



Town Hall 551 Hot Springs Blvd  
Pagosa Springs, CO 81147

## AGENDA

Urban Renewal Authority Meeting  
Tuesday, November 18, 2025 @ 5:00 PM

---

### 1. REMOTE PARTICIPATION

A zoom link is made available, however the Town does not and cannot guarantee internet service or online broadcasting. Remote attendance is at the risk of the attendee as the public meeting will continue in person regardless of the Town's broadcast capability.

Join Zoom Meeting By Computer - <https://zoom.us/j/83484428434>  
Dial by Phone - 1-669-900-6833 US - Meeting ID:834 8442 8434

### I. CALL MEETING TO ORDER

### II. PUBLIC COMMENT

### III. CONSENT AGENDA

1. Approval of the November 5, 2024 Meeting Minutes  
[Urban Renewal Authority - 05 Nov 2024 - Minutes - Pdf](#)

### IV. NEW BUSINESS

1. FY 2026 Budget Public Hearing
2. Resolution 2025-01, Adoption of the 2026 Budget  
[Agenda Brief - Resolution 2025-01, Adoption of the 2026 Budget - Pdf](#)

### V. PUBLIC COMMENT

### VI. NEXT URBAN RENEWAL AUTHORITY MEETING TO BE DETERMINED

### VII. ADJOURNMENT

**Shari Pierce**  
**Mayor**



Town Hall 551 Hot Springs Blvd  
Pagosa Springs, CO 81147

**MINUTES**

Urban Renewal Authority Meeting  
November 5, 2024 @ 5:00 PM

A regular meeting of the Pagosa Springs Urban Renewal Authority was called to order on November 5, 2024, at 5:00 PM in the Town Hall 551 Hot Springs Blvd.

**MEMBERS PRESENT:** Mayor Pierce, Council Member DeGuise, Commissioner Elliott, Commissioner Ford, Council Member Lindner, Council Member Williams, Commissioner Lynch, and Council Member Martinez

**MEMBERS ABSENT:** Council Member Bergon and Council Member deGraaf

**I. CALL MEETING TO ORDER**

**II. PUBLIC COMMENT** – None

**III. CONSENT AGENDA**

**1. Approval of the November 16, 2023 Meeting Minutes**

Commissioner Ford moved to approve the consent agenda, Council Member DeGuise seconded.

**Carried.**

**IV. NEW BUSINESS**

**1. Public Hearing for 2025 PSURA Budget**

Board Chair Pierce opened the item for public comment. No comment received.

**2. Resolution 2024-01, Adoption of the 2025 Budget**

Resolution 2024-01 adopts the budget for the Pagosa Springs Urban Renewal Authority for the 2025 fiscal year. The URA has no revenue generation and no expenditures at this time. All expenditures are paid by the Town of Pagosa Springs General Fund.

Council Member DeGuise moved to approve Resolution 2024-01 adopting the 2025 Pagosa Springs Urban Renewal Authority budget, Council Member Lindner seconded.

**Carried.**

**V. PUBLIC COMMENT** – None

**VI. NEXT URBAN RENEWAL AUTHORITY MEETING AND AGENDA ITEMS**

**VII. ADJOURNMENT** – Board Chair Pierce adjourned the meeting at 5:05 pm.

**Shari Pierce  
Mayor**



**AGENDA BRIEF**

**MEETING:** Urban Renewal Authority Special - 18 Nov 2025  
**FROM:** David Harris, Town Manager

---

<b>PROJECT:</b>	Resolution 2025-01, Adoption of the 2026 Budget
<b>ACTION:</b>	Board action

---

**PURPOSE/BACKGROUND:**  
Please find attached Resolution 2025-01, adopting the accompanying budget for the Pagosa Springs Urban Renewal Authority for the 2026 fiscal year. The URA has no revenue generation and no expenditures at this time. All expenditures are paid by the Town of Pagosa Springs General Fund. Approval of the budget is required by the Department of Local Affairs. Once approved, the budget will be uploaded to the DOLA website.

**ATTACHMENTS:**  
[URA Res 2025-01 2026 Budget](#)  
[URA 2026 Budget](#)

- RECOMMENDATIONS:**
1. Move to approve Resolution 2025-01, Adopting the 2026 Pagosa Springs Urban Renewal Authority Budget
  2. Move to deny approval of the Resolution and Direct Staff.

