by each of them, it is agreed by and between the parties hereto as follows:

1. Sharing of Fire District Levy Allocation: Fire District, Municipality and URA hereby agree to share the Fire District Tax Levy Allocation as follows:

a. URA shall calculate and pay to Fire District fifty percent (50%) of the revenue produced by the Fire District Tax Levy Allocation each year as revenue sharing authorized under C.R.S. § 31-25-107(11) for the purpose of offsetting costs incurred by the Fire District caused by the URA. Such revenues to be paid to the Fire District shall be placed in a separate URA account created for such purpose. Commencing on the date of this Agreement and for a period of twenty-five (25) years from the effective date of the Plan, URA shall pay to the Fire District on or before the 15th day of each month all revenues received into such account through the preceding month.

b. The remaining fifty percent (50%) of the revenue produced by the Fire District Tax Levy Allocation each year may be used by URA for payment of any amounts authorized by the Urban Renewal Plan and Urban Renewal Law, including without limitation payment of documented and certified costs incurred and paid by URA for public improvements within the Urban Renewal Area.

2. Plan Approval. The Fire District agrees that the Fire District as an entity will not formally or legally object to the adoption of the Plan.

3. Consent Concerning Agricultural Land. The Fire District hereby consents, pursuant to C.R.S. § 31-25-107(1)(c)(II)(D), to the inclusion within the Urban Renewal Area of all agricultural lands contained within such Area as described in the Plan.

4. Notification of Intended Amendments to the Plan; Agreement Not Part of Plan. Municipality and URA agree to notify Fire District of any intended amendments to the Plan at least ninety (90) days prior to the public hearing by Municipality to consider such amendment. Both parties agree that this Agreement shall not, upon signature, become part of the Plan, but rather, is a stand-alone agreement authorized pursuant to C.R.S. § 31-25-107(11) and in satisfaction of the requirements of C.R.S. § 31-25-107(9.5). Notice provided to the Fire District of the intended amendment pursuant to this paragraph shall act as compliance with the provisions of C.R.S. § 31-25-107(3.5)(a), requiring notice to the Board of Directors of substantial modification to the Plan.

5. Use of Fire District Tax Levy Allocation. The Fire District agrees to use TIF Revenues received pursuant to this Agreement in accordance with the requirements of C.R.S. § 31-25-107(1) to address the impacts of the Plan on Fire District revenues and on infrastructure and services necessary to serve the Urban Renewal Area.

6. Agreement Confined to Fire District Tax Levy Allocation Revenue. This Agreement applies only to the Fire District Tax Levy Allocation revenues, as calculated,

produced, collected and allocated to URA within the Urban Renewal Area in accordance with C.R.S. § 31-25-107(9)(a)(II) and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of Municipality or URA. Municipality and Fire District agree that revenue from the Fire District Tax Levy Allocation collected and paid to the Fire District under this Agreement are collections for Fire District within the meaning of Colorado Constitution Article X, Section 20(2)(e).

7. Subordination Consent Required. With the prior written consent of the Fire District, as evidenced by a resolution approved by the Fire District Board of Directors, the obligation of URA to pay revenues from the Fire District Tax Levy Allocation to the Fire District may be made subordinate to any payment of the principal of, the interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by URA for financing or refinancing, in whole or in part, the Urban Renewal Project specified in the Plan.

8. Delays. Any delays in or failure of performance by any party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God, acts of public enemy, acts of the Federal or state government, acts of any other party, acts of third parties, litigation concerning the validity of this Agreement or relating to transactions contemplated hereby, fire, floods, strikes, labor disputes, accidents, regulations or order of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such party. Notwithstanding the foregoing, where any of the above events shall occur which temporarily interrupt the ability of URA to transfer or pay Fire District Tax Levy Allocation revenues as provided in Section 1, as soon as the event causing such interruption shall no longer prevail, URA shall transfer and pay the total amount of the Fire District Tax Levy Allocation revenue that has been received by URA that is then owing to date, as determined according to the provisions of Section 1 to this Agreement.

9. Termination and Subsequent Legislation. In the event of termination of the Plan, including its TIF Financing component, URA and Municipality may terminate this Agreement by delivering written notice to the Fire District. The parties further agree that in the event legislation is adopted after the effective date of this Agreement that invalidates or materially effects any provisions hereof, the parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement.

10. Entire Agreement. This instrument embodies the entire agreement of the parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the parties hereto.

11. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their successors in interest.

12. No Third-Party Enforcement. It is expressly understood and agreed that the

enforcement of the terms and conditions of this agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

13. No Waiver of Immunities. No portion of this Agreement shall be deemed to constitute a waiver of any immunities the parties or their officers or employees may possess, nor shall any portion of this agreement be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

14. Severability. If any provision of this Agreement is found to be invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Further, in the event of any such holding of invalidity, illegality or unenforceability (as to any or all parties hereto), the parties agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the affected provision of this Agreement.

15. No Assignment. No party may assign any of its rights or obligations under this Agreement.

(Signature page follows)

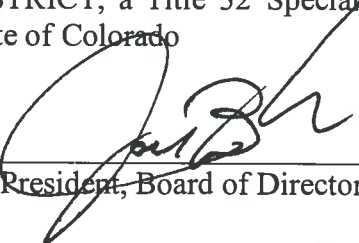
IN WITNESS WHEREOF, the parties hereto have caused their duly authorized officials to execute this Agreement effective as of the day and year first above written.

FIRE DISTRICT

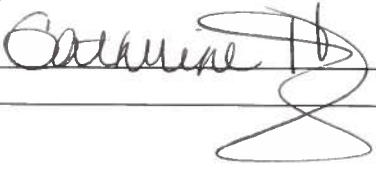
MUNICIPALITY

MOUNTAIN VIEW FIRE PROTECTION DISTRICT, a Title 32 Special District of the State of Colorado

TOWN OF MEAD, a municipal corporation of the State of Colorado

By:  _____
President, Board of Directors

By: _____
Town Mayor

Attest:  _____
By: _____

Attest: _____
By: _____

URA

MEAD URBAN RENEWAL AUTHORITY, a body corporate and duly organized and existing under the laws of the State of Colorado

By: _____
Chairperson, Board of Commissioners

Attest: _____
By: _____

Commissioner Representative Selection Form

By signature below, Mountain View Fire Protection District, Colorado, as an Overlapping Special District within the urban renewal plan area for the Town of Mead Urban Renewal Authority, hereby selects the representative indicated below, **who is also a board member of the Mountain View Fire Protection District**, to serve on the Town of Mead Urban Renewal Authority's Board of Commissioners on behalf of the Overlapping Special Districts not otherwise represented within the urban renewal area pursuant to section 31-25-104(2.5), C.R.S.

Name of Representative for Board of Commissioners:

JOE BAKER

Email Address of Representative:

JBAKER@mvpfd.org

Telephone Number of Representative:

303-772-0710

MOUNTAIN VIEW FIRE PROTECTION DISTRICT, COLORADO

SIGNED:

Mark A. Lawley

BY:

ITS:

Fire Chief

COOPERATIVE AGREEMENT BETWEEN
THE TOWN OF MEAD, COLORADO AND
THE TOWN OF MEAD URBAN RENEWAL AUTHORITY FOR
TAX INCREMENT EXPENDITURE REVENUE SHARING AND ADMINISTRATIVE
SERVICES

THIS Cooperative Agreement for Tax Increment Expenditure Revenue Sharing and Administrative Services (the “**Agreement**”) is made and executed effective the 2nd day of May, 2016, by and between the TOWN OF MEAD, COLORADO (hereinafter referred to as the “**Town**”), and the TOWN OF MEAD URBAN RENEWAL AUTHORITY (hereinafter referred to as the “**Authority**”).

