

**BYLAWS  
OF THE  
LEADVILLE URBAN RENEWAL AUTHORITY**

**ARTICLE I – THE AUTHORITY**

Section 1. Name of Authority. The name of this urban renewal authority shall be the “Leadville Urban Renewal Authority” as established by Resolution No. 08, Series 2017, of the City of Leadville City Council. The Leadville Urban Renewal Authority shall be referred to in these Bylaws as the “Authority” or “LURA.”

Section 2. Office of the Authority. The office of the Authority shall be located at 800 Harrison Avenue, Leadville, Colorado 80461, or at such other place in the City of Leadville, Colorado as the board of commissioners of the Authority may direct.

Section 3. Authority to Enact Bylaws. The Authority is authorized pursuant to C.R.S. § 31-25-105(1)(a) to make and adopt bylaws, orders, rules and regulations in furtherance of its powers and authority under the Colorado Urban Renewal Law (C.R.S. § 31-25-101, et seq.).

**ARTICLE II – OFFICERS AND STAFF**

Section 1. Board of Commissioners. In accordance with C.R.S. Section 31-25-115, and pursuant to Resolution No. 12, Series 2017, a total of eleven (11) members shall serve as the Leadville Urban Renewal Authority, consisting of the seven (7) members of the Leadville City Council, one appointed representative each from the Lake County Board of County Commissioners, the Lake County School District, and the special districts levying a mill levy within the City, and an additional appointee designated by the Mayor. The Mayor and members of City Council and the four additional appointees shall constitute the Board of Commissioners of the Authority.

Section 2. Officers. The officers of the Commission shall be a Chairperson, a Vice Chairperson, a Recording Secretary and a Treasurer.

Section 3. Chairperson. The Chairperson shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the Chairperson shall sign all contracts, deeds, and other instruments made by the Authority.

Section 4. Vice Chairperson. The Vice Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson; and in case of the resignation or death of the Chairperson, the Vice Chairperson shall perform such duties as are imposed on the Chairperson.

Section 5. Temporary Chairperson. In the absence of both the Chairperson and Vice Chairperson, the members of the Authority may appoint a temporary chairperson to preside at any meeting of the Authority.

Section 6. Recording Secretary. The Recording Secretary shall keep the records of the Authority, shall act as secretary of the meetings of the Authority and record all votes,

shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose and shall perform all duties incident to this office.

Section 7. Treasurer. The Treasurer shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or financial institution as the Authority may designate. The Treasurer shall sign all orders and checks for the payment of money and shall disburse such money under direction of the Authority. The Authority shall authorize all expenditures of funds in excess of Two Thousand Dollars (\$2,000.00). Except as otherwise authorized by resolution of the Authority, all checks which exceed \$2,000.00 shall be countersigned by the Chairperson. The Treasurer shall keep records of accounts and other financial matters of the Authority and shall provide to the Authority as often as requested by the Authority, a report of all expenditures. The Treasurer shall prepare and submit to the Authority an annual budget for the operation of the Authority and shall cause the financial records, documents and accounts of the Authority to be independently audited on an annual basis.

Section 8. Additional Duties. The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority.

Section 9. Executive Director. The Executive Director of the Authority shall oversee the day-to-day operations of the Authority. The Executive Director shall serve as an advisor to the Authority and may serve on committees or in other capacities consistent with the Colorado Urban Renewal Law as the Commissioners may determine; provided, however, that the Executive Director shall not be considered a Commissioner of the Authority within the meaning of the Colorado Urban Renewal Law, any other applicable law, or these Bylaws, and shall not be permitted or required to act in the capacity of a Commissioner at any time.

Section 10. Additional Personnel. The Authority may from time to time employ or appoint such staff or personnel (including acceptance of volunteer services) as it deems necessary to exercise its powers, duties and functions prescribed by the Urban Renewal Law of Colorado, and all other laws of the State of Colorado and the City of Leadville. Said personnel may be City of Leadville employees who shall keep separate records of the time devoted to Authority matters.

Section 11. Legal Counsel for the Authority. The Authority may employ an attorney or attorneys licensed to practice in the state of Colorado to provide legal counsel to the Authority and the Executive Director on issues relating to Colorado Urban Renewal Law and other general and special legal matters of interest to the Board including representation on condemnation proceedings as may be deemed necessary by the Authority. Until such time as an attorney is retained and pursuant to C.R.S. § 31-25-112, the Authority hereby appoints the City Attorney of the City of Leadville or a member of the City Attorney's staff to serve as legal counsel.

