



**BRIGHTON URBAN RENEWAL AUTHORITY**

**City Hall 500 South 4th Avenue  
Brighton, CO 80601  
BURA Regular Meeting  
June 21st, 2023 | 4:30 p.m.**

**A G E N D A**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF THE URA REGULAR MEETING AGENDA:**  
Recommended motion "...to approve the June 21st, 2023, Regular Meeting Agenda."
- 5. APPROVAL OF THE May 17th, 2023, BURA REGULAR MEETING MINUTES:**  
Recommended motion "...to approve the May 17th, 2023, BURA Regular Meeting Minutes."
- 6. PUBLIC COMMENT: Public Comment is reserved for comments on any issues or items pertaining to BURA business except those for which a formal public hearing is scheduled**
- 7. ACTION ITEMS:**
  - A.) Resolution No. 0621-23 Consideration and possible action on Amendment No. 2 to the Reimbursement Agreement by and among the Brighton Urban Renewal Authority, Vestas Blades America, Inc., Vestas Nacelles America, Inc. and Vestas America Holding, Inc.
- 8. DISCUSSION ITEMS:**
  - A.) Downtown Update- Gary Montoya
  - B.) Depot Bridge & Coffee Shop-Aaron Herrera & Natalie Cummings
  - C.) Dutch Bros Historic Light Poles- Greg Moran
  - D.) Main Street Creatives & Nature in Bronze Leases- Aaron Herrera
- 9. EXECUTIVE SESSION:**
  - A.) Under C.R.S. Section 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing negotiators regarding a reimbursement agreement with Vestas Blades America, Inc. and Vestas Nacelles America, Inc., in the North Brighton employment area.
- 10. EXECUTIVE DIRECTOR REPORT:**
- 11. COMMUNICATIONS FROM THE CHAIR AND/OR COMMISSIONERS:**
- 12. NEXT BURA MEETING:**

**July 19th, 2023- BURA Regular Meeting  
500 S 4<sup>th</sup> Avenue  
Brighton, CO 80601 | 4:30 p.m.**

**General Information:**  
Office: 303-655-2150  
[Aherrera@brightoncd.org](mailto:Aherrera@brightoncd.org)

**Authority Members**

**Chair**

Candace Werth

**Vice-Chair**

Wayne Scott

**Treasurer**

Gary Wardle

**Commissioners**

Joan Cox

Mark Rawlings

Richard Gonzales

Daniel Doherty

Starr Zweifel

**City Council**

Clint Blackhurst

**Executive Director**

Aaron Herrera

**13. ADJOURNMENT:**



BRIGHTON URBAN RENEWAL AUTHORITY  
500 South 4<sup>th</sup> Avenue Brighton CO 80601

## Minutes from May 17, 2023, BURA Regular Meeting

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### 1. **CALL TO ORDER:**

Chairperson Werth called the meeting to order at 4:31 p.m.

### 2. **PLEDGE OF ALLEGIANCE:**

### 3. **ROLL CALL:**

Commissioners Present: Candace Werth, Joan Cox, Wayne Scott, Daniel Doherty, Mark Rawlings, Gary Wardle, Rich Gonzales and Starr Zweifel

Commissioners Absent: Clint Blackhurst

Staff Present: Aaron Herrera, Michael Martinez, Gary Montoya, Kathryn Mortensen and BURA Legal Counsel, Hilary Graham

Media Present: None

### 4. **APPROVAL OF THE URA MEETING AGENDA:**

Commissioner Cox moved to approve the May 17th, 2023, regular meeting agenda. The motion was seconded by Commissioner Wardle.

Voice vote: Motion carried unanimously

### 5. **APPROVAL OF THE April 19th, 2023, BURA REGULAR MEETING MINUTES:**

Commissioner Gonzales moved to approve the April 19th, 2023, BURA Regular Meeting minutes. The motion was seconded by Commissioner Scott.

Voice vote: Motion carried unanimously

### 6. **PUBLIC COMMENT:**

None.

