



**PARKER AUTHORITY FOR REINVESTMENT AGENDA**  
**December 1, 2025**  
**Immediately following the Adjournment of the Town Council Meeting**

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF MINUTES**
  - July 7, 2025 Minutes
3. **PUBLIC COMMENTS - 3 Minute Limit (No action will be taken on these items.)**
4. **PUBLIC HEARING**

**RESOLUTION NO. 25-06**

**A Resolution to Adopt the 2026 Parker Authority for Reinvestment Budget**

**Staff: Chris Fiandaca, Treasurer**

5. **ADJOURNMENT**

**PARKER AUTHORITY FOR REINVESTMENT  
MINUTES  
JULY 7, 2025**

**CALL TO ORDER AND ROLL CALL**

Vice Chair John Diak called the meeting to order at 7:37 p.m. with all members present, except for Chair Joshua Rivero and Laura Hefta.

**APPROVAL OF MINUTES June 16, 2025**

Todd Hendreks moved and Anne Barrington seconded to approve the minutes from June 16, 2025.

A roll call vote was taken:

Todd Hendreks - yes  
Anne Barrington - yes  
Brandi Wilks - yes  
John Diak - yes  
Erik Frandsen - yes

The motion was approved unanimously.

**PUBLIC COMMENTS**

None.

**RESOLUTIONS**

**EAST MAIN PROJECT**

**Staff: Weldy Fezell, Director**

**RESOLUTION NO. 2025-03**

**A Resolution Approving the Partial Assignment of Development and Financing Agreement by and between CD-Parker, LLC, and East Main, LLC**

**RESOLUTION NO. 2025-04**

**A Resolution Approving the Acknowledgment Agreement By and Among The Town of Parker, The Parker Authority For Reinvestment, East Main, LLC, CD-Parker, LLC, U.S. Bank National Association, PCCP CREDIT XI REIT-SUB HOLDCO, LLC, Concerning the East Main Project**

**RESOLUTION NO. 2025-05**

**A Resolution Approving the Second Amendment to Development Agreement, By and Among the Town of Parker, the Parker Authority for Reinvestment, and CD-Parker, LLC**

The purpose of this item was to address a request by CD-Parker, LLC, that the Town Council and the Parker Authority for Reinvestment (“PAR”) approve the Partial Assignment of Development and Financing Agreement (the “Assignment Agreement”), the Acknowledgment Agreement, and the Second Amendment to Development Agreement (the “Second Amendment”), and that the Town approve the Acknowledgment and Termination of Covenant Agreement (the “Covenant Agreement”),

which agreements are necessary for CD-Parker, LLC, to secure the financing necessary to construct the East Main project.

**Public Comments:** None.

Anne Barrington moved and Erik Frandsen seconded to approve Resolution Nos. 2025-03, 2025-04, and 2025-05 provided that these agreements do not go into effect until the Attorney for PAR determines that the conditions necessary for recordation have been satisfied.

A roll call vote was taken:

Todd Hendreks - yes

Anne Barrington - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

### **ADJOURNMENT**

Vice Chair Diak adjourned the meeting at 7:50 p.m.

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Chris Vanderpool, Clerk

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John Diak, Vice-Chair



## Request for Authority Board Action

**Date:** December 1, 2025

**Submitted By:** Weldy Feazell, PAR and Economic Development Director  
Chris Fiandaca, Treasurer

**Reviewed By:** Michelle Kivela, Executive Director

**Title:** **RESOLUTION NO. 25-06**  
**A Resolution to Adopt the 2026 Parker Authority for Reinvestment Budget**

**Staff:** Chris Fiandaca, Treasurer

### **EXECUTIVE SUMMARY**

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The P3 2026 Budget has been completed and is now available for the Board's consideration.

### **STAFF RECOMMENDATION**

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Approve

### **BACKGROUND/DISCUSSION**

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The proposed 2026 PAR budget anticipates minimal revenue growth, based on the Tax Increment Financing (TIF) estimates provided by the Douglas County Assessor. Revenue projections continue to be influenced by fluctuations in property tax assessments and valuations, which have become increasingly difficult to forecast due to recent State legislative changes.

Expenditures for 2026 remain consistent with prior years, maintaining funding levels for administrative operations and ongoing beautification initiatives, including the Public Art Program and the Facade and Landscape Improvement Program (FLIP).

In addition, the 2026 budget allocates funding for key infrastructure and placemaking improvements within the Cottonwood Urban Renewal Area:

**\$200,000** – Parker Road Sidewalk and Jersey Barrier

### **FINANCIAL IMPACT**

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The budget for 2026 includes a total revenue of \$6,485,000 and total appropriations of \$3,230,681. The ending fund balance is \$5,215,908. The budget document also consists of the breakdown by tax district.

### **ATTACHMENTS**

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1. Resolution 2025-06 2026 Budget

### **RECOMMENDED MOTION**

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I move to approve Resolution No. 25-06.



