

From: [Petersen, Jana](#)
To: [Malcolm Fleming](#)
Cc: [Julian Jacquin](#)
Subject: RE: Will Boulder County defer to Weld County re Counties' Rep on Erie's URA Board?
Date: Tuesday, November 26, 2024 9:48:45 AM
Attachments: [image001.png](#)
[image004.png](#)
[image006.png](#)
[image009.png](#)
[image002.png](#)
[image003.png](#)

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Hi, Malcolm.

Boulder County Commissioners support Weld County Commissioners continuing to represent counties on the URA Board. They request that whoever is appointed by Weld please reach out to Ashley Stolzmann as the District 2 Boulder County Commissioner to share their perspective on URA and to seek input, as needed, on decisions specific to URA within Boulder County boundaries or to consult on URA topics in general. Commissioner Stolzmann's contact information is: astolzmann@bouldercounty.gov, or the Commissioners' Office can be reached at 303-441-3500.

Jana

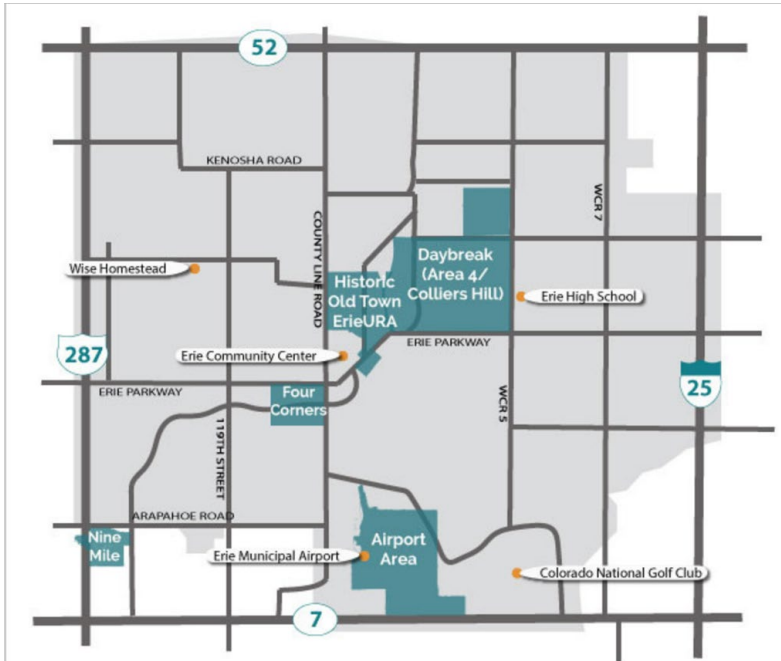
From: Malcolm Fleming <mfleming@erieco.gov>
Sent: Monday, November 25, 2024 5:26 PM
To: Petersen, Jana <jpetersen@bouldercounty.gov>
Cc: Julian Jacquin <jjacquin@erieco.gov>
Subject: [EXTERNAL] RE: Will Boulder County defer to Weld County re Counties' Rep on Erie's URA Board?

Hi Jana,
I hope the GARE conference was productive.

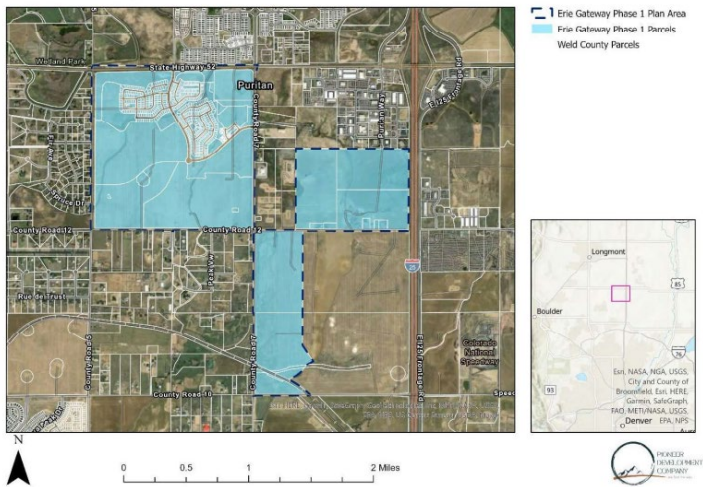
Regarding the TOEURA, the potential geographic boundary is anything within the Town's boundaries that meets the blighting factors in State Law. However, the Town currently has 6 individual Urban Renewal Areas (URA). Five are reflected in the map on page 4 of the [2023 Annual Report](#), a picture of which I have snipped below, and the 6th is the newest, the I-25 Erie Gateway Phase 1 URA, a map of which I have also snipped further below.

We will be proposing to form a new URA to help address the historic coal mining/undermining and other blighting factors that have so far prevented development from happening at the Erie Town Center (NW corner of Erie Parkway and County Line Road) in the center of Town, just north of the Four Corners URA, which has similar blighting factors. I will be sending more information—and a formal notice—on the proposed Town Center URA in the next month or so. In the meantime, please let me or Julian Jacquin, Erie's Economic Development Director, know if you

have more questions or concerns.