## **7. ACTION ITEMS:**

- A.) Resolution No. 0517-23A Approving a Professional Service Agreement with Economic Planning Systems. Commissioner Wardle moved to approve resolution No. 0517-23A. Commissioner Rawlings seconded.  
Voice Vote: Motion carried unanimously
- B.) Resolution No. 0517-23B Commissioner Rawlings moved to approve resolution No.0517-23B. Commissioner Doherty seconded.  
Roll Call Vote: Motion carried 5 to 3 with dissenting votes from Commissioners: Scott, Gonzales & Wardle.

## **8. DISCUSSION ITEMS:**

- A.) Downtown Update- Gary Montoya provided a downtown update and mentioned a new business opening on Bridge Street named Verdant Apothecary and the upcoming 50's Rockabilly event in Downtown Brighton on June 17<sup>th</sup>.

## **9. EXECUTIVE SESSIONS:**

Executive sessions were held under:

A.) Under C.R.S. Section 24-6-402(4)(b) to receive legal advice from the Authority's attorney on specific legal questions related to the agreement for disposition and development between the Authority and Evergreen Devco, Inc.

B.) Under C.R.S. Section 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing negotiators regarding a possible incentive agreement with Clayton Properties Group II, Inc., doing business as Precision Building Systems, within the North Brighton Employment Area Urban Renewal Area.

Commissioner Rawlings moved to enter the executive session at 5:39 p.m. The motion was seconded by Commissioner Cox.

Voice vote: Motion carried unanimously.

The executive session concluded at 6:25 p.m. The regular meeting resumed at 6:27 p.m.

## **10. EXECUTIVE DIRECTOR REPORT:**

Aaron Herrera mentioned that he would be attending the ICSC Convention in Las Vegas and told the BURA Commissioners about the upcoming open house events for Amprius Technologies. Next he advised the board he was taking some PTO the week of Memorial Day and that he was going to add a discussion item on next month's agenda about the proposed coffee shop and Bridge at the Brighton Depot.

**12. COMMUNICATIONS FROM THE CHAIR AND/OR COMMISSIONERS:**

None.

**13. NEXT BURA MEETING:**

**June 21, 2023, 4:30 p.m.  
500 S. 4<sup>th</sup> Avenue  
Brighton, CO 80601**

**14. ADJOURNMENT**

Chairperson Werth adjourned the meeting at 6:53 p.m.

**BRIGHTON URBAN RENEWAL AUTHORITY**

**A RESOLUTION APPROVING AMENDMENT NO. 2 TO THE REIMBURSEMENT AGREEMENT BY AND AMONG THE BRIGHTON URBAN RENEWAL AUTHORITY, VESTAS BLADES AMERICA, INC., VESTAS NACELLES AMERICA, INC., AND VESTAS AMERICA HOLDING, INC.**

**RESOLUTION NO. 0621-23**

WHEREAS, the Brighton Urban Renewal Authority ("BURA"), Vestas Blades America, Inc., Vestas Nacelles America, Inc., and Vestas America Holding, Inc. (collectively, "Vestas") entered into a Reimbursement Agreement dated January 1, 2011 (the "Reimbursement Agreement");

WHEREAS, BURA and Vestas entered into Amendment No. 1 to the Reimbursement Agreement, dated December 30, 2021;

WHEREAS, Amendment No. 1 erroneously limited its application to Second Tranche payments, did not address certain interest rates payable by BURA that have proven unreasonable given market conditions since 2011, and did not increase BURA's administrative fee, which has proven insufficient to cover BURA's expenses in administering the Reimbursement Agreement; and

WHEREAS, BURA and Vestas now wish to further amend the Reimbursement Agreement by adoption of this Amendment No. 2 to address these issues to the satisfaction of BURA and Vestas.

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Brighton Urban Renewal Authority as follows:

Section 1. Amendment No. 2 to the Reimbursement Agreement by and among BURA and Vestas is hereby approved in substantially the form attached hereto, and the Chair is authorized to execute the amendment on behalf of BURA.

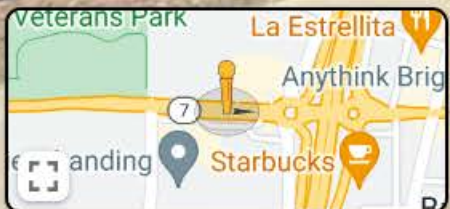
**ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2023.

