

**NORTHGLENN URBAN RENEWAL AUTHORITY
REGULAR MEETING MINUTES
October 11, 2017**

CALL to ORDER: Chair Garner called a regular meeting of the Northglenn Urban Renewal Authority to order at 5:45 p.m. on October 11, 2017 in the Council Chambers of Northglenn City Hall, 11701 Community Center Drive, Northglenn, Colorado.

ROLL CALL: Present were: Chair Garner, Commissioners Brown, DeMay, Gavette, McCune and Advisor Kister.

Absent: Vice Chairman Lynch, Commissioner Coleman and Advisor Novak (excused).

Staff Present: Executive Director Tuttle, Board Attorney Parker, Board Clerk Baca, and City Manager Hayes.

MEETING MINUTES:
September 13, 2017

MOTION TO PASS Commissioner Brown **MOVED** and it was **SECONDED** by Commissioner DeMay to approve minutes of the regular meeting on September 13, 2017. There was no discussion and the **MOTION PASSED** unanimously.

PUBLIC PARTICIPATION: None.

BILLS and COMMUNICATIONS: None.

AGENDA ADDITIONS and DELETIONS: None.

UNFINISHED BUSINESS: None.

REPORTS of the DIRECTOR, STAFF, CONSULTANTS, ATTORNEY:

Financial Report Executive Director Tuttle reviewed the balance sheet, profit and loss details, projected versus actual budget, yearly and monthly comparative data, and revenue and expenses for the month of August 2017 for URA 1 and URA 2.

MOTION TO PASS

Commissioner DeMay **MOVED** and it was **SECONDED** by Commissioner Gavette to approve the August financial report for URA 1 and URA 2. There was discussion and the **MOTION PASSED** unanimously.

ADA Sidewalk at Huron
Center – Change Order

Executive Director Tuttle reported additional work needs to be done to the sidewalk on the Impala property to bring the area into ADA compliance. The total cost will be \$7,900.

Garland Center
Environmental Testing

Executive Director Tuttle reported sampling results have decreased. She stated that since the concentrations have seen a decrease, no further testing is required at the church. She stated two more samplings are required in 2018. If the samplings are stable or decrease we could apply for a No Action Determined (NAD).

North Gate former
Malley Center

Executive Director Tuttle stated the Par Acquisition property at North Gate is under contract. She stated the potential new owner is interested in making major exterior improvements to the Center. The developer will be coming to the November meeting and will present the project to the Board for consideration of an incentive. There was discussion.

BIG/BUAG Grant
Modifications

Executive Director Tuttle reported the grants have been modified administratively. She stated she would like the Board to consider removing the lien provision in both the BIG and BUAG agreements. Board Attorney Parker gave pros and cons to the consideration of removing the lien provision and after extensive discussion it was the consensus of the Board to remove the lien provision from both agreements.

Marketplace Purchase

Executive Director Tuttle reported the Marketplace has been purchased by Hutensky Capital Partners (HCP). She stated they will be at the Executive Session Special City Council meeting on October 16, 2017 to present their redevelopment plans.

2018 Draft Budget

Executive Director Tuttle stated the budget needs to be adopted at the December meeting. She stated she would like the Board to email her with any concerns or requests. She reported she will have another draft budget for final review at the November regular meeting.

NEW BUSINESS:

Resolution N/17-41

Wadsworth Development

Group – Business

Improvement Grant

(BIG) – Starbucks

107th & Washington St.

Executive Director Tuttle provided a summary for the Business Improvement Grant (BIG) with Wadsworth Development Group for the Starbucks at 107th and Washington Street.

MOTION TO PASS

Commissioner McCune **MOVED** and it was **SECONDED** by Commissioner Gavette to approve Resolution N/17-41 as amended with the lien provision removed. There was no discussion and the **MOTION PASSED** unanimously.

Resolution N/17-42

Wadsworth Development

Group – Business Utility

Assistance Grant (BUAG)

Starbucks 107th &

Washington St.

Executive Director Tuttle provided a summary for the Business Utility Assistance Grant (BUAG) with Wadsworth Development Group for the Starbucks at 107th and Washington Street.

MOTION TO PASS

Commissioner DeMay **MOVED** and it was **SECONDED** by Commissioner Gavette to approve Resolution N/17-42 as amended with the lien provision removed. There was no discussion and the **MOTION PASSED** unanimously.

Resolution N/17-43

Harman Management

Group – Business

Improvement Grant

(BIG) – KFC

Executive Director Tuttle provided a summary for the Business Improvement Grant (BIG) with Harman Management Group for the KFC at 10790 Washington Street.

MOTION TO PASS

Commissioner DeMay **MOVED** and it was **SECONDED** by Chair Garner to approve Resolution N/17-43. There was no discussion and the **MOTION PASSED** unanimously.

Resolution N/17-44

Harman Management

Group – Business Utility

Assistance Grant (BUAG)

KFC - 10790

Washington St.

Executive Director Tuttle provided a summary for the Business Utility Assistance Grant (BUAG) with Harman Management Group for the KFC at 10790 Washington Street.

MOTION TO PASS

Chair Garner **MOVED** and it was **SECONDED** by Commissioner Brown to approve Resolution N/17-44 with amending Section 4 removing the lien clause. There was discussion and the **MOTION PASSED** unanimously.

FUTURE AGENDA:

None.

**ADJOURNMENT and
PLACE and TIME of
NEXT MEETING:**

The meeting adjourned at 6:10 p.m. The next regular meeting is scheduled for November 8, 2017 at 5:45 p.m. in Council Chambers.

Submitted by:

Debbie Tuttle
Executive Director

Rosie Garner
Chair