Erie Gateway Phase 1 Urban Renewal Plan



Thank you!

Malcolm Fleming | Town Manager

Pronouns: He / Him / His
Town of Erie/Administration
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Phone: 303-926-2711 | Fax: 303-926-2705
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From: Petersen, Jana <jpetersen@bouldercounty.gov>
Sent: Tuesday, November 19, 2024 4:40 PM
To: Malcolm Fleming <mfleming@erieco.gov>
Subject: RE: Will Boulder County defer to Weld County re Counties' Rep on Erie's URA Board?

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Hi, Malcolm. I'm heading to the GARE conference tomorrow so Susana will be covering this meeting for me. The focus of the meeting will be on Affordable and Attainable Housing Tax.

Aside from tomorrow's meeting, I'm happy to ask the Commissioners if they are ok with Weld holding onto that urban renewal role. Can you send me the TOEURA geographic boundary map? That's the one question I tend to get from Commissioners.

The Commissioners don't serve on other URA boards but they do serve in an advisory capacity, especially for renewals. A recent example was the Lafayette downtown authority, where Commissioners were consulted and chose to remain neutral. So my perspective is the Commissioners are pretty neutral on the topic overall.

Jana

From: Malcolm Fleming <mfleming@erieco.gov>
Sent: Tuesday, November 19, 2024 3:40 PM
To: Petersen, Jana <jpetersen@bouldercounty.gov>
Subject: [EXTERNAL] Will Boulder County defer to Weld County re Counties' Rep on Erie's URA Board?

Jana,
If possible I'd like to talk with you about this after tomorrow's BoCo Manager's group meeting. As you may recall, the Town of Erie Urban Renewal Authority (TOEURA) has one member representing both Boulder and Weld Counties. In the past, Boulder deferred to Weld on the appointee. Weld County Commissioner Laurie Saine is the current appointee. Her term on the Weld Board of County Commissioners ends in

January, so Boulder and Weld will need to appoint someone new to represent counties on the TOEURA. Do you think Boulder will continue to defer to Weld on the appointment (I think in the past they did because 4 of the Town's 5 URAs are in Weld County).

I'd also like to get your sense of the Boulder County Board of County Commissioners' perspective on Urban Renewal Areas and Authorities. Are there any other UR Authorities in Boulder County that a Commissioner serves on? Do the Commissioners think UR Areas are a useful tool to promote economic development, or do they see them as diverting revenue from the County, or somewhere in between?

Malcolm Fleming | Town Manager

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Town of Erie/Administration

645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

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From: [Malcolm Fleming](#)
To: [Karla Ford](#)
Cc: [Julian Jacquin](#)
Subject: RE: Please nominate someone new to represent counties on the TOEURA Board of Commissioners
Date: Friday, December 20, 2024 3:22:22 PM
Attachments: [image003.png](#)
[image004.png](#)

Hi Karla,

Thanks for letting me know. We look forward to welcoming Commissioner Pepler to the TOEURA. We will prepare a resolution for the Town Council to consider on January 28th appointing Commissioner Pepler to the TOEURA. It will be a consent item, so Commissioner Pepler need not attend that meeting.

The TOEURA's meetings are generally scheduled to occur before Town Council meetings (either the 2nd and 4th Tuesdays) at 6:30PM in Erie Town Hall Council Chambers. They are generally relatively short in duration, anywhere from 15 minutes to an hour. The next scheduled TOEURA meeting for Commissioner Pepler to attend would be on February 25 (but that is subject to scheduling issues).

I expect Commissioner Elect Pepler will be sworn in to the Weld County Board of county Commissioners in January. If that is the case, please let us know when she will have an official email address and what that address will be. Once the address is active, we will include her in the normal TOEURA meeting invites and packet distribution emails.

I've copied Julian Jacquin, Erie's Economic Development Director, who helps coordinate TOEURA issues. Please include both of us on future emails concerning TOEURA matters.

Thank you!

Malcolm Fleming | Town Manager and TOEURA Executive Director

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error, please contact the sender and delete the original message immediately.

From: Karla Ford <kford@weld.gov>
Sent: Thursday, December 19, 2024 2:01 PM
To: Malcolm Fleming <mfleming@erieco.gov>
Subject: RE: Please nominate someone new to represent counties on the TOEURA Board of Commissioners

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Malcolm,

We will be sending you a letter soon recommending Lynette Pepler to be the commissioner rep. Could you send me the dates/times/locations/durations so that I can get them on the calendar. Thankyou.

Karla Ford 

Office Manager, Board of Weld County Commissioners
1150 O Street, P.O. Box 758, Greeley, Colorado 80632
:: 970.336-7204 :: kford@weld.gov :: www.weldgov.com ::

Please note my working hours are Monday-Thursday 7:00a.m.-4:00p.m.