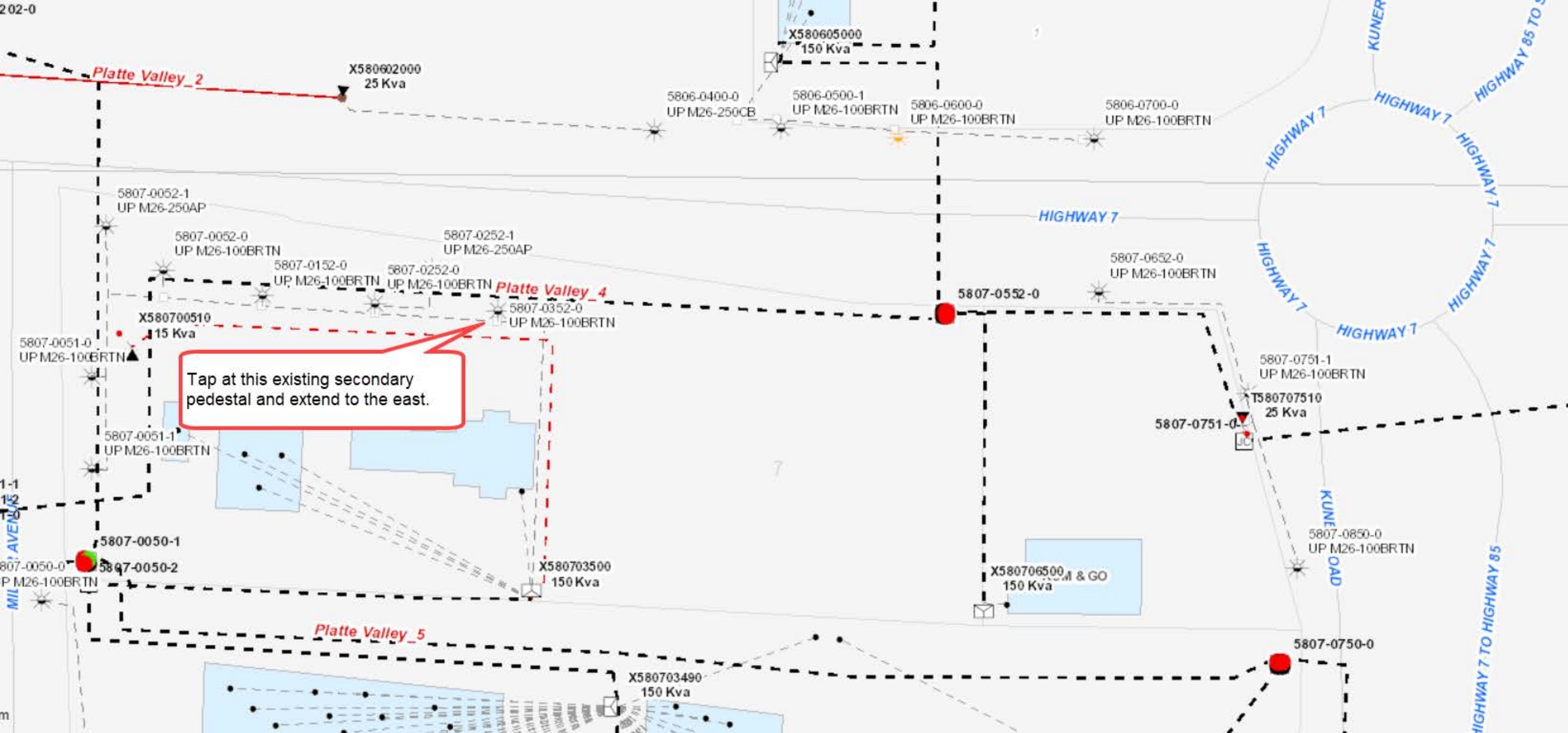
**BRIGHTON URBAN RENEWAL  
AUTHORITY**

\_\_\_\_\_  
Candace Werth, Chair

ATTEST:

\_\_\_\_\_  
Aaron Herrera, Executive Director





Tap at this existing secondary pedestal and extend to the east.