

**NORTHGLENN URBAN RENEWAL AUTHORITY
REGULAR MEETING MINUTES
February 14, 2024**

CALL to ORDER:

Chair Garner called a regular meeting of the Northglenn Urban Renewal Authority to order at 5:53 p.m. on February 14, 2024, in the Council Chambers of Northglenn City Hall, 11701 Community Center Drive, Northglenn, Colorado.

ROLL CALL:

Present were: Chair Garner, Vice Chairman Gavette, Commissioners Carrico, DeMay, Lukeman-Hiromasa, Novak and Advisor McCune.

Absent:

Commissioner Coleman (excused).

Staff Present:

Executive Director Moeding, Board Attorney Parker, Board Clerk Phillips, Accounting Manager Koenig and Economic Development Specialist Fields.

MEETING MINUTES:

January 10, 2024

MOTION TO PASS

Commissioner Novak **MOVED** and it was **SECONDED** by Commissioner Carrico to approve minutes of the regular meeting on January 10, 2024. There was discussion regarding the start time and the **MOTION PASSED** unanimously contingent on the correction of the start time.

**PUBLIC
PARTICIPATION:**

None.

**BILLS and
COMMUNICATIONS:**

Chair Garner shared with the Board that the 1st Bank Center in Broomfield is closed and is scheduled for demolition. She commented on reasons for the 1st Bank Center closure.

Commissioner Novak shared with the Board how pleased she is with Prost Brewing Company and how much traffic there is at the Northglenn Marketplace.

**AGENDA ADDITIONS
and DELETIONS:**

None.

**REPORTS of the
DIRECTOR, STAFF,
CONSULTANTS,
ATTORNEY:**

Financial Report

Account Manager Koenig reviewed the unaudited December financial report.

MOTION TO PASS

Commissioner DeMay **MOVED** and it was **SECONDED** by Commissioner Carrico to approve the unaudited December financial report. There were questions from the Board and the **MOTION PASSED** unanimously.

ATTORNEY REPORT:

URA Court Case

Attorney Parker provided an update to the Board about a recent court case in Arapahoe County regarding the assessor's method of calculation of TIF revenue. There was discussion.

EXECUTIVE DIRECTOR REPORT:

Washington Point

Executive Director Moeding gave an update on the Washington Point engagement efforts and plans to move forward. She explained that there are two paths to pursue. The first option would be to work with the existing property owners to negotiate a new arrangement to address the deferred maintenance across the 11 parcels in the shopping center. The second option is to evaluate possible redevelopment scenarios.

112th and Washington

Executive Director Moeding provided an update on the 112th and Washington property. She explained that all the utilities had been disconnected in preparation for the demolition.

Executive Director Moeding also updated the Board that there are unexpected environmental issues that will delay the project. The initial asbestos inspection report that NURA obtained was expired and the new owners had to get a new asbestos inspection report. During the most recent inspection, it was discovered that one of the buildings seems to have extensive asbestos despite the initial report.

Executive Director Moeding proposed a Special Meeting on February 28, 2024, to discuss a request by the owner to assist with asbestos remediation. There was discussion and agreement to schedule a special meeting on that date.

112th and Irma

Executive Director Moeding provided an update on the reissuance of the Request for Proposals. She explained that the Request for Proposals is ready to re-release, pending her work to coordinate dates with the city.

Civic Center

Executive Director Moeding proposed to the Board that Senior Planner Ensey can possibly provide a Civic Center Campus update to the Board at the next regularly scheduled meeting.

NURA Work Session
Planning

Executive Director Moeding provided a summary of what the next work session would include, and she encouraged the Board to discuss a date and time for the work session. There was discussion.

NEW BUSINESS:

Resolution N/24-5
Redevelopment Feasibility
Analysis for Washington
Point Shopping Center

Executive Director Moeding gave a summary of the resolution approving a professional services agreement with Pioneer

Development Company to conduct a redevelopment feasibility analysis.

MOTION TO PASS

Commissioner Carrico **MOVED** and it was **SECONDED** by Commissioner DeMay to approve Resolution N/24-5. There was discussion and the **MOTION PASSED** unanimously.

Resolution N/24-6
Grant Incentive Increase

Executive Director Moeding gave a summary of the resolution regarding the increase for the Business Improvement Grant (BIG) and Business Utility Assistance Grant (BUAG).

MOTION TO PASS

Commissioner Carrico **MOVED** and it was **SECONDED** by Commissioner Lukeman-Hiromasa to approve Resolution N/24-6. There was discussion and the **MOTION PASSED** unanimously.

Resolution N/24-7
Beltran's Meat Market
Business Improvement
Grant

Executive Director Moeding provided a summary on the Business Improvement Grant application for Beltran's Meat Market.

MOTION TO PASS

Commissioner DeMay **MOVED** and it was **SECONDED** by Commissioner Carrico to approve Resolution N/24-7. There was discussion and the **MOTION PASSED** unanimously.

Resolution N/24-8
Scissorhand Colour
Studio First Amendment
To Business Improvement
Grant (BIG)

Executive Director Moeding provided a summary on the First Amendment to the Business Improvement Grant (BIG) with Scissorhand Colour Studio.

MOTION TO PASS

Commissioner Carrico **MOVED** and it was **SECONDED** by Vice Chair Gavette to approve Resolution N/24-8. There was a comment regarding a typo in the resolution and the **MOTION PASSED** unanimously contingent on the correction of the typo.

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

The meeting adjourned at 7:01 p.m. The next regular meeting is scheduled for March 13, at 5:45 p.m. in Council Chambers.

Submitted by:

Allison Moeding
Executive Director

Rosie Garner
Chair