Section 12. Term of Officers. The term of officers for the positions of Chair, Vice Chair, Recording Secretary and Treasurer is one year. Officers shall be elected at the annual meeting of the Authority or at such other time as deemed appropriate by the Authority.

## ARTICLE III – MEETINGS

Section 1. Annual Meetings. The annual meeting of the Authority shall be held at the beginning of the first regular meeting of the Authority in each calendar year or as soon thereafter as may be practicable given the scheduling of matters before the Authority. The primary purpose of the annual meeting is to appoint officers and to conduct other business of an organizational nature.

Section 2. Regular Meetings. Regular meetings may be held at such time and place as may from time to time be determined by the Authority and will generally fall on regular meeting dates of the City Council. Regular meetings shall be noticed in accordance with the Colorado Open Meetings Law, C.R.S. § 24-6-401 et seq.

Section 3. Special Meetings. Special meetings of the Authority shall be called by the Recording Secretary on the request of the Chairperson, or by any three members of the Commission on at least forty-eight (48) hours' notice to each member of the Commission, effectuated by personal contact via telephone, or written notice served personally, left at the commissioners' usual place of residence, or sent by electronic mail. Provided that reasonable efforts are made to contact a member by telephone or otherwise provide notice, failure of a commissioner to receive notice shall not invalidate any special meeting.

Section 4. Executive Sessions. Executive sessions of the Authority may be called during any regular or special meeting of the Authority whether or not such executive session is identified or listed on an agenda as may be permitted by the Colorado Open Meetings Law, C.R.S. § 24-6-401 et seq.

Section 5. Quorum. A majority of the Commissioners holding office shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action can be taken by the Authority upon an affirmative vote of a majority of the quorum present unless a different requirement for voting is specified by applicable law.

Section 6. Order of Business. Regular meetings of the Authority shall not be required to follow any specific agenda order or process although the following order shall typically be used as a guide for the Authority's order of business:

1. Call to Order
2. Roll Call
3. Consideration of minutes of the previous meeting
4. Consideration of Resolutions
  - a. Public Hearings
  - b. General Business
5. Other Business
6. Adjournment

An opportunity for general public comment on matters not listed on the agenda may, at the discretion of the Chairperson, be provided to persons in attendance at any meeting of the Authority.

Section 7. Manner of Voting. The voting on all questions before the Authority shall be by voice vote or by show of hands unless a roll call vote is requested by any member of the Commission or required by law. The yes votes, no votes and abstentions shall be entered in the minutes of each meeting. Every member of the Authority, when present, must vote unless excused from voting on matters involving the consideration of his or her own official conduct or when his or her personal financial interest is involved.

#### **ARTICLE IV – CONFLICT OF INTEREST**

No commissioner, other officer, or employee nor any immediate member of the family of a commissioner, officer or employee shall acquire any interest, direct or indirect, in any project or in any property included or planned to be included in any project, nor shall he or she have any interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used in connection with any project. If any commissioner, officer or employee of the Authority owns or controls an interest, direct or indirect, in any property included or planned to be included in any project, he shall immediately disclose the same in writing to the Authority. Upon such disclosure, such commissioner, officer or employee shall not participate in any action by the Authority affecting the carrying out of the project planning or the undertaking of the project unless the Authority determines that, in the light of such personal interest, the participation of such member in any such act would not be contrary to the public interest. Acquisition or retention of any such interest without such determination by the Authority that it is not contrary to the public interest or willful failure to disclose any such interest constitutes misconduct in office.

#### **ARTICLE V – POWERS**


Section 1. General Powers. The Authority shall have all of the general powers of such an authority granted to it under the Colorado Urban Renewal Law.

Section 2. Expenditures of Monies. The Authority may expend monies for the acquisition of real estate, or interests therein, and utilize the laws of eminent domain for such acquisition purposes; provided however, such acquisition of real estate shall be for the purpose of effecting a redevelopment project or urban renewal project specifically approved by the Board of Commissioners.

#### **ARTICLE VI – AMENDMENTS**

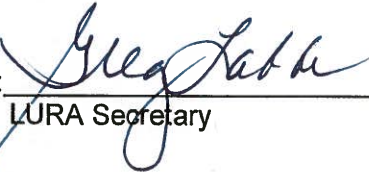
These Bylaws may be amended from time to time by an affirmative vote of two-thirds of the membership of the board of commissioners at any regularly scheduled or special meeting of the Commission.

**APPROVED AND ADOPTED:**

By:   
Chairperson

Date: October 26, 2017

**ATTEST:**

By:   
LURA Secretary

**APPROVED AS TO FORM:**

By:   
LURA Attorney