WHEREAS, the Town is a municipal corporation duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the Authority is a corporate body and has been duly organized, established and authorized by the Town to transact business and exercise its powers as an urban renewal authority, all under and pursuant to the Colorado Urban Renewal Law, section 31-25-101, *et seq.*, C.R.S. (the “**Act**”); and

WHEREAS, pursuant to the Town of Mead Municipal Code, Article IV, Section 4-4-50, the Executive Director of the Department of Revenue is responsible for collecting the municipal sales tax in the same manner as the collection, administration and enforcement of the Colorado State sales tax, governed by the provisions of Article 26 of Title 39, C.R.S.; and

WHEREAS, by Town Resolution dated May 2, 2016, the Board of Trustees of the Town (the, “**Board of Trustees**”) approved the Urban Renewal Plan for the Town of Mead (the “**Mead URA Plan**”), which details the intended inclusion of the parcels described in the Mead URA Plan Area (the “**Plan Area**”) for the purposes authorized in the Act, including utilizing tax increment financing (“**TIF Financing**”), as contemplated by C.R.S. § 31-25-107(9)(a), for the purposes authorized by the Act; and

WHEREAS, TIF Financing provides that taxes, if any, levied after the effective date of the approval of an urban renewal plan upon taxable property in the area described in the urban renewal area each year shall be divided for a period not to exceed twenty-five (25) years from the effective date of the plan and that a portion of said property tax revenues (the “**TIF Revenue**”) shall be allocated to and paid into a special fund of Authority to pay the principal of, interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by Authority for financing an urban renewal project, or to make payments pursuant to an agreement executed pursuant to C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11); and

WHEREAS, the Town and the Authority are authorized to enter into an agreement pursuant to C.R.S. § 31-25-107(9) and C.R.S. § 31-25-107(11) for the payment of property tax revenue that results from the municipal levy on taxable property in the Urban Renewal Area, to be allocated pursuant to C.R.S. § 31-25-107(9)(a)(II) (the “**Property Tax Levy Allocation**”) for

the payment of the costs of any additional Town infrastructure or services necessary to offset the impacts of the urban renewal project (the “**Urban Renewal Project**”) described in the Mead URA Plan, as it may be amended, and revenue sharing, and

WHEREAS, the Town and the Authority are authorized to enter into an agreement pursuant to C.R.S. § 31-25-107(9), for the payment of municipal sales tax revenue that results from the Town sales tax imposed in the Urban Renewal Area, to be allocated pursuant to C.R.S. § 31-25-107(9)(a)(II) (the “**Sales Tax Levy Allocation**”) for the payment of the costs of any additional Town infrastructure or services necessary to offset the impacts of the urban renewal project (the “**Urban Renewal Project**”) described in the Mead URA Plan, as it may be amended, and revenue sharing, and

WHEREAS, the Act and Section 18, Article XIV of the Colorado Constitution authorize the Town and the Authority to enter into cooperative agreements, such as this Agreement; and

WHEREAS, the Town and the Authority desire to enter into this Agreement for the purposes set forth in C.R.S. § 31-25-107(9) and C.R.S. § 31-25-107(11), and

NOW THEREFORE, in consideration of the covenants, promises and agreements of each of the parties hereto, to be kept and performed by each of them, it is agreed by and between the parties hereto as follows:

1. Sharing of Property Tax Levy Allocation. Town and the Authority hereby agree to share the Property Tax Levy Allocation as follows:

a. The Authority shall calculate and pay to Town fifty per cent (50%) of the revenue produced by the Property Tax Levy Allocation Town each year as revenue sharing authorized under C.R.S. § 31-25-107(11) for the purpose of offsetting costs and lost revenue incurred by the Town caused by the Authority (which may include improvements and/or maintenance on Town’s roadways). Such revenues to be paid to the Town shall be placed in a separate Authority account created for such purpose. Commencing on the date of this Agreement and for a period of twenty-five (25) years from the effective date of the Mead URA Plan, the Authority shall pay to the Town on or before the 15th day of each month all revenues received into such account through the preceding month.

b. The remaining fifty per cent (50%) of the revenue produced by the Property Tax Levy Allocation each year may be used by the Authority for payment of any amounts authorized by the Mead URA Plan and Act, including without limitation payment of documented and certified costs incurred and paid by the Authority for eligible public improvements within the Urban Renewal Area.

2. Sharing of Sales Tax Levy Allocation. Town and Authority hereby agree to share the Sales Tax Levy Allocation as follows:

a. The Authority shall calculate and pay to Town one hundred per cent

(100%) of the revenue produced by the Sales Tax Levy Allocation each year as revenue sharing authorized under C.R.S. § 31-25-107(9) for the purpose of offsetting costs and lost revenue incurred by the Town caused by the Authority (which may include improvements and/or maintenance on Town's roadways). Such revenues to be paid to the Town shall be placed in a separate Authority account created for such purpose. Commencing on the date of this Agreement and for a period of twenty-five (25) years from the effective date of the Mead URA Plan, the Authority shall pay to the Town on or before the 15th day of each month all revenues received into such account through the preceding month.

b. The Town may elect to receive a lower percentage of Sales Tax Levy Allocation from the Authority based on individual Project Components. If the Town elects to receive a lower percentage of Sales Tax Levy Allocation, the percentage of the Sales Tax Levy Allocation remaining with the Authority may be used by the Authority for payment of any amounts authorized by the Mead URA Plan and the Act, including without limitation payment of documented and certified costs incurred and paid by the Authority for eligible public improvements within the Plan Area.

3. Advance of Sales and Property Tax Revenues.

a. Projected sales and property tax revenues from any urban renewal area designated in the Town of Mead Urban Renewal Area may be advanced by the Town, at the Town's option, to the Authority through December 31, 2041, to be used by the Authority for costs incurred by the Authority for its staffing and consultants in connection with the projects in any urban renewal area designated in an adopted urban renewal plan. Such amounts shall be paid directly to the Authority by the Town and shall be disbursed by the Authority as it deems prudent and necessary for such purposes. Any amounts so advanced by the Town shall be an obligation of the Authority under this Agreement. Such amounts as are advanced shall be payable to the Town from future sales and property tax revenues of the Authority, subject to an annual appropriation by the Board of Commissioners of the Authority. Due to the benefits gained by the Town from the projects in any urban renewal area designated in an adopted urban renewal plan, no interest will be due on the amounts advanced to the Authority by the Town.