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From: Karla Ford <kford@weld.gov>
Sent: Thursday, December 5, 2024 9:58 AM
To: Malcolm Fleming <mfleming@erieco.gov>; Kevin Ross <kross@weld.gov>
Cc: Julian Jacquin <jjacquin@erieco.gov>; Petersen, Jana <jpetersen@bouldercounty.gov>; Patrick Hammer <phammer@erieco.gov>; Bruce Barker <bbarker@weld.gov>; Karla Ford <kford@weld.gov>
Subject: RE: Please nominate someone new to represent counties on the TOEURA Board of Commissioners

Malcolm,

After talking with Commissioner Ross, I wanted to let you know that we will be nominating someone after the first commissioner board meeting on January 6th. I will get that information to you that

week. Thank you.

Karla Ford 

Office Manager, Board of Weld County Commissioners
1150 O Street, P.O. Box 758, Greeley, Colorado 80632
:: 970.336-7204 :: kford@weld.gov :: www.weldgov.com ::

Please note my working hours are Monday-Thursday 7:00a.m.-4:00p.m.



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From: Malcolm Fleming <mflaming@erieco.gov>

Sent: Wednesday, November 27, 2024 11:39 AM

To: Kevin Ross <kross@weld.gov>; BOCC <BOCC@weld.gov>

Cc: Julian Jacquin <jjacquin@erieco.gov>; Petersen, Jana <jpetersen@bouldercounty.gov>; Patrick Hammer <phammer@erieco.gov>

Subject: Please nominate someone new to represent counties on the TOEURA Board of Commissioners

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chair Ross and Weld County Commissioners:

As you may recall, the Town of Erie Urban Renewal Authority (TOEURA) has one member representing both Boulder and Weld Counties. In the past, Boulder County deferred to Weld County on the appointee, and Weld County Commissioner Lori Saine has served as the current appointee since May 2022. Her term on the Weld County Board of County Commissioners ends in January, so Boulder and Weld will need to appoint someone new to represent counties on the TOEURA Board of Commissioners.

This week, Boulder County Commissioners provided support for Weld County Commissioners to continue representing counties on the TOEURA Board, requesting that whoever is appointed by Weld reach out to Boulder County to share perspective and seek input on URA decisions within Boulder County. Specifically, Boulder County requested, "whoever is appointed by Weld County please reach out to Ashley Stolzmann as the District 2 Boulder County Commissioner to share their perspective on URA and to seek input, as needed, on decisions specific to URA within Boulder County boundaries or to consult on URA topics in general. Commissioner Stolzmann's contact information is: astolzmann@bouldercounty.gov, or the Commissioners' Office can be reached at 303-441-

3500.”

At your earliest convenience, please nominate one person to fill this County position on the TOEURA Board, subject to adoption of a resolution consenting to the appointment by Erie Town Council. I have summarized below relevant background information on the TOEURA and the responsibilities associated with serving on the TOEURA.

The TOEURA is responsible for overseeing the six (6) Urban Renewal Areas in the Town of Erie. Those 6 URAs are listed below and highlighted in expanded detail in the [2023 TOEURA Annual Report](#). Four of the 6 URAs are in the Weld County side of Erie (Colliers Hill, Old Town, Airport, and Erie Gateway) and 2 URA’s are in the Boulder County side of Erie (Four Corners and Nine Mile). Colorado statutes empower the Town/URA to use certain tools and financing options to facilitate new development and redevelopment in these areas. To establish each Area, the Town met statutory requirements for eligibility analysis, completed a conditions survey, solicited public comment, and the Erie Town Council adopted each Plan.

- Daybreak URA “Colliers Hill” (2013)
- Historic Old Town URA (2013)
- Erie Airport URA (2013)
- Four Corners URA (2015)
- Nine Mile URA (2015)
- Erie Gateway Phase 1 URA (newly adopted in August 2024)

Colorado Revised Statutes (Sec. 31-25-104) establishes the composition for each URA Board of Commissioners, and provides “**one such 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, one such commissioner must also be a board member of a special district selected by agreement of the special districts levying a mill levy within the boundaries of the urban renewal authority area, and one commissioner must also be an elected member of a board of education of a school district levying a mill levy within the boundaries of the urban renewal authority area**”.

- The TOEURA Board Commission member role involves attending regular meetings of the TOEURA Board, reviewing materials regarding specific projects prior to that meeting, and making recommendations on requests being considered. If appointed by the Mayor and Erie Town Council, this position has equal voting authority as the other members of the TOEURA Board of Commissioners ([listed here](#)).
- The TOEURA Board typically meets once each month, on the 2nd Tuesday immediately before the regular Town Council meeting, in-person at Town Hall (in the Council Chambers). The TOEURA Board may choose to cancel that meeting if there are no items to consider or may request to meet at a previously unscheduled date and time to consider more time-sensitive items. To give you a sense of the number of TOEURA meetings likely to be held, in 2024 the TOEURA met 10 times.

Please call or contact me or Julian Jacquin, Erie’s Economic Development Director, if you have any questions on this matter, and please let us know at your earliest convenience who you agree to nominate for appointment by the Erie Town Council to serve on the TOEURA.

Thank you for your consideration.

Malcolm Fleming | Town Manager/TOEURA Executive Director

Pronouns: He / Him / His

Town of Erie/Administration

645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

Phone: 303-926-2711 | Fax: 303-926-2705

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