



PARKER AUTHORITY FOR REINVESTMENT AGENDA
June 16, 2025
Immediately following the Adjournment of the Town Council Meeting

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - **December 2, 2024**
3. **PUBLIC COMMENTS - 3 Minute Limit (No action will be taken on these items.)**
4. **RESOLUTIONS**
 - A. RESOLUTION NO. 2025-01
A Resolution Establishing a Designated Public Place for the Posting of Meeting Notices as Required
By the Colorado Open Meetings Law
Staff: Weldy Feazell, Director
 - B. RESOLUTION NO. 2025-02
First Amendment to the Redevelopment Agreement for Parker Meadows Improvements By and
Between the Parker Meadows Condominium Association, Inc., the Town of Parker, and the Parker
Authority for Reinvestment
Staff: Weldy Feazell, Director
5. **ADJOURNMENT**

**PARKER AUTHORITY FOR REINVESTMENT
MINUTES
DECEMBER 2, 2024**

Chair Jeff Toborg called the meeting to order at 8:14 p.m. with all board members present.

APPROVAL OF MINUTES

A. September 3, 2024

B. October 21, 2024

Brandi Wilks moved and Todd Hendreks seconded to approve the minutes from September 3, 2024 and October 21, 2024.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

Jeff Toborg - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

RESOLUTION NO. 2024-05

A Resolution to Adopt the 2025 Parker Authority for Reinvestment Budget

Staff: Chris Fiandaca, Treasurer

Chair Toborg opened the Public Hearing at 8:14 p.m.

The budget for 2025 includes total revenue of \$5,985,000 and total appropriations of \$6,474,405. The ending fund balance is \$925,109.

Public Comments: None.

Chair Toborg closed the Public Hearing at 8:16 p.m.

Joshua Rivero moved and Laura Hefta seconded to approve Resolution No. 2024-05.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

Jeff Toborg - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

ADJOURNMENT

Chair Toborg adjourned the meeting at 8:16 p.m.

Susan L. Irvine, Deputy Clerk

John Diak, Vice-Chair



Request for Authority Board Action

Date: June 16, 2025
Submitted By: Weldy Feazell
Reviewed By: Michelle Kivela, Executive Director
Title: **RESOLUTION NO. 2025-01**
A Resolution Establishing a Designated Public Place for the Posting of Meeting Notices as Required By the Colorado Open Meetings Law
Staff: **Weldy Feazell, Director**

EXECUTIVE SUMMARY

The Parker Authority for Reinvestment Board (PAR) designates a public location for posting meeting notices annually, as required by state law.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

PAR is required by the Colorado Open Meetings Law to set the public posting location for meeting notices. This resolution designates <https://parkerco.gov> as the posting location for all PAR meeting notices. PAR may also post at the Town Hall or on PAR social media accounts. If there is a known outage or an emergency meeting, PAR will post a physical notice on the bulletin board at Town Hall.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. Resolution No. 2025-01

RECOMMENDED MOTION

I move to approve Resolution No. 2025-01.

PAR RESOLUTION NO. 2025-01

TITLE: A RESOLUTION ESTABLISHING A DESIGNATED PUBLIC PLACE FOR THE POSTING OF MEETING NOTICES AS REQUIRED BY THE COLORADO OPEN MEETINGS LAW

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONER OF THE PARKER AUTHORITY FOR REINVESTMENT, AS FOLLOWS:

Section 1. The Board of Commissioners of the Parker Authority for Reinvestment (PAR), in compliance with C.R.S. § 24-6-402(2)(c) of the Colorado Open Meetings Law, C.R.S. § 24-6-401, *et seq.* hereby designates the Town of Parker website at <https://parkerco.gov> as the official place for posting notices. PAR may additionally post notices at the Town Hall of the Town of Parker, and any PAR social media accounts. If there is a known outage or an emergency meeting, the Town may post a physical notice at the Town Hall of the Town of Parker.

RESOLVED AND PASSED this _____ day of _____, 2025

Joshua Rivero, Chair

ATTEST:

By: _____
Chris Vanderpool, Clerk



Request for Authority Board Action

Date: June 16, 2025

Submitted By: Weldy Feazell, Director

Reviewed By: Michelle Kivela, Executive Director

Title: **RESOLUTION NO. 2025-02**
First Amendment to the Redevelopment Agreement for Parker Meadows Improvements By and Between the Parker Meadows Condominium Association, Inc., the Town of Parker, and the Parker Authority for Reinvestment

Staff: **Weldy Feazell, Director**

EXECUTIVE SUMMARY

The purpose of this item is to extend the performance date for the satisfaction of certain conditions contained in Redevelopment Agreement for Parker Meadows Improvements (the “Development Agreement”) from June 30, 2025, to December 31, 2025.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On October 21, 2024, the Town, Parker Authority for Reinvestment (“PAR”), and the Parker Meadows Condominium Association, Inc. (the “Association”) entered into the Development Agreement for the Becket Drive, Brompton Way, and Woodmen Drive connectivity project (the “Project”), to construct two (2) points of access for the residential units managed by the Association.