4. Use of Town Employees. The Town hereby authorizes the Authority to utilize the services of certain specified Town employees to assist the Authority in work related to urban renewal projects serving the Town. The specific employees and the amount of time devoted to the projects may be modified from time to time by the Town Manager and the Executive Director of the Authority. The Authority shall reimburse the Town for the applicable percentage of each such employees' wages or salary and benefits. The use of such employees by the Authority and the proportionate cost of their services shall be deemed an advance by the Town and an obligation of the Authority hereunder. Such amounts shall be paid each year by the Authority to the Town, subject to an annual appropriation by the Board of Commissioners of the Authority of amounts sufficient to do so. If the Authority fails to reimburse the Town on an

annual basis for the cost of the services of such employees, the Town may retain incremental tax revenues from any urban renewal area to pay such costs.

a. The Town shall retain the right to establish the employees' wages or salary and benefits, and the right to discharge, reassign, or hire employees to perform the services required by the Authority. Except for the percentage of time devoted to the Authority activities which shall be under the direction or control of the Executive Director of the Authority, the Town Manager retains the right to direct and control the employees. The Town, as the employer, has the responsibility for payment of salary or wages to the employee, and for reporting, withholding, and paying any applicable taxes with respect to the employees' wages or salary and payment of Town sponsored employee benefit plans and payment of unemployment compensation as may be required. The Town also retains the right to provide for the welfare and benefit of employees through such programs as professional training. The Authority shall not have any responsibility for the payment or reporting of remuneration paid to the Town's employees, all of such responsibilities being the obligation of the Town. The Town intends to retain the right to maintain the employment relationship between the Town and its employees on a long term, and not a temporary basis. The employees of the Town assigned to work with the Authority know of and consent to employment by the Town and the contract relationship between the Town and the Authority.

b. In the event of any employment related issues with employees assigned to work with the Authority, the Executive Director of the Authority shall report such concerns or issues promptly to the Town Manager who shall be responsible for addressing such concerns. The decision of the Town Manager relating to such employee shall be final, the sole recourse of the Authority being the right to terminate this Agreement.

5. Consent Concerning Agricultural Land. The Town hereby consents, pursuant to C.R.S. § 31-25-107(1)(c)(II)(D), to the inclusion within the Urban Renewal Area of all agricultural lands contained within such Area as described in the Mead URA Plan.

6. Notification of Intended Amendments to the Plan; Agreement Not Part of Plan. The Authority agrees to notify Town of any intended amendments to the Mead URA Plan at least ninety (90) days prior to the public hearing by Town to consider such amendment. Both parties agree that this Agreement shall not, upon signature, become part of the Mead URA Plan, but rather, is a stand-alone agreement authorized pursuant to C.R.S. § 31-25-107(11) and in satisfaction of the requirements of C.R.S. § 31-25-107(9.5). Notice provided to the Town of the intended amendment pursuant to this paragraph shall act as compliance with the provisions of C.R.S. § 31-25-107(3.5)(a), requiring notice to the Board of Trustees of substantial modification to the Mead URA Plan.

7. Use of Town Sales Tax Levy Allocation and Property Tax Levy Allocation. The Town agrees to use TIF Revenues received pursuant to this Agreement in accordance with the requirements of C.R.S. § 31-25-107(1) to address the impacts of the Mead URA Plan on Town revenues and on infrastructure and services necessary to serve the Urban Renewal Area.

8. Agreement Confined to Sales Tax Levy Allocation and Property Tax Levy Allocation Revenue. This Agreement applies only to the Town Sales Tax Levy Allocation and Property Tax Levy Allocation revenues, as calculated, produced, collected and allocated to the Authority within the Urban Renewal Area in accordance with C.R.S. § 31-25-107(9)(a)(II) and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of Town or Authority. Town and Authority agree that revenue from the Town Sales Tax Levy Allocation and Property Tax Levy Allocation collected and paid to the Town under this Agreement are collections for Town within the meaning of Colorado Constitution Article X, Section 20(2)(e).

9. Subordination Consent Required. With the prior written consent of the Town, as evidenced by a resolution approved by the Board of Trustees, the obligation of the Authority to pay revenues from the Sales Tax Levy Allocation and Property Tax Levy Allocation to the Town may be made subordinate to any payment of the principal of, the interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by the Authority for financing or refinancing, in whole or in part, the Urban Renewal Project specified in the Mead URA Plan.

10. Delays. Any delays in or failure of performance by any party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God, acts of public enemy, acts of the Federal or state government, acts of any other party, acts of third parties, litigation concerning the validity of this Agreement or relating to transactions contemplated hereby, fire, floods, strikes, labor disputes, accidents, regulations or order of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such party. Notwithstanding the foregoing, where any of the above events shall occur which temporarily interrupt the ability of the Authority to transfer or pay the Property or Sales Tax Levy Allocation revenues as provided in Sections 1 and 2, as soon as the event causing such interruption shall no longer prevail, the Authority shall transfer and pay the total amount of the Property or Sales Tax Levy Allocation revenue that has been received by the Authority that is then owing to date, as determined according to the provisions of Sections 1 and 2 to this Agreement.

11. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Colorado and shall be subject to the limitations, if any, that are applicable under the Charter or ordinances of the Town.

12. Notices. All notices and other communications hereunder shall be sufficiently given and shall be deemed given when delivered or mailed by first class mail, postage prepaid, addressed as follows:

If to the Town:
Town of Mead, Colorado
441 Third Street
P.O. Box 626
Mead, CO, 80542

If to the Authority:
Town of Mead Urban Renewal Authority
441 Third Street
P.O. Box 626
Mead, CO, 80542

The Town or the Authority may, by notice given hereunder, designate any further or different addresses to which subsequent notices or other communications shall be sent.

13. Termination and Subsequent Legislation. In the event of termination of the Mead URA Plan, including its TIF Financing component, the Authority and Town may terminate this Agreement by delivering written notice to the each other as provided for herein. The parties further agree that in the event legislation is adopted after the effective date of this Agreement that invalidates or materially effects any provisions hereof, the parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement.

14. Entire Agreement. This instrument embodies the entire agreement of the parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the parties hereto.

15. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their successors in interest.

16. No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

17. No Waiver of Immunities. No portion of this Agreement shall be deemed to constitute a waiver of any immunities the parties or their officers or employees may possess, nor shall any portion of this agreement be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

18. Severability. If any provision of this Agreement is found to be invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Further, in the event of any such holding of invalidity, illegality or unenforceability (as to any or all parties hereto), the parties agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the affected provision of this Agreement.

19. No Assignment. No party may assign any of its rights or obligations under this Agreement.

(remainder of this page intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized officials to execute this Agreement effective as of the day and year first above written.

TOWN:

ATTEST:

TOWN OF MEAD, a municipal corporation of the
STATE OF COLORADO

By: _____
Linda Blackston, Town Clerk

By: _____
Gary Shields, Mayor

THE AUTHORITY:

ATTEST:

MEAD URBAN RENEWAL AUTHORITY

By: _____
Linda Blackston, Recording Secretary

By: _____
Chairperson

COOPERATION AGREEMENT
AMONG THE TOWN OF MEAD, COLORADO AND
MEAD URBAN RENEWAL AUTHORITY AND
THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT
MEAD URBAN RENEWAL PLAN

THIS COOPERATION AGREEMENT is made and executed effective the ___ day of _____, 2016, by and between the NORTHERN COLORADO WATER CONSERVANCY DISTRICT, a Title 32 special district of the State of Colorado the TOWN OF MEAD, a municipal corporation of the State of Colorado (hereinafter referred to as "Town"), and the MEAD URBAN RENEWAL AUTHORITY, a body corporate and duly organized and existing as a Title 31 urban renewal authority under the laws of the State of Colorado (hereinafter referred to as "MURA"). The District, Town, and MURA are referred to herein individually as a "Party" and collectively as the "Parties."

