

TOWN OF PARKER MY MAINSTREET GENERAL IMPROVEMENT DISTRICT AGENDA
November 17, 2025
Immediately following the Adjournment of the Town Council Meeting

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A. Minutes - November 18, 2024

3. PUBLIC COMMENTS - 3 Minute Limit (No action will be taken on these items.)

4. RESOLUTIONS

A. RESOLUTION NO. 2025-01
A Resolution Providing for Posting of Public Notices
Staff: Attorney, Jamie Wynn

B. RESOLUTION NO. 2025-02
A Resolution Levying General Property Taxes the Town of Parker My Mainstreet General Improvement District for the Year 2025 to Be Collected in 2026
Staff: Finance Director, Chris Fiandaca
Budget Manager, Chris Bever

5. PUBLIC HEARING

A. RESOLUTION NO. 2025-03
A Resolution Adopting the 2026 Fiscal Year Budget for the Town of Parker My Mainstreet General Improvement District; and Providing Other Details Relating Thereto
Staff: Finance Director, Chris Fiandaca
Budget Manager, Chris Bever

6. ADJOURNMENT

**TOWN OF PARKER MY MAINSTREET GENERAL IMPROVEMENT DISTRICT
MINUTES
NOVEMBER 18, 2024**

Chair Jeff Toborg called the Town of Parker My Mainstreet General Improvement District meeting to order at 8:30 p.m. All Board Members were present.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES - November 20, 2023

Joshua Rivero moved and Brandi Wilks seconded to approve the minutes from November 20, 2023.

A roll call vote was taken:

Jeff Toborg - yes
Joshua Rivero - yes
Anne Barrington - yes
Todd Hendreks - yes
John Diak - yes
Brandi Wilks - yes
Laura Hefta - yes

The motion was approved unanimously.

RESOLUTIONS

**A. RESOLUTION NO. 2024-01
A Resolution Providing for Posting of Public Notices
Staff: Attorney, Jamie Wynn**

Approval of this resolution adopted public meeting notice requirements establishing a designated public place for the posting of meeting notices as required by the Colorado Open Meetings Law.

Public Comments: None.

Brandi Wilks moved and Laura Hefta seconded to approve Resolution No. 2024-01.

A roll call vote was taken:

Jeff Toborg - yes
Joshua Rivero - yes
Anne Barrington - yes
Todd Hendreks - yes
John Diak - yes
Brandi Wilks - yes
Laura Hefta - yes

The motion was approved unanimously.

B. RESOLUTION NO. 2024-03**A Resolution Levying General Property Taxes the Town of Parker My Mainstreet General Improvement District for the Year 2024 to be Collected in 2025****Staff: Finance Director, Chris Fiandaca**

The Town of Parker must certify a mill levy to Douglas County prior to December 15, 2024 for the My Mainstreet General Improvement District. For the 2024 property tax year and 2025 budget year, the mill levy is to be certified at 0.00 mills, as there are no budgeted expenditures in 2025.

Public Comments: None.

Laura Hefta moved and Brandi Wilks seconded to approve Resolution No. 2024-03.

A roll call vote was taken:

Jeff Toborg - yes

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

PUBLIC HEARING**A. RESOLUTION NO. 2024-02****A Resolution Adopting the 2025 Fiscal Year Budget for the Town of Parker My Mainstreet General Improvement District; and Providing Other Details Relating Thereto****Staff: Finance Director, Chris Fiandaca**

Chair Toborg opened the Public Hearing at 8:33 p.m.

The Town of Parker My Mainstreet General Improvement District was formed in April 2023 as part of the Development and Financing Agreement between the Town of Parker, the Parker Authority for Reinvestment, and CD-Parker, LLC. The funding source for the District will be received from a GID Mill Levy beginning in the calendar year in which a certificate of occupancy is issued for improvements on a parcel, known as East Main, located within the District. The 2025 District Budget is zero revenue and expenditures because there is not currently a certificate of occupancy for improvements on East Main.

