

**PARKER AUTHORITY FOR REINVESTMENT
MINUTES
APRIL 15, 2019**

Chair Mike Waid called the PAR and Town Council meeting to order at 5:34 P.M. All Authority Members were present.

Town Attorney Jim Maloney announced that there was one item for the Combined Executive Session under C.R.S. § 24-6-402(4)(e) concerning Listing Agreement for Town properties between Navpoint Real Estate Group and the Town (My Mainstreet) and there were two (2) items for the Town Council Executive Session under C.R.S. § 24-6-402(4)(b) there was one (1) item concerning C.R.S. 1-45-101, et seq. (Fair Campaign Practices Act) and the second was concerning Section 13.01.100 of the Parker Municipal Code (waivers and amendments).

EXECUTIVE SESSION

Joshua Rivero moved and John Diak seconded to go into the Combined 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).

The motion was approved unanimously.

Renee Williams moved and Joshua Rivero seconded to come out of the Combined Executive Session and recess the PAR meeting at 6:03 P.M.

The motion was approved unanimously.

Chair Mike Waid reconvened the meeting at 9:26 P.M.

APPROVAL OF MINUTES

March 18, 2019 and April 1, 2019

Josh Rivero moved and Debbie Lewis seconded to approve the March 18, 2019 and April 1, 2019 minutes.

The motion was approved unanimously.

PUBLIC COMMENTS

There were none.

RESOLUTIONS

A. RESOLUTION NO. 2019-03

A Resolution to Approving the First Amendment to the Amended and Restated Cooperation Agreement Between the Town of Parker, Colorado, and the Parker Authority for Reinvestment

Staff: **Weldy Feazell, Redevelopment Manager**

The Parker Authority for Reinvestment (PAR) and the Town of Parker (Town) seek to amend the Amended and Restated Cooperation Agreement between the two (2) entities. This amendment comprehensively memorializes the relationship and clarifies various budget costs for the 2019 budget year.

Public Comment - None

Debbie Lewis moved to approve Resolution No. 2019-03.

Renee Williams seconded the motion.

The motion was approved unanimously.

B. RESOLUTION NO. 2019-04

A Resolution Adopting the Real Property Disposition Policy for the Parker Authority for Reinvestment ("PAR") to Assist in PAR's Implementation for the Town of Parker's Existing Urban Renewal Plans

Staff: **Weldy Feazell, Redevelopment Manager**

The Parker Authority for Reinvestment (P3 Parker) does not currently have a Real Property Disposition Policy. Staff has drafted a Real Property Disposition Policy which will be included in the Operations Manual for PAR.

This policy is intended to create a unified and consistent approach to disposition of real property owned by PAR. In the interest of providing predictability and transparency to the sale and reuse of property, this policy will provide guidance to P3 Parker when disposing of property as well as information to individuals and organizations considering the acquisition of property owned by P3 Parker. Disposition of real property by P3 Parker shall occur only in accordance with this Policy. Having a disposition policy will help to:

- Encourage the development and reuse of vacant properties consistent with P3 Parker's Urban Renewal Area plans and Strategic Plan; and
- Eliminate blight; and
- Convey land through a predictable, timely and transparent process; and
- Encourage timely development and discourage real estate speculation.

The P3 Parker will consider these goals when making decisions regarding the disposition of their property.

Public Comment - None

Joshua Rivero moved to approve Ordinance No. 2019-04.

Debbie Lewis seconded the motion.

The motion passed 5-2. Cheryl Poage and Jeff Toborg voted no.

C. RESOLUTION NO. 2019-05

A Resolution of the Parker Authority for Reinvestment ("PAR") Setting Fourth Its Intention to Seek to Issue Indebtedness to Pay for Public Improvements Including Streets, Roads, and Other Capital Improvements Within the Town's Three Urban Renewal Areas as Part of the Undertakings and Activities of PAR Within the Town's Urban Renewal Areas

Staff: Weldy Feazell, Redevelopment Manager

This resolution memorializes the intention of PAR to engage in a cooperative process with the Town to identify those public improvements within the Town's three urban renewal areas that may be financed by a future bond issue, and to work to develop a strategy for issuing indebtedness under the Urban Renewal Law.

PAR staff has been working on the development of a Capital Improvement Program that would identify four basic categories of capital improvements within the Town's urban renewal areas: Infrastructure, Parking, Placemaking, and Special Projects. This Resolution allows the formal discussions/process to commence between the Town and PAR to seek to identify and prioritize those public improvements that could be financed by property tax increment that would best remediate blight and prevent the spread of blight within the Town's urban renewal plan areas.

Ultimately, PAR, following the cooperative process with the Town, would seek to incur indebtedness under the Urban Renewal Law to pay for those public improvements, secured by TIF, likely as part of the 2020 budget process.

Town Attorney Jim Maloney advised the Parker Authority for Reinvestment is a legal government entity that can issue debt by state statute.

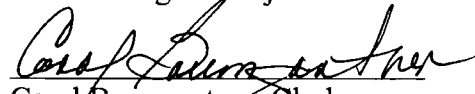
Public Comment - None

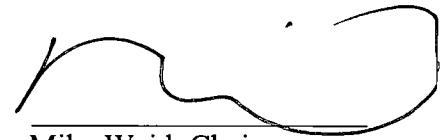
Joshua Rivero moved to approve Resolution No. 2019-05.

Debbie Lewis seconded the motion.

The motion was approved 6 -1. Cheryl Poage voted no.

The meeting was adjourned at 9:45 P.M.


Carol Baumgartner, Clerk


Mike Waid, Chair