WITNESSETH:

WHEREAS, the Northern Colorado Water Conservancy District ("District") is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing under the constitution and the laws of the State of Colorado; and

WHEREAS, by cover letter dated _____, 2016, and pursuant to C.R.S. § 31-25-107(3.5), Town provided District with the proposed Urban Renewal Plan for the 2016 Mead Urban Renewal Area ("Plan") which details MURA's and Town's intended inclusion of the parcels described in the Plan for the purposes authorized in the Colorado Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, including utilizing tax increment financing ("TIF Financing"), as contemplated by C.R.S. § 31-25-107(9)(a); and

WHEREAS, TIF Financing provides that taxes, if any, levied after the effective date of the approval of the Plan upon taxable property in the area described in the Plan ("Urban Renewal Area") each year shall be divided for a period not to exceed twenty-five (25) years from the effective date of the Plan and that a portion of said property tax revenues (the "TIF Revenue") shall be allocated to and paid into a special fund of the urban renewal authority to pay the principal of, interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by the urban renewal authority for financing an urban renewal project, or to make payments pursuant to an agreement executed pursuant to C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11); and

WHEREAS, the District, Town, and MURA recognize that a division of taxes pursuant to C.R.S. § 31-25-107(9)(a) on property within the boundaries of the District without an agreement concerning the sharing of TIF Revenue that results from the District levy on taxable property in the Urban Renewal Area may hinder the effectuation of the Plan and urban renewal projects within the Urban Renewal Area and the District's ability to provide services within the Urban Renewal Area; and

WHEREAS, the District is cooperating with MURA and Town to facilitate carrying out the Plan and urban renewal projects within the Urban Renewal Area; and

WHEREAS, the District and MURA desire to enter into this Agreement for the transfer to the District of property tax revenues that MURA receives from the District levy on taxable property in the Urban Renewal Area; and

WHEREAS, the District and MURA are authorized to enter into this agreement pursuant to law, including without limitation C.R.S §31-25-112; and

WHEREAS, the District and the MURA have determined it is in the best interest of the parties to enter into this agreement to facilitate carrying out the Plan and urban renewal projects within the urban renewal area; and

WHEREAS, in consideration of the parties entering into this Agreement, the District consents to the inclusion within the Urban Renewal Area of all agricultural lands contained within such Area as described in the Plan, pursuant to C.R.S. § 31-25-1-7(1)(c)(II)(D); and

WHEREAS, in consideration of the parties entering into this Agreement, pursuant to C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11), District waives any right it has to file an objection and ask for mediation or arbitration, pursuant to C.R.S. 31-25-9(5) or C.R.S. § 31-25-107(12).

NOW THEREFORE, in consideration of the foregoing recitals and the covenants, promises and agreements of each of the parties hereto, it is agreed by and among the parties hereto as follows:

1. Incorporation of Recitals. The foregoing recitals are incorporated into and made a part of this Agreement.
2. District Tax Levy Allocation. MURA agrees to deposit into a separate account created for such purpose (the "Account"), all of the increase in property tax revenues calculated, produced, and allocated to MURA as a result of the levy of the District upon taxable property within the Urban Renewal Area pursuant to and in accordance with Section 31-25-107(9)(a)(II) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado (the "District Tax Levy Allocation"). Commencing on the date of this Agreement and for a period of twenty-five (25) years from the effective date of the Plan, MURA shall transfer to the District on or before the 15th day of each month all revenues received into such Account through the preceding month (the "TIF Remittance"). If area is subsequently included in the Plan by a modification of the Plan approved by the Town of Mead Board of Trustees, and such modification results in TIF Revenues from the District Tax Levy Allocation being allocated to MURA for an additional period beyond twenty-five (25) years from the effective date of the Plan, then MURA shall make the TIF Remittance transfers to the District for such additional period.
3. Changes to Urban Renewal Law Affecting TIF Remittance. The parties agree and acknowledge that the Urban Renewal Law has previously required county assessors to collect

TIF automatically from *all* taxing jurisdictions that overlap an Urban Renewal Area. The Parties further agree and acknowledge that the language of recently enacted House Bill 1348 suggests that municipalities may be able to direct county assessors to collect TIF from only specified districts rather than all overlapping districts, and that this potential change could render the TIF Remittance provision in Paragraph 2 above unnecessary because, rather than remitting the District Tax Levy Allocation back to the District, the Town could direct the county tax assessor at the outset not to collect the District Tax Levy Allocation from the District. The Town represents that it is currently in discussions with the Weld County Tax Assessor (the “Assessor”) regarding the Assessor’s willingness to collect TIF from some but not all overlapping jurisdictions. In the event that the Assessor agrees to collect TIF from some but not all of the taxing jurisdictions in MURA’s plan area, the Town and MURA agree to direct the Assessor not to collect the District Tax Levy Allocation from the District, and the Parties agree and acknowledge that TIF Remittance provision in paragraph 2 above will be of no further force and effect.

4. Use of District Tax Levy Allocation. The District agrees to use TIF Revenues received pursuant to this Agreement in accordance with the requirements of C.R.S. § 31-25-107(1) to address the impacts of the Plan on District revenues and on infrastructure and services necessary to serve the Urban Renewal Area.

5. Plan Approval. The District agrees that the District as an entity will not formally or legally object to the adoption of the Plan.

6. Agreement Confined to District Tax Levy Allocation Revenue. This Agreement applies only to the District Tax Levy Allocation revenues, as calculated, produced, collected and allocated to MURA within the Urban Renewal Area in accordance with C.R.S. § 31-25-107(9)(a)(II) and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of Town or MURA. Town and District agree that revenue from the District Tax Levy Allocation collected and paid to the District under this Agreement are collections for District within the meaning of Colorado Constitution Article X, Section 20(2)(e).

7. Subordination Consent Required. With the prior written consent of the District, as evidenced by a resolution approved by the District Board of Directors, the obligation of MURA to pay revenues from the District Tax Levy Allocation to the District may be made subordinate to any payment of the principal of, the interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by MURA for financing or refinancing, in whole or in part, the Urban Renewal Project specified in the Plan.

8. Delays. Any delays in or failure of performance by any party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God, acts of public enemy, acts of the Federal or state government, acts of any other party, acts of third parties, litigation concerning the validity of this Agreement or relating to transactions contemplated hereby, fire, floods, strikes, labor disputes, accidents, regulations or order of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such party. Notwithstanding the foregoing, where any of the above events

shall occur which temporarily interrupt the ability of MURA to transfer or pay District Tax Levy Allocation revenues as provided in Section 1, as soon as the event causing such interruption shall no longer prevail, MURA shall transfer and pay the total amount of the District Tax Levy Allocation revenue that has been received by MURA that is then owing to date, as determined according to the provisions of Section 1 to this Agreement.

9. Consent Concerning Agricultural Land. The District hereby consents, pursuant to C.R.S. § 31-25-107(1)(c)(II)(D), to the inclusion within the Urban Renewal Area of all agricultural lands contained within such Area as described in the Plan.

10. Notification of Intended Amendments to the Plan; Agreement Not Part of Plan. Town and MURA agree to notify District of any intended amendments to the Plan at least ninety (90) days prior to the public hearing by Town to consider such amendment. Both parties agree that this Agreement shall not, upon signature, become part of the Plan, but rather, is a stand-alone agreement authorized pursuant to C.R.S. § 31-25-107(11) and in satisfaction of the requirements of C.R.S. § 31-25-107(9.5). Notice provided to the District of the intended amendment pursuant to this paragraph shall act as compliance with the provisions of C.R.S. § 31-25-107(3.5)(a), requiring notice to the Board of Directors of substantial modification to the Plan.

11. Termination and Subsequent Legislation. In the event of termination of the Plan, including its TIF Financing component, MURA and Town may terminate this Agreement by delivering written notice to the District. The parties further agree that in the event legislation is adopted after the effective date of this Agreement that invalidates or materially effects any provisions hereof, the parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement.

12. Entire Agreement. This instrument embodies the entire agreement of the parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the parties hereto.

13. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their successors in interest.