Public Comments: None.

Chair Toborg closed the Public Hearing at 8:34 p.m.

John Diak moved and Todd Hendreks seconded to approve Resolution No. 2024-02.

A roll call vote was taken:

Jeff Toborg- yes

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

ADJOURNMENT

Chair Toborg adjourned the meeting at 8:35 p.m.

Chris Vanderpool, Secretary

Joshua Rivero, Chair

Request for Board Action

Date: November 17, 2025
Submitted By: Jamie Wynn, Attorney
Title: **RESOLUTION NO. 2025-01**
A Resolution Providing for Posting of Public Notices
Staff: Attorney, Jamie Wynn

EXECUTIVE SUMMARY

The Board of the My Mainstreet General Improvement District adopts public meeting notice requirements set forth in this resolution.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Board of the My Mainstreet General Improvement District adopts public meeting notice requirements set forth in this resolution establishing a designated public place for the posting of meeting notices as required by the Colorado Open Meetings Law.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. Resolution No. 2025-01

RECOMMENDED MOTION

I move to approve Resolution No. 2025-01

TOWN OF PARKER MY MAINSTREET GENERAL IMPROVEMENT DISTRICT

RESOLUTION NO. 2025-01, Series of 2025

TITLE: A RESOLUTION PROVIDING FOR POSTING OF PUBLIC NOTICES

WHEREAS, the Town of Parker My Mainstreet General Improvement District (the “District”) is a public improvement district and a quasi-municipal corporation duly organized pursuant to Part 6, Article 25, Title 31, Colorado Revised Statutes, and by Ordinance No. 13.110, Series of 2023, adopted by the Town Council of the Town of Parker on April 17, 2023;

WHEREAS, Section 24-6-402(2)(c) the Colorado Open Meetings Law requires local public bodies to designate a public place for the posting of meetings of the public body annually at the local public body’s first regular meeting of each calendar year; and

WHEREAS, the Town Council of the Town of Parker approves a resolution designating the public place for the posting of meetings of the Town Council, its boards and commissions, and other public bodies constituted by the Town Council, at its first regular meeting each year;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TOWN OF PARKER MY MAINSTREET GENERAL IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Public Meeting Notices. The Board hereby adopts the public meeting notice requirements set forth in the resolution establishing a designated public place for the posting of meeting notices as required by the Colorado Open Meetings Law as approved by the Town Council of the Town of Parker.

RESOLVED AND PASSED this ___day of _____, 2025.

TOWN OF PARKER MY MAINSTREET
GENERAL IMPROVEMENT DISTRICT

Joshua Rivero
Chair of the Board of Directors

ATTEST:

Chris Vanderpool
Secretary to the Board

APPROVED AS TO FORM:

Jamie Wynn
District Counsel

Request for Board Action

Date: November 17, 2025

Submitted By: Chris Fiandaca, Finance Director

Title: **RESOLUTION NO. 2025-02**
A Resolution Levying General Property Taxes the Town of Parker My Mainstreet General Improvement District for the Year 2025 to Be Collected in 2026

Staff: **Finance Director, Chris Fiandaca**
Budget Manager, Chris Bever

EXECUTIVE SUMMARY

The Town of Parker must certify a mill levy to Douglas County prior to December 15, 2025, for the My Mainstreet General Improvement District. For the 2025 property tax year and 2026 budget year, the mill levy is to be certified at 0.00 mills, as there are no budgeted expenditures in 2026.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker must certify a mill levy to Douglas County prior to December 15, 2025, for the My Mainstreet General Improvement District. For the 2025 property tax year and 2026 budget year, the mill levy is to be certified at 0.00 mills, as there are no budgeted expenditures in 2026.

FINANCIAL IMPACT

There are no planned revenues or expenditures for the 2026 budget year. Therefore, the mill levy for the 2025 property tax year will be certified at 0.00 mills.