Under the Development Agreement, the Association submitted a land use application to plat and site plan the Project. On April 7, 2025, Town Council approved the exemption plat for the Project. The site plan is currently on a second referral. Once the site plan is approved, the Town will file a noncontested eminent domain proceeding to acquire title to Becket Drive and future Brompton Drive.

Under the Development Agreement, the plat, site plan, and acquisition of the Becket Drive and future Brompton Way (the “Town Conditions”) must be completed by June 30, 2025, or the Development Agreement “shall automatically terminate, unless this Agreement is amended by the parties hereto to further extend the date to satisfy the Town Conditions.” The purpose of this item is to amend the Development Agreement to extend the deadline for the Town Conditions to December 31, 2025.

FINANCIAL IMPACT

Funding for the Project was transferred from PAR to the Town in the 301-4310 Highway and Streets Capital Projects Fund.

ATTACHMENTS

1. Resolution 2025-02

RECOMMENDED MOTION

I move to approve Resolution No. 2025-02.

PAR RESOLUTION NO. 2025-02

TITLE: A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR PARKER MEADOWS IMPROVEMENTS BY AND BETWEEN THE PARKER MEADOWS CONDOMINIUM ASSOCIATION, INC., THE TOWN OF PARKER, AND THE PARKER AUTHORITY FOR REINVESTMENT

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PARKER AUTHORITY FOR REINVESTMENT THAT:

Section 1. The First Amendment to the Redevelopment Agreement for Parker Meadows Improvements By and Between the Parker Meadows Condominium Association, Inc., the Town of Parker, and the Parker Authority for Reinvestment, attached hereto as **Exhibit A**, is hereby approved, and the Chairman of the Authority is authorized to execute the same on behalf of the Authority.

RESOLVED AND PASSED this ____ day of _____, 2025

Joshua Rivero, Chair

ATTEST:

By: _____
Chris Vanderpool, Clerk

EXHIBIT A

FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR PARKER MEADOWS IMPROVEMENTS

THIS FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR PARKER MEADOWS IMPROVEMENTS is made and entered into this ____ day of _____, 2025, by and between the Parker Meadows Condominium Association, Inc., a nonprofit corporation organized under the Colorado Nonprofit Corporation Act (the "Association"), the Town of Parker, a Colorado home rule municipal corporation (the "Town"), and the Parker Authority for Reinvestment, a body corporate duly organized and existing as an urban renewal authority under the laws of the State of Colorado and the Charter of the Town (the "Authority").

RECITALS:

A. The Association, Town and Authority (the "Parties") entered into the Redevelopment Agreement for Parker Meadows Improvements (the "Agreement") on October 21, 2024 (the "Agreement").

B. Paragraph 3 of the Agreement requires the Parties to satisfy certain conditions (the "Conditions") by June 30, 2025, or the Agreement will automatically terminate, unless the Agreement is amended by the Parties to extend the date to satisfy the Conditions.

C. The Parties desire to amend Paragraph 3 of the Agreement to extend the date to satisfy the Conditions.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are mutually acknowledged, the parties hereto agree to this First Amendment as follows:

1. Paragraph 3 of the Agreement is hereby amended to provide as follows:

3. Construction of the Project. The Town agrees to construct the Project within twenty-four (24) months of the date that the Town Conditions are fully satisfied. The parties hereto will endeavor to satisfy the Town Conditions by December 31, 2025. In the event the Town Conditions are not satisfied by December 31, 2025, this Agreement shall automatically terminate, unless this Agreement is amended by the parties hereto to further extend the date to satisfy the Town Conditions. Following the completion and acceptance of the Project by the Town, the Authority will convey the right-of-way for Becket Drive and Brompton Way to the Town, to be owned and maintained by the Town as public right-of-way.


2. The Town and the Developer acknowledge and agree that the Agreement has not been amended, except as provided in this First Amendment.

**PARKER AUTHORITY FOR
REINVESTMENT**

By: _____
Joshua Rivera, Chair

ATTEST:

Chris Vanderpool, Authority Clerk

APPROVED AS TO FORM:


Corey Y. Hoffmann, Authority Attorney