14. No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

15. No Waiver of Immunities. No portion of this Agreement shall be deemed to constitute a waiver of any immunities the parties or their officers or employees may possess, nor shall any

portion of this agreement be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

16. Severability. If any provision of this Agreement is found to be invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Further, in the event of any such holding of invalidity, illegality or unenforceability (as to any or all parties hereto), the parties agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the affected provision of this Agreement.

17. No Assignment. No party may assign any of its rights or obligations under this Agreement.

18. Paragraph Captions. The captions of the paragraphs are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

19. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

20. No Presumption. The parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the party causing the Agreement to be drafted.

21. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to Section 24-11-101(1), C.R.S., such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.

22. Parties Not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the parties shall not be deemed to be partners or joint venturers, and no party shall be responsible for any debt or liability of any other party.

23. Effective Date; Automatic Termination. This Agreement shall be effective as of the date executed on behalf of both parties. This Agreement shall automatically terminate effective September 1, 2017 in the event the Town of Mead Board of Trustees has not by such date adopted a resolution approving the Urban Renewal Plan for the Mead Urban Renewal Area.

Remainder of page intentionally left blank, signature page follows.

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized officials to execute this Agreement effective as of the day and year first above written.

ATTEST:

NORTHERN COLORADO
WATER CONSERVANCY DISTRICT

By: Rebecca Morris
Title: Contracts Coordinator

By: Don Carlson
Title: ASSIST GEN MGR
Date: 2-22-16

ATTEST:

TOWN OF MEAD

By: _____
Title: _____

By: _____
Title: _____
Date: _____

ATTEST:

TOWN OF MEAD URBAN RENEWAL
AUTHORITY

By: _____
Title: _____

By: _____
Title: _____
Date: _____

GARY R. WHITE
KRISTEN D. BEAR
WILLIAM P. ANKELE, JR.
JENNIFER GRUBER TANAKA
CLINT C. WALDRON
KRISTIN BOWERS TOMPKINS
ROBERT G. ROGERS



SEAN ALLEN
GEORGE M. ROWLEY
NEIL RUTLEDGE
ZACHARY P. WHITE
MEGAN L. TAGGART
MATTHEW T. ASHLEY
CASEY K. LEKAHAL
TRISHA K. HARRIS
HEATHER L. HARTUNG

February 19, 2016

Don Carlson
Assistant General Manager, Operations
Northern Colorado Water Conservancy District
220 Water Avenue
Berthoud, CO 80513-9245

Re: Consent to Board of Commissioners Representative Selection for the Proposed Mead Urban Renewal Authority

Dear Don:

Our firm serves as special counsel to the Town of Mead, Colorado (the "Town"). The Town is in the process of forming an Urban Renewal Authority (the "Proposed Authority"). You are receiving this correspondence because you are a special district that levies a mill levy within the boundaries of the planned urban renewal area for the Proposed Authority (an "Overlapping District"), and the Town is requesting your consent regarding the matter below.

Consent to Board of Commissioners Representative Selection: Pursuant to section 31-25-104(2)(a)(I), C.R.S, the Overlapping Districts not otherwise represented on the Board of Commissioners for the Proposed Authority are entitled to select one representative to serve collectively on their behalf on the Board of Commissioners for the Proposed Authority. The Town and Proposed Authority have negotiated capturing a property tax increment from the Mountain View Fire Protection District. In light of this financial commitment on the part of the Fire District, the Town and the Fire District are in agreement that it would be most appropriate for the available commissioner seat to be filled by a representative of the Fire District. Your signature below indicates that your entity agrees to such a selection in accordance with section 31-25-104(2)(a)(I), C.R.S.

If your organization is in agreement, please execute and deliver the attached acknowledgement and consent form to our office at your earliest convenience.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



Robert Rogers

Acknowledgement and Consent

By signature below, Northern Colorado Water Conservancy District, Colorado, as an Overlapping District within the proposed urban renewal plan area for the Mead Urban Renewal Authority, hereby consents to selection from time to time by the Mountain View Fire Protection District of a representative to serve on the urban renewal authority's board of commissioners on behalf of the Overlapping Districts not otherwise represented within the urban renewal area pursuant to section 31-25-104(2)(a)(I), C.R.S.

NORTHERN COLORADO WATER CONSERVANCY DISTRICT

SIGNED: 

BY: Don Carson

ITS: ASSISTANT MAN

COOPERATION AGREEMENT
AMONG THE TOWN OF MEAD, COLORADO AND
MEAD URBAN RENEWAL AUTHORITY AND
THE ST. VRAIN AND LEFT HAND WATER CONSERVANCY DISTRICT
MEAD URBAN RENEWAL PLAN

THIS COOPERATION AGREEMENT is made and executed effective the 19 day of April, 2016, by and between the ST. VRAIN AND LEFT HAND WATER CONSERVANCY DISTRICT, a Title 37 water conservancy district of the State of Colorado, the TOWN OF MEAD, a municipal corporation of the State of Colorado (hereinafter referred to as "Town"), and the MEAD URBAN RENEWAL AUTHORITY, a body corporate and duly organized and existing as a Title 31 urban renewal authority under the laws of the State of Colorado (hereinafter referred to as "MURA"). The District, Town, and MURA are referred to herein individually as a "Party" and collectively as the "Parties."

WITNESSETH:

WHEREAS, the St. Vrain and Left Hand Water Conservancy District ("District") is a political subdivision of the State of Colorado, duly organized and existing under the constitution and the laws of the State of Colorado; and

WHEREAS, by cover letter dated April 15, 2016, and pursuant to C.R.S. § 31-25-107(3.5), Town provided District with the proposed Urban Renewal Plan for the 2016 Mead Urban Renewal Area ("Plan") which details MURA's and Town's intended inclusion of the parcels described in the Plan, and depicted on the February 2016 Proposed Urban Renewal Area Map ("Map"), attached hereto as Exhibit A, for the purposes authorized in the Colorado Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, including utilizing tax increment financing ("TIF Financing"), as contemplated by C.R.S. § 31-25-107(9)(a); and

WHEREAS, TIF Financing provides that taxes, if any, levied after the effective date of the approval of the Plan upon taxable property in the area described in the Plan ("Urban Renewal Area") each year shall be divided for a period not to exceed twenty-five (25) years from the effective date of the Plan and that a portion of said property tax revenues (the "TIF Revenue") shall be allocated to and paid into a special fund of the urban renewal authority to pay the principal of, interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by the urban renewal authority for financing an urban renewal project, or to make payments pursuant to an agreement executed pursuant to C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11); and

WHEREAS, the District, Town, and MURA recognize that a division of taxes pursuant to C.R.S. § 31-25-107(9)(a) on property within the boundaries of the District without an agreement concerning the sharing of TIF Revenue that results from the District levy on taxable property in the Urban Renewal Area may hinder the effectuation of the Plan and urban renewal projects within the Urban Renewal Area and the District's ability to provide services within the Urban Renewal Area; and

WHEREAS, the District is cooperating with MURA and Town to facilitate carrying out the Plan and urban renewal projects within the Urban Renewal Area; and

WHEREAS, the District and MURA desire to enter into this Agreement for the transfer to the District of property tax revenues that MURA receives from the District levy on taxable property in the Urban Renewal Area; and

WHEREAS, the District and MURA are authorized to enter into this agreement pursuant to law, including without limitation C.R.S §31-25-112; and

WHEREAS, the District and the MURA have determined it is in the best interest of the Parties to enter into this agreement to facilitate carrying out the Plan and urban renewal projects within the urban renewal area; and

WHEREAS, in consideration of the Parties entering into this Agreement, the District consents to the inclusion within the Urban Renewal Area of all agricultural lands contained within such Area as described in the Plan, pursuant to C.R.S. § 31-25-1-7(1)(c)(II)(D); and

WHEREAS, in consideration of the Parties entering into this Agreement, pursuant to C.R.S. § 31-25-107(9.5) and C.R.S. § 31-25-107(11), District waives any right it has to file an objection and ask for mediation or arbitration, pursuant to C.R.S. § 31-25-9(5) or C.R.S. § 31-25-107(12).