**PAR RESOLUTION NO. 2025-06**

**TITLE: A RESOLUTION TO ADOPT THE 2026 BUDGET FOR THE PARKER AUTHORITY FOR REINVESTMENT AND TO MAKE APPROPRIATIONS FOR THE SAME**

WHEREAS, upon due and proper notice, posted in accordance with the Local Government Budget Law, said proposed budget was open for inspection by the public at the Parker Town Hall, and a Public Hearing was held on December 1, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Parker Authority for Reinvestment that:

Section 1. The 2026 budget for the Parker Authority for Reinvestment, which is attached hereto as **Exhibit A** and incorporated by this reference, is hereby adopted and monies are appropriated as the same are budgeted.

Section 2. The budget herein approved shall be signed by the Chair and Clerk and made part of the public records of the Parker Authority for Reinvestment.

RESOLVED AND PASSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Joshua Rivero, Chair

ATTEST:

By: \_\_\_\_\_  
Chris Vanderpool, Clerk

Exhibit A

**PARKER AUTHORITY FOR REINVESTMENT 2026 BUDGET**

**Revenue and Expenditures by Category**

<b>Revenues</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>	<b>2026/ 2025 Amend.</b>
Parker Central Tax District	\$ 2,680,439	\$ 2,546,815	\$ 3,001,367	\$ 2,900,000	\$ 2,893,803	\$ 2,900,000	0%
Cottonwood Tax District	1,649,044	1,658,896	2,204,548	2,225,000	2,584,719	2,585,000	16%
Parker Road Tax District	711,046	690,433	878,699	860,000	1,005,155	1,000,000	16%
<b>Total Revenues</b>	<b>\$ 5,040,529</b>	<b>\$ 4,896,143</b>	<b>\$ 6,084,615</b>	<b>\$ 5,985,000</b>	<b>\$ 6,483,677</b>	<b>\$ 6,485,000</b>	<b>8%</b>

<b>Expenditures</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>	<b>2026/ 2025 Amend.</b>
Supplies	\$ 66	\$ 4,458	\$ 165	\$ 1,500	\$ 700	\$ 1,500	0%
Purchased Services	895,393	5,835,679	7,983,305	4,289,132	4,227,382	887,203	-79%
Utilities/Insurance	12,519	11,835	11,535	15,750	15,100	15,570	-1%
Debt Service	1,637,860	1,632,274	1,636,457	1,591,985	1,640,254	1,633,665	3%
Capital Outlay	2,757	432,323	55,722	150,000	125,000	150,000	0%
Contributions	446,593	336,608	524,356	426,038	334,538	542,743	27%
<b>Total Expenditures</b>	<b>\$ 2,995,188</b>	<b>\$ 8,253,177</b>	<b>\$ 10,211,540</b>	<b>\$ 6,474,405</b>	<b>\$ 6,342,974</b>	<b>\$ 3,230,681</b>	<b>-50%</b>

<b>Fund Balance</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>
<b>Beginning Fund Balances</b>	\$ 7,259,504	\$ 9,304,845	\$ 5,947,811	\$ 1,820,886	\$ 1,820,886	\$ 1,961,589
Revenue Over (Under) Expenditures	2,045,341	(3,357,034)	(4,126,925)	(489,405)	140,703	3,254,319
<b>Ending Fund Balances</b>	<b>\$ 9,304,845</b>	<b>\$ 5,947,811</b>	<b>\$ 1,820,886</b>	<b>\$ 1,331,481</b>	<b>\$ 1,961,589</b>	<b>\$ 5,215,908</b>

## PARKER CENTRAL TAX DISTRICT

<b>Revenues</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>	<b>2026/ 2025 Amend.</b>
Parker Central Tax District	\$ 2,680,439	\$ 2,546,815	\$ 3,001,367	\$ 2,900,000	\$ 2,893,803	\$ 2,900,000	0%
<b>Total Revenues</b>	<b>\$ 2,680,439</b>	<b>\$ 2,546,815</b>	<b>\$ 3,001,367</b>	<b>\$ 2,900,000</b>	<b>\$ 2,893,803</b>	<b>\$ 2,900,000</b>	<b>0%</b>

<b>Expenditures</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>	<b>2026/ 2025 Amend.</b>
Supplies	\$ 22	\$ 1,486	\$ 55	\$ 500	\$ 200	\$ 500	0%
Purchased Services	529,648	5,261,891	5,218,294	219,430	223,730	238,401	9%
Utilities/Insurance	4,756	3,945	3,845	5,130	5,000	5,130	0%
Debt Service	1,027,780	1,024,936	1,026,940	1,028,716	1,028,716	1,025,264	0%
Capital Outlay	2,757	396,464	55,722	75,000	75,000	75,000	0%
Contributions	411,025	320,700	511,856	351,038	322,038	467,743	33%
<b>Total Expenditures</b>	<b>\$ 1,975,988</b>	<b>\$ 7,009,422</b>	<b>\$ 6,816,712</b>	<b>\$ 1,679,814</b>	<b>\$ 1,654,684</b>	<b>\$ 1,812,038</b>	<b>8%</b>