**PAGOSA SPRINGS, COLORADO**

**URBAN RENEWAL AUTHORITY**

**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE URBAN RENEWAL AUTHORITY APPROPRIATING FUNDS AND IDENTIFYING SPENDING AGENCIES THROUGH THE ADOPTION OF AN OPERATING BUDGET FOR THE YEAR 2026**

WHEREAS, the Town of Pagosa Springs Resolution 2019-18 created the Pagosa Springs Urban Renewal Authority (“PSURA”); and

WHEREAS, the PSURA operates to eliminate blight and prevent the spread of blight within the urban renewal areas of the Town of Pagosa Springs in accordance with the Urban Renewal Law of Colorado; and

WHEREAS, the Local Government Budget Law of Colorado, C.R.S. § 29-1-101 et seq. requires that PSURA adopt a budget for fiscal year 2026; and

WHEREAS, the PSURA finds it necessary to appropriate funds to further the ongoing efforts of the authority; and

WHEREAS, on November 6, 2025, the PSURA Board of Commissioners held a properly noticed public hearing on the budget and the appropriation for fiscal year 2026 and interested persons were given an opportunity to register objections; and

WHEREAS, the PSURA has prepared and submitted a recommended budget for fiscal year 2026 that identifies revenues that are equal to or in excess of the budgeted amount according to the above-referenced statute.

**NOW, THEREFORE, BE IT RESOLVED** by the Pagosa Springs Urban Renewal Authority, that:

Section 1. **Budget Submission.** The 2026 Budget with amendment(s), if any, is attached hereto and incorporated herein by reference as Exhibit A, is hereby approved and adopted in essentially the form and content accompanying this Resolution.

Section 2. **Filing.** The budget officer is hereby directed to file the approved budget with the Division of Local Government in conformance with the Local Budget Law for the state of Colorado.

Section 3. **Severability.** If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

Section 4. **Effective Date.** This Resolution shall take effect and be enforced immediately upon its approval by the Board.

Adopted by a vote of the Pagosa Springs Urban Renewal Authority

\_\_\_ in favor and \_\_\_ against, this \_\_\_ day of November, 2025.

Pagosa Springs Urban Renewal Authority

By: \_\_\_\_\_  
Shari Pierce, Board Chair

Attest:

\_\_\_\_\_  
April Hessman, Secretary



**Pagosa Springs  
Urban Renewal Authority  
Budget 2026**

Fiscal Year January 1, 2026 to December 31, 2026

Adopted November 6, 2025



**PAGOSA SPRINGS  
URBAN RENEWAL AUTHORITY  
2026 BUDGET MESSAGE**

**David J. Harris  
Director**

*Introduction*

The Pagosa Springs Urban Renewal Authority (PSURA) was established in the fall of 2019. The governing board, or Commission, was appointed in 2019 and the PSURA has adopted a guiding policy document and bylaws.

To date, there are no budgetary resources for the PSURA. Any activities of the PSURA, which have been minimal, are funded by the Town's General Fund. In 2021, approximately \$4,900 was spent from the Town's General Fund on a planning consultant to assist the PSURA with project planning and gathering public input for future PSURA projects. No funds have been expended in 2022, 2023, 2024, or 2025. At such time that funds for the PSURA are established, the funds will be reported using an accounting method called the modified accrual accounting method.

Staff for the PSURA is provided by the Town Manager and Town Clerk/Finance Director. This budget is provided for state reporting purposes.

PAGOSA SPRINGS URBAN RENEWAL AUTHORITY						
REVENUES						
ACCOUNT	DESCRIPTION	2023 ACTUAL	2024 ACTUAL	2023 BUDGET	2025 PROJECTED	2026 BUDGET
<b>REVENUES</b>						
	REVENUES	0	0	0	0	0
<b>TOTAL ANNUAL REVENUES</b>						
	TOTAL ANNUAL REVENUES	0	0	0	0	0
<b>PRIOR YEAR CARRY OVER</b>						
	PRIOR YEAR CARRY OVER	0	0	0	0	0
<b>TOTAL REVENUES</b>						
	TOTAL REVENUES	0	0	0	0	0
PAGOSA SPRINGS URBAN RENEWAL AUTHORITY						
EXPENDITURES						
ACCOUNT	DESCRIPTION	2023 ACTUAL	2024 ACTUAL	2023 BUDGET	2025 PROJECTED	2026 BUDGET
<b>PERSONNEL</b>						
	SUBTOTAL	0	0	0	0	0
<b>COMMODITIES</b>						
	SUBTOTAL	0	0	0	0	0
<b>CAPITAL OUTLAY</b>						
	SUBTOTAL	0	0	0	0	0
<b>TOTAL URA EXPENDITURES</b>						
	TOTAL URA EXPENDITURES	0	0	0	0	0
	ANNUAL REVENUES	0	0	0	0	0
	ANNUAL EXPENDITURES	0	0	0	0	0
	DIFFERENCE	0	0	0	0	0
	OPERATING RESERVES	0	0	0	0	0
	CAPITAL RESERVES	0	0	0	0	0