NOW THEREFORE, in consideration of the foregoing recitals and the covenants, promises and agreements of each of the Parties hereto, it is agreed by and among the Parties hereto as follows:

1. Incorporation of Recitals. The foregoing recitals are incorporated into and made a part of this Agreement.
2. District Tax Levv Allocation. MURA agrees to deposit into a separate account created for such purpose (the "Account"), all of the increase in property tax revenues calculated, produced, and allocated to MURA as a result of the levy of the District upon taxable property within the Urban Renewal Area pursuant to and in accordance with C.R.S. § 31-25-107(9)(a)(II) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado (the "District Tax Levy Allocation"). Commencing on the date of this Agreement and for a period of twenty-five (25) years from the effective date of the Plan, MURA shall transfer to the District on or before the 15th day of each month all revenues received into such Account through the preceding month (the "TIF Remittance"). If area is subsequently included in the Plan by a modification of the Plan approved by the Town of Mead Board of Trustees, and such modification results in TIF Revenues from the District Tax Levy Allocation being allocated to MURA for an additional period beyond twenty-five (25) years from the effective date of the Plan, then MURA shall make the TIF Remittance transfers to the District for such additional period.

3. Changes to Urban Renewal Law Affecting TIF Remittance. The Parties agree and acknowledge that the Urban Renewal Law has previously required county assessors to collect TIF automatically from *all* taxing jurisdictions that overlap an Urban Renewal Area. The Parties further agree and acknowledge that the language of C.R.S. § 31-25-107, as amended by the recently enacted House Bill 15-1348, suggests that municipalities may be able to direct county assessors to collect TIF from only specified districts rather than all overlapping districts, and that this potential change could render the TIF Remittance provision in Paragraph 2 above unnecessary because, rather than remitting the District Tax Levy Allocation back to the District, the Town could direct the county tax assessor at the outset not to collect the District Tax Levy Allocation from the District. The Town represents that it is currently in discussions with the Weld County Tax Assessor (the “Assessor”) regarding the Assessor’s willingness to collect TIF from some but not all overlapping jurisdictions. In the event that the Assessor agrees to collect TIF from some but not all of the taxing jurisdictions in MURA’s plan area, the Town and MURA agree to direct the Assessor not to collect the District Tax Levy Allocation from the District, and the Parties agree and acknowledge that TIF Remittance provision in paragraph 2 above will be of no further force and effect.

4. Use of District Tax Levy Allocation. The District agrees to use TIF Revenues received pursuant to this Agreement in accordance with the statutory authority granted to the District under C.R.S. § 37-45-101 *et seq.*.

5. Plan Approval. The District agrees that the District as an entity will not formally or legally object to the adoption of the Plan.

6. Agreement Confined to District Tax Levy Allocation Revenue. This Agreement applies only to the District Tax Levy Allocation revenues, as calculated, produced, collected and allocated to MURA within the Urban Renewal Area in accordance with C.R.S. § 31-25-107(9)(a)(II) and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of Town or MURA. Town and District agree that revenue from the District Tax Levy Allocation collected and paid to the District under this Agreement are collections on behalf of the District within the meaning of Colorado Constitution Article X, Section 20(2)(e). However, such collections shall not cause the District to be in violation of any limitations or restrictions established by Article X, Section 20 of the Colorado Constitution, which, as of the date of this Agreement, have not been waived by the eligible electors of the District.

7. Subordination Consent Required. With the prior written consent of the District, as evidenced by a resolution approved by the District Board of Directors, the obligation of MURA to pay revenues from the District Tax Levy Allocation to the District may be made subordinate to any payment of the principal of, the interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by MURA for financing or refinancing, in whole or in part, the Urban Renewal Project specified in the Plan.

8. Delays. Any delays in or failure of performance by any party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God, acts of public enemy, acts of the Federal or state government, acts of any other party, acts of third parties,

litigation concerning the validity of this Agreement or relating to transactions contemplated hereby, fire, floods, strikes, labor disputes, accidents, regulations or order of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such party. Notwithstanding the foregoing, where any of the above events shall occur which temporarily interrupt the ability of MURA to transfer or pay District Tax Levy Allocation revenues as provided in Section 1, as soon as the event causing such interruption shall no longer prevail, MURA shall transfer and pay the total amount of the District Tax Levy Allocation revenue that has been received by MURA that is then owing to date, as determined according to the provisions of Section 1 to this Agreement.

9. Consent Concerning Agricultural Land. The District hereby consents, pursuant to C.R.S. § 31-25-107(1)(c)(II)(D), to the inclusion within the Urban Renewal Area of all agricultural lands contained within such Area as described in the Plan.

10. Notification of Intended Amendments to the Plan; Agreement Not Part of Plan. Town and MURA agree to notify District of any intended amendments to the Plan at least ninety (90) days prior to the public hearing by Town to consider such amendment. For the purpose of this Agreement, the parties agree that any modification to the Map constitutes a modification to the Plan. Accordingly, Town and MURA agree to replace Exhibit A hereto with a final version of the map identifying with specificity the parcels included in the approved Plan prior to recordation of this Agreement. Both parties agree that this Agreement shall not, upon signature, become part of the Plan, but rather, is a stand-alone agreement authorized pursuant to C.R.S. § 31-25-107(11) and in satisfaction of the requirements of C.R.S. § 31-25-107(9.5). Notice provided to the District of the intended amendment pursuant to this paragraph shall act as compliance with the provisions of C.R.S. § 31-25-107(3.5)(a), requiring notice to the Board of Directors of substantial modification to the Plan.

11. Termination and Subsequent Legislation. In the event of termination of the Plan, including its TIF Financing component, MURA and Town may terminate this Agreement by delivering written notice to the District. The Parties further agree that in the event legislation is adopted after the effective date of this Agreement that invalidates or materially effects any provisions hereof, the Parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement.

12. Entire Agreement. This instrument embodies the entire agreement of the Parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the Parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the Parties hereto.

13. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their successors in interest.

14. No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this agreement, and all rights of action relating to such

enforcement, shall be strictly reserved to the undersigned Parties and nothing in this agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that any entity other than the undersigned Parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

15. No Waiver of Immunities. No portion of this Agreement shall be deemed to constitute a waiver of any immunities the Parties or their officers or employees may possess, nor shall any portion of this agreement be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

16. Severability. If any provision of this Agreement is found to be invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Further, in the event of any such holding of invalidity, illegality or unenforceability (as to any or all parties hereto), the Parties agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the affected provision of this Agreement.

17. No Assignment. No Party may assign any of its rights or obligations under this Agreement.

18. Paragraph Captions. The captions of the paragraphs are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

19. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

20. No Presumption. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the party causing the Agreement to be drafted.

21. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to C.R.S. § 24-11-101(1), such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.

22. Parties Not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties shall not be deemed to be partners or joint venturers, and no Party shall be responsible for any debt or liability of any other Party.

