

**NORTHGLENN URBAN RENEWAL AUTHORITY
REGULAR MEETING MINUTES
JANUARY 14, 2015**

CALL to ORDER: Chairman Garner called a regular meeting of the Northglenn Urban Renewal Authority to order at 5:45 p.m. on January 14, 2015 in the Council Chambers of Northglenn City Hall, 11701 Community Center Drive, Northglenn, Colorado.

ROLL CALL: Present were: Chairman Garner, Commissioners Coleman, DeMay, Dodge, Gavette, Lynch and McCune.

Absent: None.

Staff Present: Executive Director Tuttle, Board Attorney Parker, Board Clerk Baca, Economic Development Specialist Jill Mendoza, City Manager John Pick and Planning and Development Director Brook Svoboda.

MEETING MINUTES:
December 5, 2014 &
December 10, 2014

MOTION TO PASS Commissioner DeMay **MOVED** and it was **SECONDED** by Commissioner Dodge to approve minutes of the special meeting on December 5, 2014 and the regular meeting on December 10, 2014 as presented. There was no discussion and the **MOTION PASSED** unanimously.

PUBLIC PARTICIPATION: None.

BILLS and COMMUNICATIONS: None.

AGENDA ADDITIONS and DELETIONS:

- Move the Executive Session up to after 9.

UNFINISHED BUSINESS: None.

CITY STAFF
PRESENTATIONS:

Brook Svoboda, Planning and Development Director gave an update on the Citywide Sustainability Assessment. Feedback from the December meetings will be reviewed. Economic and Planning Systems (EPS) is evaluating the City's economic health, and services we provide prioritizing redevelopment opportunities and integrating community vision into redevelopment. The Board had no questions.

Brook Svoboda, Planning and Development Director provided an update on the Civic Center Campus and Community Center Corridor Master Plan. There will be a traffic study, and Community Center Drive may need widened depending on the study assessment. The Board discussed how the Civic Center Campus and new Recreation Center fits into the City's Master Plan. There was discussion.

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 November for URA 1 and URA 2.

MOTION TO PASS

Commissioner Dodge **MOVED** and it was **SECONDED** by Vice Chairman Lynch to approve the November financial report for URA 1 and URA 2. There was discussion and the **MOTION PASSED** unanimously.

EPA Brownfields
Grant Assessment

Executive Director Tuttle stated the EPA Brownfield Community Assessment Grant Application has been submitted. Several letters of support from local businesses were included.

2015 Approved
Budget Accepted

Executive Director Tuttle advised the State has accepted the 2015 Budget as submitted.

Marketplace –
Transwestern

Executive Director Tuttle stated Transwestern is the new property management and leasing agents representing the Marketplace. She is working with the Northglenn Police Department on a new Neighborhood Watch Program geared especially for businesses. The Marketplace will be the first pilot location.

Repairs on Former
Albertson's Building

Executive Director Tuttle reported on vandalism to the former Albertson's and Rite-Aid buildings. Colorado Intergovernmental Risk Sharing Agency (CIRSA) will provide a full report of the damages. There was extensive Board discussion.

Special Request for
Business Improvement
Grant for Innovation
Real Estate

Executive Director Tuttle reviewed a request from Innovative Real Estate for an exception allowing reimbursement on a Business Improvement Grant (BIG) after the work had already been completed. Board Attorney Parker advised that the current policy would need to change to accommodate the request. It was the consensus of the Board to leave the program as is and to deny the request.

Garland Testing

Executive Director Tuttle reported that the results of the environmental testing showed some unacceptable levels and Ninyo and Moore will evaluate the results and a third test may be required.

EXECUTIVE SESSION:

Chairman Garner **MOVED** and it was **SECONDED** by Commissioner DeMay to meet in Executive Session to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e) relative to the Huron Center and 11295 Washington (NURA land) projects. There was no discussion and the **MOTION PASSED** unanimously.

In attendance during executive session were: Chairman Garner
Commissioners Coleman, DeMay, Dodge, Gavette, Lynch,
McCune, Executive Director Tuttle, Board Attorney Parker,
Board Clerk Baca and City Manager John Pick.

RECESS: The meeting recessed at 6:36 p.m.

RECONVENE: The meeting reconvened at 7:21 p.m.

NEW BUSINESS:

Resolution N/15-1
Designating Official
Public Posting
Places

Board Attorney Parker advised this resolution is required annually by State Law.

MOTION TO PASS

Commissioner Dodge **MOVED** and it was **SECONDED** by Vice Chairman Lynch to approve Resolution N/15-1. There was no discussion and the **MOTION PASSED** unanimously.

Resolution N/15-2
Election of 2015
Officers

Board Attorney Parker advised State law requires an election of Officers annually.

MOTION TO PASS

Commissioner Dodge **MOVED** and it was **SECONDED** by Commissioner DeMay to approve Resolution N/15-2. There was discussion and the **MOTION PASSED** unanimously.

Elected Officers
2015

Chair: Rosie Garner
Vice Chair: Raymond "Jim" Lynch

Resolution N/15-3
Notice to Council on
Redevelopment
Agreement

Executive Director Tuttle provided a summary on the required Notice to Council for the redevelopment agreement.

MOTION TO PASS

Commissioner Dodge **MOVED** and it was **SECONDED** by Vice Chairman Lynch to approve Resolution N/15-3. There was no discussion and the **MOTION PASSED** unanimously.

Resolution N/15-4
Professional Services
Agreement – Hegarty
& Gerkin, Inc.

Executive Director Tuttle provided a summary on the Professional Services Agreement with Hegarty & Gerkin, Inc.

MOTION TO PASS Commissioner DeMay **MOVED** and it was **SECONDED** by Commissioner Dodge to approve Resolution N/15-4. There was no discussion and the **MOTION PASSED** unanimously.

FUTURE AGENDA: None.

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

The meeting adjourned at 7:25 p.m. The next regular meeting is scheduled for February 11, 2015 at 5:45 p.m. in Council Chambers.

Submitted by:

Debbie Tuttle
Executive Director

Rosie Garner
Chair