

**NORTHGLENN URBAN RENEWAL AUTHORITY
REGULAR MEETING MINUTES
December 8, 2021**

CALL to ORDER: Chair Garner called a regular meeting of the Northglenn Urban Renewal Authority to order at 5:45 p.m. on December 8, 2021 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, McCune, Novak and Advisor Coleman.

Absent: Commissioner Brown.

Staff Present: Executive Director Tuttle, Board Attorney Parker, Board Clerk Baca, Board Treasurer Loveland and Grant Specialist Fields.

MEETING MINUTES:
November 10, 2021

MOTION TO PASS Commissioner Novak **MOVED** and it was **SECONDED** by Commissioner DeMay to approve minutes of the regular meeting on November 10, 2021. There was no discussion and the **MOTION PASSED** unanimously.

PUBLIC PARTICIPATION: None.

BILLS and COMMUNICATIONS: Commissioner Carrico thanked Executive Director Tuttle for all the work she put into presenting to City Council in Executive Session on the P3 Project.

AGENDA ADDITIONS and DELETIONS: None.

REPORTS of the DIRECTOR, STAFF, CONSULTANTS, ATTORNEY:
Financial Report Executive Director Tuttle reviewed the October balance sheet, profit and loss details, projected versus actual budget, yearly and monthly comparative data, and revenue and expenses for URA 1 and URA 2.

MOTION TO PASS Commissioner Novak **MOVED** and it was **SECONDED** by Commissioner DeMay to approve the October financial report for URA 1 and URA 2. There were questions and the **MOTION PASSED** unanimously.

Garland Center
Remediation
Update

Executive Director Tuttle updated the Board on the new information received from the testing at the Garland Center Remediation. She stated the monitor at VCUP 3 was not monitoring accurately and they replaced the monitor. She reported placing the vinegar in the well as discussed last month has been working. There was discussion.

NEW BUSINESS:

Resolution N/21-22
Redevelopment
Agreement Enterprise
Northglenn LLC

Executive Director Tuttle provided a summary on the Redevelopment Agreement with Enterprise Northglenn, LLC.

MOTION TO PASS

Commissioner DeMay **MOVED** and it was **SECONDED** by Commissioner Carrico to approve Resolution N/21-22. There was discussion and the **MOTION PASSED** unanimously.

Resolution N/21-23
Purchase and Sale
Agreement – Enterprise
Northglenn LLC

Executive Director Tuttle provided a summary on the Purchase and Sale Agreement with Enterprise Northglenn, LLC.

MOTION TO PASS

Commissioner DeMay **MOVED** and it was **SECONDED** by Vice Chairman Gavette to approve Resolution N/21-23. There was discussion and the **MOTION PASSED** unanimously.

Resolution N/21-24
Andre's & Lana's Market
Business Improvement
Grant (BIG)

Executive Director Tuttle provided a summary on the Business Improvement Grant (BIG) with Andre's & Lana's Market.

MOTION TO PASS

Vice Chairman Gavette **MOVED** and it was **SECONDED** by Commissioner McCune to approve Resolution N/21-24. There was discussion and the **MOTION PASSED** unanimously.

Resolution N/21-25
PNC Bank Business
Improvement
Grant (BIG)

Executive Director Tuttle provided a summary on the Business Improvement Grant (BIG) with PNC Bank.

MOTION TO PASS

Commissioner DeMay **MOVED** and it was **SECONDED** by Commissioner Carrico to approve Resolution N/21-25. There was discussion regarding the application from BBVA being used as a PNC application and after discussion it was the consensus of the Board to clarify only the names had been changed on the application. There was discussion and the **MOTION PASSED** unanimously.

Resolution N/21-26
PNC Bank Business
Utility Assistance
Grant (BUAG)

Executive Director Tuttle provided a summary on the Business Utility Assistance Grant (BUAG) with PNC Bank.

MOTION TO PASS

Commissioner Carrico **MOVED** and it was **SECONDED** by Commissioner Novak to approve Resolution N/21-26. There was discussion regarding the application from BBVA being used as a PNC application and after discussion it was the consensus of the Board to clarify only the names had been changed on the original application. There was discussion and the **MOTION PASSED** unanimously.

EXECUTIVE SESSION:

Chair Garner **MOVED** and it was **SECONDED** by Commissioner Carrico 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 Northglenn Marketplace located at 104th Avenue & I-25. There was no discussion and the **MOTION PASSED** unanimously.

In attendance during executive session were: Chair Garner, Vice Chairman Gavette, Commissioners Carrico, DeMay, McCune, Novak, Advisor Coleman, Executive Director Tuttle, Board Attorney Parker, Board Treasurer Loveland, Board Clerk Baca, Grant Specialist Fields, Planning and Development Director Svoboda, Mayor Pro Tem Willford, Council Member Goff, Council Member Lukeman-Hiromasa, Brad Hutensky, Hutensky, Capital Partners (HCP) and Managing Vice President and Brad Miller, HCP Asset Manager.

RECESS:

The meeting recessed at 6:13 p.m.

RECONVENE:

The meeting reconvened at 8:12 p.m.

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

The meeting adjourned at 8:13 p.m. The next regular meeting is scheduled for January 12, 2022 at 5:45 p.m. in Council Chambers.

Submitted by:

Debbie Tuttle
Executive Director

Rosie Garner
Chair