23. Effective Date; Automatic Termination. This Agreement shall be effective as of the date executed on behalf of each Party. This Agreement shall automatically terminate effective

September 1, 2017 in the event the Town of Mead Board of Trustees has not by such date adopted a resolution approving the Urban Renewal Plan for the Mead Urban Renewal Area.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized officials to execute this Agreement effective as of the day and year first above written.

ATTEST:

ST. VRAIN AND LEFT HAND
WATER CONSERVANCY DISTRICT

By: *Jimmy Lape*
Title: *Assistant Treasurer*

By: *Dennis Faulkner*
Title: *Board President*
Date: *4/19/16*

ATTEST:

TOWN OF MEAD

By: _____
Title: _____

By: _____
Title: _____
Date: _____

ATTEST:

TOWN OF MEAD URBAN RENEWAL
AUTHORITY

By: _____
Title: _____

By: _____
Title: _____
Date: _____

Exhibit A

Urban Renewal Plan, Including Area Map

January 18, 2016

GARY R. WHITE
KRISTEN D. BEAR
WILLIAM P. ANKELE, JR.
JENNIFER GRUBER TANAKA
CLINT C. WALDRON
KRISTIN BOWERS TOMPKINS
ROBERT G. ROGERS



SEAN ALLEN
GEORGE M. ROWLEY
NEIL RUTLEDGE
ZACHARY P. WHITE
MEGAN L. TAGGART
MATTHEW T. ASHLEY ✓
CASEY K. LEKAHAL
TRISHA K. HARRIS

December 30, 2015

High Plains Library District
2650 W. 29th Street
Greeley, CO 80631

Re: Consent to Inclusion of Agricultural Land within the Boundaries of the Town of Mead Proposed Urban Renewal Authority

Dear High Plains Library District:

Our firm serves as special counsel to the Town of Mead, Colorado (the “Town”), and we have been instructed to direct this correspondence to you on our client’s behalf. The Town is in the process of forming an Urban Renewal Authority (the “**Proposed Authority**”), with formation and adoption of an urban renewal plan for the Proposed Authority anticipated in early 2016. You are receiving this correspondence because you are a special district that levies a mill levy within the boundaries of the planned urban renewal area for the Proposed Authority (an “**Overlapping District**”), and the Town is requesting your consent regarding certain matters detailed below.

Urban renewal authorities are a tool used by municipalities to provide public improvements, encourage development in blighted areas, revitalize local economies, stabilize property values, and create new jobs. In Colorado, some urban renewal authorities have come under close fire in recent years because they have been used to capture property tax increment from overlapping taxing jurisdictions, such as special districts and counties, without the consent of these entities. The use of tax increment from overlapping taxing jurisdictions is generally referred to as Tax Increment Financing (“TIF”).

We would like to make it clear that the urban renewal plan being considered by the Town for the Proposed Authority will not authorize or rely on any TIF or any other financial contributions from High Plains Library District. Accordingly, the Town will not be requesting a TIF agreement with your entity. Rather, the Town is requesting: (1) consent to include agricultural land within the Proposed Authority’s urban renewal plan area, and (2) your agreement regarding the selection of a commissioner to represent the Overlapping Districts on the Proposed Authority’s Board of Commissioners.

1. Agricultural Land Inclusion Consent: Pursuant to 31-25-107(1)(c)(II)(D), C.R.S., agricultural land may be included in an urban renewal area if each body that levies a property tax on the subject agricultural land agrees in writing to the inclusion of the agricultural land within

Acknowledgement and Consent

By signature below, High Plains Library District, Colorado, as an overlapping special district within the proposed urban renewal plan area for the Mead Urban Renewal Authority, hereby: (1) consents to the inclusion of agricultural land in the urban renewal plan area pursuant to section 31-25-107(1)(c)(II)(D), C.R.S.; and (2) consents to selection from time to time by the Mountain View Fire Protection District of a representative to serve on the urban renewal authority's board of commissioners on behalf of the overlapping special districts within the urban renewal area pursuant to section 31-25-104(2)(a)(I), C.R.S.

HIGH PLAINS LIBRARY DISTRICT, COLORADO

Lucile C. Annusch, Chs.

BY: _____

ITS: _____

GARY R. WHITE
KRISTEN D. BEAR
WILLIAM P. ANKELE, JR.
JENNIFER GRUBER TANAKA
CLINT C. WALDRON
KRISTIN BOWERS TOMPKINS
ROBERT G. ROGERS



SEAN ALLEN
GEORGE M. ROWLEY
NEIL RUTLEDGE
ZACHARY P. WHITE
MEGAN L. TAGGART
MATTHEW T. ASHLEY
CASEY K. LEKAHAL
TRISHA K. HARRIS

December 30, 2015

Westridge Metropolitan District
c/o Pinnacle Consulting Group, Inc.
1627 E 18th St
Loveland, CO 80538

**Re: Consent to Inclusion of Agricultural Land within the Boundaries of the Town
of Mead Proposed Urban Renewal Authority**

Dear Westridge Metropolitan District:

Our firm serves as special counsel to the Town of Mead, Colorado (the “**Town**”), and we have been instructed to direct this correspondence to you on our client’s behalf. The Town is in the process of forming an Urban Renewal Authority (the “**Proposed Authority**”), with formation and adoption of an urban renewal plan for the Proposed Authority anticipated in early 2016. You are receiving this correspondence because you are a special district that levies a mill levy within the boundaries of the planned urban renewal area for the Proposed Authority (an “**Overlapping District**”), and the Town is requesting your consent regarding certain matters detailed below.

Urban renewal authorities are a tool used by municipalities to provide public improvements, encourage development in blighted areas, revitalize local economies, stabilize property values, and create new jobs. In Colorado, some urban renewal authorities have come under close fire in recent years because they have been used to capture property tax increment from overlapping taxing jurisdictions, such as special districts and counties, without the consent of these entities. The use of tax increment from overlapping taxing jurisdictions is generally referred to as Tax Increment Financing (“**TIF**”).

We would like to make it clear that the urban renewal plan being considered by the Town for the Proposed Authority will not authorize or rely on any TIF or any other financial contributions from Westridge Metropolitan District. Accordingly, the Town will not be requesting a TIF agreement with your entity. Rather, the Town is requesting: (1) consent to include agricultural land within the Proposed Authority’s urban renewal plan area, and (2) your agreement regarding the selection of a commissioner to represent the Overlapping Districts on the Proposed Authority’s Board of Commissioners.

1. Agricultural Land Inclusion Consent: Pursuant to 31-25-107(1)(c)(II)(D), C.R.S., agricultural land may be included in an urban renewal area if each body that levies a property tax on the subject agricultural land agrees in writing to the inclusion of the agricultural land within

the urban renewal area. The Town desires to include agricultural land in the Proposed Authority's urban renewal plan area, and toward this end the Town is asking for your consent to this inclusion. In considering this request, it should be noted that the anticipated impact of the Proposed Authority on the net revenues of your district will be positive because the Proposed Authority will fund public improvements that will increase your assessed valuation without requiring a TIF contribution from your entity.

2. Consent to Board of Commissioners Representative Selection: As a separate matter, pursuant to section 31-25-104(2)(a)(I), C.R.S, the Overlapping Districts within the plan area for the Proposed Authority are entitled to select one representative to serve collectively on their behalf on the Board of Commissioners for the Proposed Authority. As noted above, your district will not be asked to contribute TIF or make any other financial contributions to the Proposed Authority under its urban renewal plan. On the other hand, the Mountain View Fire Protection District ("**Fire District**") is being asked by the Town to contribute TIF under the urban renewal plan of the Proposed Authority. The Fire District is the only Overlapping District with which the Town is seeking such a TIF sharing agreement. In exchange for this financial commitment on the part of the Fire District, the Town and the Fire District are in agreement that it would be most appropriate for the available commissioner seat to be filled by a representative of the Fire District. Your signature below indicates that your entity agrees to such a selection in accordance with section 31-25-104(2)(a)(I), C.R.S.