ATTACHMENTS

1. Resolution No. 2025-02

RECOMMENDED MOTION

I move to approve Resolution 2025-02.

TOWN OF PARKER MY MAINSTREET GENERAL IMPROVEMENT DISTRICT

RESOLUTION NO. 2025-02, Series of 2025

TITLE: A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE TOWN OF PARKER MY MAINSTREET GENERAL IMPROVEMENT DISTRICT FOR THE YEAR 2025 TO BE COLLECTED IN 2026

WHEREAS, the Town of Parker My Mainstreet General Improvement District (the “District”) is a general improvement district duly organized pursuant to C.R.S. § 31-25-601, *et seq.*, and by Ordinance No. 13.110, Series of 2023, adopted by the Town Council of the Town of Parker on April 17, 2023.

WHEREAS, the members of the Town Council have been duly elected and qualified to serve ex officio as the Board of Directors of the District (the “District Board”);

WHEREAS, the District Board has adopted a budget for the 2026 fiscal year, which budget does not anticipate the receipt of revenues from the imposition of a mill levy on taxable property within the District's jurisdictional boundaries; and

WHEREAS, pursuant to C.R.S. § 39-5-128, the Town Clerk as ex officio Clerk of the District is required to certify the mill levy imposed by the District to the Douglas County Board of Commissioners by no later than December 15, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TOWN OF PARKER MY MAINSTREET GENERAL IMPROVEMENT DISTRICT AS FOLLOWS:

Section 1. Calculation of Mill Levy. The mill levy certified by this Resolution is in compliance with applicable constitutional and statutory provisions.

Section 2. Levy of Property Tax. For the purpose of meeting the general operating expenses of the District during the 2026 fiscal year, there is levied a tax of 0.000 mills for general operating expenses upon each dollar of the total assessed valuation of all taxable property within the District's jurisdictional boundaries for taxable year 2025, to be collected in 2026.

Section 3. Certification. The Town Clerk, as the ex officio Clerk of the District, is hereby authorized and directed to certify to the Douglas County Board of County Commissioners the mill levy for the District as set forth herein.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER MY MAINSTREET
GENERAL IMPROVEMENT DISTRICT

Joshua Rivero
Chair of the Board of Directors

ATTEST:

Chris Vanderpool
Secretary to the Board

APPROVED AS TO FORM:

Jamie Wynn
District Counsel

APPROVED AS TO CONTENT:

Chris Fiandaca
Finance Director

Request for Board Action

Date: November 17, 2025

Submitted By: Chris Fiandaca, Finance Director

Title: **RESOLUTION NO. 2025-03**
A Resolution Adopting the 2026 Fiscal Year Budget for the Town of Parker My Mainstreet General Improvement District; and Providing Other Details Relating Thereto

Staff: **Finance Director, Chris Fiandaca**
Budget Manager, Chris Bever

EXECUTIVE SUMMARY

The Town of Parker My Mainstreet General Improvement District was formed in April 2023 as part of the Development and Financing Agreement between the Town of Parker, the Parker Authority for Reinvestment, and CD-Parker, LLC. The 2026 Budget is presented to the Board for approval.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The funding source for the District will be received from a GID Mill Levy beginning in the calendar year in which a certificate of occupancy is issued for improvements on a parcel, known as East Main, located within the District.

The taxes generated will be used to finance the improvements and services including utility infrastructure (including water, sewer, gas, electricity, fiber, telecommunications and the like), life-safety improvements, accessibility improvements, beautification, roadway construction, sidewalk, landscaping and lighting within or adjacent to rights-of-way, demolition and construction of public plaza(s), public art and other similar public improvements and related services within the District.

The 2026 District Budget is zero revenue and expenditures because there is not currently a certificate of occupancy for improvements on East Main.

FINANCIAL IMPACT

There is no impact to the Town of Parker My Mainstreet General Improvement District as there is a zero dollar amount budgeted for revenue and expenditures in 2026.

