

**PARKER AUTHORITY FOR REINVESTMENT
MINUTES
MARCH 18, 2019**

Chair Mike Waid called the meeting to order for Parker Authority for Reinvestment and the Town of Parker at 5:38 p.m. All Board members and Councilmembers were present.

Mayor Waid stated that before going into the Combined Executive Sessions, the item dealing with South Metro Fire Rescue Protection district, the Council had previously voted that Cheryl Poage had a conflict with this item, and asked that Cheryl Poage leave the meeting. Cheryl Poage asked that Town Council reconsider the motion.

Mayor Waid asked Council if they would like to reconsider Cheryl's conflict of interest, otherwise her conflict of interest that was established would remain and Cheryl would have to leave the meeting with staff.

Jeff Toborg moved to reconsider the motion.

There was no second to the motion, however, the Mayor called for the second one more time. There was no second and the motion died.

Cheryl Poage was asked to leave the meeting.

Cheryl Poage stated that she had to comment that the motion was done without her presence, without her explanation and she found it difficult for Town Council to declare a conflict of interest since she hasn't been employed with them (Metro Fire District) for over 3 years, she has no financial background or benefit, no more contacts with them in that period of time. She believes that some of Town Council have a greater conflict of interest with all the issues going on with the businesses in downtown Parker since your business is in downtown Parker, especially the Downtown Business Alliance. Your conflict is far greater than what you perceive as my conflict and that's where she stands.

Mayor Waid stated that we have this on record. Cheryl exited the Pikes Peak Conference Room, stating she will be asking the next time for Town Council to reconsider based on what she is presenting.

Town Attorney Jim Maloney and Parker Authority for Reinvestment Attorney Corey Hoffmann announced that there was one item for the Combined Executive Session under

C.R.S. § 24-6-402(4)(b) concerning South Metro Fire Rescue Fire Protection District v. Parker Authority for Reinvestment, et al., Douglas County District Court Case No. 17CV30549.

EXECUTIVE SESSION

Renee Williams moved and Joshua Rivero seconded to go into a Combined Executive Session at 5:40 p.m. to hold a conference with the Parker Town Attorney and the Attorney for the Parker Authority for Reinvestment to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Renee Williams moved and Joshua Rivero seconded to come out of the Parker Authority for Reinvestment Executive Session at 6:01 P.M.

Chair Mike Waid reconvened the meeting at 8:55 P.M. All Authority members were present.

APPROVAL OF MINUTES

A. Minutes 11-26-18

Renee Williams moved and Joshua Rivero seconded to approve the November 26, 2019 minutes.

The motion was approved unanimously.

B. Minutes 2-19-19

Joshua Rivero moved and John Diak seconded to approve the February 19, 2019 minutes.

The motion was approved unanimously.

PUBLIC COMMENTS

There were none.

RESOLUTIONS

A. RESOLUTION NO. 2019-01

A Resolution Establishing a Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meeting Law

Staff: Weldy Feazell, Redevelopment Manager

The Parker Authority for Reinvestment Board (PAR) is required to set a public location for posting meeting notices annually. Notices will be posted at Town Hall.

Renee Williams moved to approve Resolution No. 019-01.

Joshua Rivero seconded the motion.

The motion was approved unanimously.

B. RESOLUTION NO. 2019-02

A Resolution Approving the Broker Listing Agreement with NavPoint Real Estate Group LLC for the Property Located at 19801 E. Mainstreet

Staff: Weldy Feazell, Redevelopment Manager

The Parker Authority for Reinvestment (PAR) is seeking approval to enter into a Brokerage Listing Agreement to sell the property located at 19801 E. Mainstreet.

At the October 8, 2018 study session, staff was directed to issue a Commercial Brokerage Firm Request for Proposals (RFP) to identify a commercial brokerage firm to assist with the disposition of the publicly owned properties in Downtown.

The RFP was sent out to 36 brokerage firms on October 12, 2018. The proposals were due December 12, 2018 and PAR received one complete proposal from Navpoint Real Estate Group (Navpoint). An internal staff review team comprised of staff from Community Development, Economic Development, Engineering/Public Works and P3 recommended that we proceed with Navpoint, and negotiate listing agreements for the properties. The Town has prepared a separate agreement for the properties under its control.

The listing agreement with Navpoint includes the following terms:

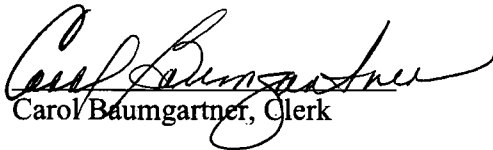
- Listing Period - The initial listing period expires December 31, 2019.
- Extension to Listing Period - Four extension terms for a period of three months (twelve months total).
- Proposed Listing Price - \$1,385,185 (\$34.00 per square foot)
- Termination Fee: The proposed termination fee for the listing agreement is 1% of the listing price plus costs incurred by the broker for marketing the property. Based on the proposed listing price the termination fee would be \$13,851.00 + marketing fees.

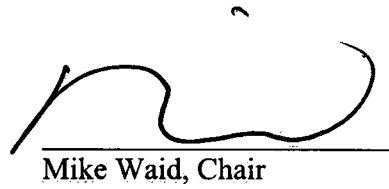
Renee Williams moved to approve Resolution No. 2019-02.

Joshua Rivero seconded the motion.

The motion was approved 5-1. (Poage voted no.)

The meeting was adjourned at 9:03 P.M.


Carol Baumgartner, Clerk


Mike Waid, Chair