It bears repeating that your signature below **does not constitute an agreement on behalf of your entity to any TIF or other financial commitments.** Rather, the consent below is an indication of your consent to the inclusion of agricultural property within the Proposed Authority's urban renewal plan area, and your agreement to a Fire District representative serving on the Proposed Authority's Board on behalf of the Overlapping Districts within the Proposed Authority's plan area.

If you or other representatives of your district have any questions regarding the consents above, we would be more than happy to help answer them. Otherwise, please execute and deliver the attached acknowledgement and consent form to our office at your earliest convenience.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

By: 
Robert Rogers

Acknowledgement and Consent

By signature below, Westridge Metropolitan District, Colorado, as an overlapping special district within the proposed urban renewal plan area for the Mead Urban Renewal Authority, hereby: (1) consents to the inclusion of agricultural land in the urban renewal plan area pursuant to section 31-25-107(1)(c)(II)(D), C.R.S.; and (2) consents to selection from time to time by the Mountain View Fire Protection District of a representative to serve on the urban renewal authority's board of commissioners on behalf of the overlapping special districts within the urban renewal area pursuant to section 31-25-104(2)(a)(I), C.R.S.

WESTRIDGE METROPOLITAN DISTRICT, COLORADO

JBLI
BY: JIM BIROSALL
ITS: MANAGER

GARY R. WHITE
KRISTEN D. BEAR
WILLIAM P. ANKELE, JR.
JENNIFER GRUBER TANAKA
CLINT C. WALDRON
KRISTIN BOWERS TOMPKINS
ROBERT G. ROGERS



SEAN ALLEN
GEORGE M. ROWLEY
NEIL RUTLEDGE
ZACHARY P. WHITE
MEGAN L. TAGGART
MATTHEW T. ASHLEY
CASEY K. LEKAHAL
TRISHA K. HARRIS

December 30, 2015

St. Vrain Sanitation District
11307 Business Park Circle
Firestone, CO 80504

1 JAN 04 2015

Re: Consent to Inclusion of Agricultural Land within the Boundaries of the Town of Mead Proposed Urban Renewal Authority

Dear St. Vrain Sanitation District:

Our firm serves as special counsel to the Town of Mead, Colorado (the “Town”), and we have been instructed to direct this correspondence to you on our client’s behalf. The Town is in the process of forming an Urban Renewal Authority (the “Proposed Authority”), with formation and adoption of an urban renewal plan for the Proposed Authority anticipated in early 2016. You are receiving this correspondence because you are a special district that levies a mill levy within the boundaries of the planned urban renewal area for the Proposed Authority (an “Overlapping District”), and the Town is requesting your consent regarding certain matters detailed below.

Urban renewal authorities are a tool used by municipalities to provide public improvements, encourage development in blighted areas, revitalize local economies, stabilize property values, and create new jobs. In Colorado, some urban renewal authorities have come under close fire in recent years because they have been used to capture property tax increment from overlapping taxing jurisdictions, such as special districts and counties, without the consent of these entities. The use of tax increment from overlapping taxing jurisdictions is generally referred to as Tax Increment Financing (“TIF”).

We would like to make it clear that the urban renewal plan being considered by the Town for the Proposed Authority will not authorize or rely on any TIF or any other financial contributions from St. Vrain Sanitation District. Accordingly, the Town will not be requesting a TIF agreement with your entity. Rather, the Town is requesting: (1) consent to include agricultural land within the Proposed Authority’s urban renewal plan area, and (2) your agreement regarding the selection of a commissioner to represent the Overlapping Districts on the Proposed Authority’s Board of Commissioners.

1. Agricultural Land Inclusion Consent: Pursuant to 31-25-107(1)(c)(II)(D), C.R.S., agricultural land may be included in an urban renewal area if each body that levies a property tax on the subject agricultural land agrees in writing to the inclusion of the agricultural land within

the urban renewal area. The Town desires to include agricultural land in the Proposed Authority's urban renewal plan area, and toward this end the Town is asking for your consent to this inclusion. In considering this request, it should be noted that the anticipated impact of the Proposed Authority on the net revenues of your district will be positive because the Proposed Authority will fund public improvements that will increase your assessed valuation without requiring a TIF contribution from your entity.

2. Consent to Board of Commissioners Representative Selection: As a separate matter, pursuant to section 31-25-104(2)(a)(I), C.R.S, the Overlapping Districts within the plan area for the Proposed Authority are entitled to select one representative to serve collectively on their behalf on the Board of Commissioners for the Proposed Authority. As noted above, your district will not be asked to contribute TIF or make any other financial contributions to the Proposed Authority under its urban renewal plan. On the other hand, the Mountain View Fire Protection District ("**Fire District**") is being asked by the Town to contribute TIF under the urban renewal plan of the Proposed Authority. The Fire District is the only Overlapping District with which the Town is seeking such a TIF sharing agreement. In exchange for this financial commitment on the part of the Fire District, the Town and the Fire District are in agreement that it would be most appropriate for the available commissioner seat to be filled by a representative of the Fire District. Your signature below indicates that your entity agrees to such a selection in accordance with section 31-25-104(2)(a)(I), C.R.S.

It bears repeating that your signature below **does not constitute an agreement on behalf of your entity to any TIF or other financial commitments.** Rather, the consent below is an indication of your consent to the inclusion of agricultural property within the Proposed Authority's urban renewal plan area, and your agreement to a Fire District representative serving on the Proposed Authority's Board on behalf of the Overlapping Districts within the Proposed Authority's plan area.

If you or other representatives of your district have any questions regarding the consents above, we would be more than happy to help answer them. Otherwise, please execute and deliver the attached acknowledgement and consent form to our office at your earliest convenience.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

By:  _____
Robert Rogers

Acknowledgement and Consent

By signature below, St. Vrain Sanitation District, Colorado, as an overlapping special district within the proposed urban renewal plan area for the Mead Urban Renewal Authority, hereby: (1) consents to the inclusion of agricultural land in the urban renewal plan area pursuant to section 31-25-107(1)(c)(II)(D), C.R.S.; and (2) consents to selection from time to time by the Mountain View Fire Protection District of a representative to serve on the urban renewal authority's board of commissioners on behalf of the overlapping special districts within the urban renewal area pursuant to section 31-25-104(2)(a)(I), C.R.S.

ST. VRAIN SANITATION DISTRICT, COLORADO

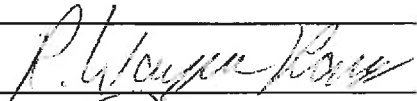

BY: 
ITS: 

EXHIBIT E

Legal Description of Agricultural Land in Plan Area

EXHIBIT E

Weld County Assessor's Parcel numbers for Agricultural Properties

Map Number	Parcel Number
2	120711000090
3	120711000092
4	120711000093
8	120714201002
9	120723000032
10	120723000033
11	120723400029
12	120724000004
13	120724000009
14	120724000003
15	120724000013
20	120728103002
21	120728101081
22	120720000097
23	120720000096
25	120721300047
27	120721400047
32	120722000030
33	120722000050
34	120722000051
35	120722400057
37	120715100002
38	120715100003
39	120710406003
B13	120710300013
B14	120709400002