<b>Fund Balance</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>
<b>Beginning Fund Balance</b>	\$ 3,633,276	\$ 4,337,727	\$ (124,880)	\$ (3,940,225)	\$ (3,940,225)	\$ (2,701,106)
Revenue Over (Under) Expenditures	704,451	(4,462,607)	(3,815,345)	1,220,186	1,239,119	1,087,962
<b>Ending Fund Balance</b>	<b>\$ 4,337,727</b>	<b>\$ (124,880)</b>	<b>\$ (3,940,225)</b>	<b>\$ (2,720,039)</b>	<b>\$ (2,701,106)</b>	<b>\$ (1,613,144)</b>

## COTTONWOOD TAX DISTRICT

<b>Revenues</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>	<b>2026/ 2025 Amend.</b>
Cottonwood Tax District	\$ 1,649,044	\$ 1,658,896	\$ 2,204,548	\$ 2,225,000	\$ 2,584,719	\$ 2,585,000	16%
<b>Total Revenues</b>	<b>\$ 1,649,044</b>	<b>\$ 1,658,896</b>	<b>\$ 2,204,548</b>	<b>\$ 2,225,000</b>	<b>\$ 2,584,719</b>	<b>\$ 2,585,000</b>	<b>16%</b>

<b>Expenditures</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>	<b>2026/ 2025 Amend.</b>
Supplies	\$ 22	\$ 1,486	\$ 55	\$ 500	\$ 250	\$ 500	0%
Purchased Services	189,595	402,749	2,606,412	3,862,272	3,805,522	429,401	-89%
Utilities/Insurance	3,881	3,945	3,845	5,310	5,000	5,130	-3%
Debt Service	610,080	607,338	609,517	563,269	611,538	608,401	8%
Capital Outlay	0	35,859	0	75,000	50,000	75,000	0%
Contributions	0	0	0	25,000	0	25,000	0%
<b>Total Expenditures</b>	<b>\$ 803,578</b>	<b>\$ 1,051,377</b>	<b>\$ 3,219,829</b>	<b>\$ 4,531,351</b>	<b>\$ 4,472,310</b>	<b>\$ 1,143,432</b>	<b>-75%</b>

<b>Fund Balance</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>
<b>Beginning Fund Balance</b>	\$ 2,877,800	\$ 3,723,266	\$ 4,330,785	\$ 3,315,504	\$ 3,315,504	\$ 1,427,913
Revenue Over (Under) Expenditures	845,466	607,519	(1,015,281)	(2,306,351)	(1,887,591)	1,441,568
<b>Ending Fund Balance</b>	<b>\$ 3,723,266</b>	<b>\$ 4,330,785</b>	<b>\$ 3,315,504</b>	<b>\$ 1,009,153</b>	<b>\$ 1,427,913</b>	<b>\$ 2,869,481</b>

## PARKER ROAD TAX DISTRICT

<b>Revenues</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>	<b>2026/ 2025 Amend.</b>
Parker Road Tax District	\$ 711,046	\$ 690,433	\$ 878,699	\$ 860,000	\$ 1,005,155	\$ 1,000,000	16%
<b>Total Revenues</b>	<b>\$ 711,046</b>	<b>\$ 690,433</b>	<b>\$ 878,699</b>	<b>\$ 860,000</b>	<b>\$ 1,005,155</b>	<b>\$ 1,000,000</b>	<b>16%</b>

<b>Expenditures</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>	<b>2026/ 2025 Amend.</b>
Supplies	\$ 22	\$ 1,486	\$ 55	\$ 500	\$ 250	\$ 500	0%
Purchased Services	176,150	171,039	158,599	207,430	198,130	219,401	6%
Utilities/Insurance	3,881	3,945	3,845	5,310	5,100	5,310	0%
Debt Service	0	0	0	0	0	0	0%
Contributions	35,567	15,908	12,500	50,000	12,500	50,000	0%
<b>Total Expenditures</b>	<b>\$ 215,621</b>	<b>\$ 192,378</b>	<b>\$ 174,999</b>	<b>\$ 263,240</b>	<b>\$ 215,980</b>	<b>\$ 275,211</b>	<b>5%</b>

<b>Fund Balance</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Amended Budget</b>	<b>2025 Projected</b>	<b>2026 Budget</b>
<b>Beginning Fund Balance</b>	\$ 748,427	\$ 1,243,852	\$ 1,741,907	\$ 2,445,607	\$ 2,445,607	\$ 3,234,782
Revenue Over (Under) Expenditures	495,425	498,055	703,700	596,760	789,175	724,789
<b>Ending Fund Balance</b>	<b>\$ 1,243,852</b>	<b>\$ 1,741,907</b>	<b>\$ 2,445,607</b>	<b>\$ 3,042,367</b>	<b>\$ 3,234,782</b>	<b>\$ 3,959,571</b>