ATTACHMENTS

1. Resolution No. 2025-03
2. 2026 Budget and Budget Message

RECOMMENDED MOTION

I move to approve Resolution No. 2025-03.

**TOWN OF PARKER MY MAINSTREET
GENERAL IMPROVEMENT DISTRICT**

RESOLUTION NO. 2025-03

**TITLE: A RESOLUTION ADOPTING THE 2026 FISCAL YEAR BUDGET FOR THE
TOWN OF PARKER MY MAINSTREET GENERAL IMPROVEMENT
DISTRICT; AND PROVIDING OTHER DETAILS RELATING THERETO**

WHEREAS, the Town of Parker My Mainstreet General Improvement District (the “District”) is a general improvement district duly organized pursuant to C.R.S. § 31-25-601, *et seq.*, and by Ordinance No. 13.110, Series of 2023, adopted by the Town Council of the Town of Parker on April 17, 2023.

WHEREAS, the members of the Town Council have been duly elected and qualified to serve ex officio as the Board of Directors of the District (the “District Board”);

WHEREAS, a proper notice of the public hearing on the District's proposed 2026 fiscal year budget was published in accordance with C.R.S. § 29-1-106, for the November 17, 2025, meeting of the District Board; and

WHEREAS, upon completion and review of the proposed budget, the District Board is prepared to adopt a final budget for fiscal year 2026 (the "2026 Budget").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TOWN OF PARKER MY MAINSTREET GENERAL IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval. The 2026 Budget is hereby approved and adopted in the form presented at tonight's meeting. The following amount is hereby appropriated by fund for the 2026 fiscal year:

General Improvement District Fund \$0.00

Section 2. Compliance. The 2026 Budget, as approved and adopted, complies with C.R.S. § 29-1-108, as the amounts appropriated do not exceed the expenditures specified therein.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER MY MAINSTREET
GENERAL IMPROVEMENT DISTRICT

Joshua Rivero
Chair of the Board of Directors

ATTEST:

Chris Vanderpool
Secretary to the Board

APPROVED AS TO FORM:

Jamie Wynn
District Counsel

APPROVED AS TO CONTENT:

Chris Fiandaca
Finance Director

Town of Parker My Mainstreet General Improvement District 2026 Annual Budget

	2026 Budget
Revenues	
Property Tax	\$ -
Total Revenues	\$ -
 Expenditures	
District Improvements	-
Total Expenditures	\$ -
 Beginning Fund Balance	
Revenue Over (Under) Exp	-
Ending Fund Balance	\$ -

The Town of Parker My Mainstreet General Improvement District (the "District") was formed in April, 2023 as part of the Development and Financing Agreement between the Town of Parker, the Parker Authority for Reinvestment, and CD-Parker, LLC.

The funding source for the District will be received from a GID Mill Levy beginning in the calendar year in which a certificate of occupancy is issued for improvements on a parcel, known as East Main, located within the District.

The taxes generated will be used to finance the improvements and services including utility infrastructure (including water, sewer, gas, electric, fiber, telecommunications, and the like), life-safety improvements, accessibility improvements, beautification, roadway construction, sidewalks, landscaping and lighting within or adjacent to rights-of-way, demolition and construction of public plaza(s), public art, and other similar public improvements and related services within the District.

The 2026 District Budget is zero revenue and expenditures because there is not currently a certificate of occupancy for improvements on East Main.

The basis of accounting for the District's financial statements uses a current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they become both measurable and available, and expenditures are recorded in the period that the expenditure occurs and becomes a liability.

The basis of the District's budget differs from the basis of accounting only by the assumptions that are made in regards to the timing of the recognition of revenues and expenditures. The budget assumes that all revenues and expenditures, as well as the associated cash, will be expended or received during the budget period.

Conversely, the basis of accounting only recognizes revenues when they become both measurable and available, and expenditures when incurred. Cash is not necessarily received or expended at the same time.