NORTHGLENN URBAN RENEWAL AUTHORITY
REGULAR MEETING MINUTES
July 8, 2026

CALL to ORDER: Chair Garner called a regular meeting of the Northglenn Urban Renewal Authority to order at 5:49 p.m. on July 8, 2026 in the Council Chambers of Northglenn City Hall, 11701 Community Center Drive, Northglenn, Colorado.

ROLL CALL: Present were Chair Garner, Vice Chair Gavette, Commissioner Bauer, Commissioner Lukeman-Hiromasa, Commissioner Novak, and Advisor McCune.

Absent: Commissioner DeMay (excused)

Staff Present: Executive Director Moeding, Board Attorney Parker, Board Treasurer Loveland, Board Clerk Chambers, and Economic Development Specialist Phillips.

MEETING MINUTES:
May 13, 2026
Regular Meeting

MOTION TO PASS Commissioner Bauer **MOVED** and it was **SECONDED** by Commissioner Novak to approve minutes of the regular meeting on May 13, 2026. The **MOTION PASSED** unanimously.

PUBLIC PARTICIPATION: None.

BILLS and COMMUNICATIONS: Chair Garner updated the board on the status of the mural project at Washington Center. She informed the board that NAHF has put out the call for artists and is currently reviewing submissions. She informed the board that the winner will be announced once there is a contract in place.

AGENDA ADDITIONS and DELETIONS: None.

PRESENTATION: Allison Moeding, Director of Economic Development, presented to the board the Economic Development & NURA 2025 year-End Report and Q1 Update. There was a discussion.

REPORTS of the DIRECTOR, STAFF, CONSULTANTS, ATTORNEY:

Financial Report: Board Treasurer Loveland presented an overview of the May financials including assets, balance sheet, accounts receivable, investment earnings, revenue, expenditures, profit and loss, parking lot funds, and monthly comparative data.

Board Treasurer Loveland also updated the board on the status of the parking lot project at the old City Hall site, and informed the board that the contract for the parking lot construction will go to Council next Monday, July 13. There was a discussion.

MOTION TO PASS

Vice Chair Gavette **MOVED** and it was **SECONDED** by Commissioner Novak to approve the May financial report. The **MOTION PASSED** unanimously.

EXECUTIVE <u>DIRECTOR REPORT</u>:

Washington Center Redevelopment Agreement Status

Executive Director Moeding provided an update to the board regarding the status of the Washington Center Redevelopment Agreement. She informed the board that the scope of work is expected to be submitted soon and will be presented to the board at the August meeting for discussion.

Washington Point

Executive Director Moeding provided an update to the board regarding the Washington Point Shopping Center. She informed the board that Crunch Fitness has submitted a permit application.

Executive Director Moeding also informed the board that there will be a new tenant coming to the Fazoli's building in 2027. More information will be coming soon.

Executive Director Moeding updated the board on landscaping improvements that are planned for Big O Tires. There was a discussion.

Northglenn Marketplace

Executive Director Moeding provided an update to the board regarding new businesses and prospective tenants who are interested in storefront locations at the Northglenn Marketplace Shopping Center. She informed the board that there are prospective tenants looking at the old JoAnn Fabrics, Painted Tree, and Bed Bath & Beyond buildings. There was a discussion.

Board Resignation – Ron Coleman

Executive Director Moeding informed the board that Ron Coleman has resigned from NURA and that there is now a board vacancy. She encouraged the board to share information about the vacancy with their networks. There was a discussion.

<u>NEW BUSINESS:</u>

Resolution N/26-04 BIG Grant - Holly Street Suites LLC

Economic Development Specialist Phillips provided a summary of Resolution N/26-04 – Business Improvement Grant (BIG) - Holly Street Suites with staff recommendation for approval.

MOTION TO PASS Commissioner Novak **MOVED** and it was **SECONDED** by Commissioner Bauer to approve Resolution N/26-04. The **MOTION PASSED** unanimously.

Resolution N/26-05
BIG Grant - Himalaya Enterprises
Inc.

Economic Development Specialist Phillips provided a summary of Resolution N/26-05 – Business Improvement Grant (BIG) – Himalaya Enterprises Inc., DBA Y-Mart, with staff recommendation for approval.

MOTION TO PASS Commissioner Novak **MOVED** and it was **SECONDED** by Commissioner Lukeman-Hiromasa to approve Resolution N/26-05. The **MOTION PASSED** unanimously.

Resolution N/26-06
BIG Grant - Orchid Nails

Economic Development Specialist Phillips provided a summary of Resolution N/26-06 – Business Improvement Grant (BIG) – Orchid Nails with staff recommendation for approval.

MOTION TO PASS Vice Chair Gavette **MOVED** and it was **SECONDED** by Commissioner Bauer to approve Resolution N/26-06. The **MOTION PASSED** unanimously.

EXECUTIVE SESSION: Chair Garner **MOVED** and it was **SECONDED** by Commissioner Bauer to meet in an executive session to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a), concerning the property owned by NURA at 112th and Irma.

In attendance during the executive session were Chair Garner, Vice Chair Gavette, Commissioners Bauer, Lukeman-Hiromasa, Novak, Advisor McCune, Executive Director Moeding, Board Attorney Parker, Board Treasurer Loveland, Board Clerk Chambers, and Economic Development Specialist Phillips.

RECESS: The executive session recessed at 6:44 p.m.

RECONVENE: The regular meeting reconvened at 7:11 p.m.

<u>ADJOURNMENT and PLACE and TIME of NEXT MEETING:</u> The meeting adjourned at 7:12 p.m. The next regular meeting is scheduled for August 12, 2026, at 5:45 p.m. in the Council Chambers.

Submitted by:

Allison Moeding	Rosie Garner
Executive Director	Chair