

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

February 27, 2006

The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date in the Golden City Council Chambers 911 10th Street, Golden, Colorado, at the hour of 6:33 p.m. Commissioners present were:

Joe Behm	Roya Stanley at 6:35 p.m.	A.J. Johnston	Preston Driggers	Henry Tiberi
Suzie Benz	Ted Bickart			

Mark Heller, Debbie Rainguet, and Jolynn and Tedd Johnson were also present.

Approval of Minutes

Bickart requested a motion to approve the February 13, 2006, business meeting minutes. **Driggers made a MOTION to approve the minutes. Johnston SECONDED. All Commissioners present agreed.**

Stanley arrived at 6:35 p.m.

Public Comment

– Tedd and Jolynn Johnson, owners of the Blue Canyon Bar and Grill, discussed their desire to have the sidewalks widened along the south side of 13th Street as an expansion of the Washington Avenue streetscaping. The Johnsons noted that a wider sidewalk would provide additional space to allow for permanent outdoor seating. Benz, Blue Canyon's CPA, excused herself from the meeting during the Johnson's public comment. There was discussion regarding parking impacts, City approval and contacts, and GURA's plans to enhance the Coors Corridor. It was agreed that additional discussion among involved parties, including the City's streets and planning departments would need to occur before GURA could become involved.

Reports of Committees/Matters for the Authority

Finance Committee –

Adopt 2006 Budget: Resolution 64 – Tiberi made a MOTION to approve Resolution 64 adopting the 2006 budget. There was discussion regarding line items for meetings and conferences, project contingency, the CCRA event, 4th quarter sales tax revenue, property tax increment, sales tax revenue, options for disclosing special fund payments, and line items showing special funds revenue and payments. Heller, Tiberi and Benz will prepare a budget version for the GURA board that details the special funds revenue and payments. **All commissioners present agreed.**

Human Resources Committee – None

Communications Committee – Heller advised that articles are being written now for the annual report that the NexCore project has closed and the Dauer Haswell project is on the verge of closing.

Development & Operations –

Adopt 2006 Work Plan – Driggers recapped GURA's presentation to City Council in the work session on February 16. There was discussion regarding the existing 2006 GURA Work Plan and a second work plan for the design guidelines committee including areas to be considered based on input from Council and GURA, specifically the bowling alley point, West Colfax, Fairgrounds industrial, Jeffco/RTD, north Washington Avenue from bridge to Iowa, and 6th Avenue and 19th areas. Heller clarified that GURA's role in the committee is as the organizing entity of the four agencies. **Driggers MOVED to adopt the work plan as presented in the packets. All Commissioners present agreed.**

Driggers MOVED to create a second work plan for the extended community planning efforts to include six areas initially. All Commissioners present agreed. Heller will distribute to the Board copies of the presentation made to Council.

SB 06-169 update – Heller discussed the impacts of the Bill that was discussed at the GURA/Council work session. Heller noted the Bill would eliminate all reference to blight and allow URAs to only undertake projects on a parcel by parcel slum basis. There was discussion regarding eminent domain, Heller's testimony, the need for politicians to hear more from the beneficiaries of urban renewal, and the limited frequency of condemnation by URAs. Heller will follow the Bill and keep the Board updated.

Discussion/action re Millstone Parking Non-Reallocation Agreement – Heller discussed the background for the agreement. There was discussion regarding Item No. 4, term of the agreement. **Driggers MOVED to approve the Non-Reallocation Pledge Agreement. Behm SECONDED. All commissioners present.**

There was discussion regarding seconding motions. It was agreed to require a second unless a committee actually met and voted to make a recommendation to the full Board.

GURA Plan Revision and Downtown Planning update – Heller advised that the committee met on March 8 with homework to review the first draft of downtown design guidelines from the planning department, to review the urban renewal plan planning matrix, to think about other priorities, and to look at existing buildings with cornices. Heller noted that Council suggested that at least two board members from each agency and two from Council should participate in the committee. He added that the GURA committee representatives will keep the Board updated. There was discussion regarding the purpose of the task force. Heller clarified that the task force will address the GURA revision and the Downtown Design guidelines and will think about what gets developed, what it looks like, and how it will get developed. There was discussion regarding the comprehensive plan and a more detailed definition of density as part of the planning process.

NexCore updates: remediation update and discussion re Gateway Station parking garage design – Heller discussed ongoing negotiations with Wells Fargo regarding the location of injection and monitoring wells on their property. Heller discussed the remediation process and advised that the quit claim deeds will be signed on February 28 giving GURA ownership of the property at the Home Imports building site. He noted that the vacuum/blower system to treat contaminated soils is in place and that the next step will be to drill injection wells for remediation of the ground water. There was discussion regarding the estimated time frames for the remediation, schedule impacts, and project construction timing.

Heller presented the proposed parking garage design. There was discussion regarding design features of the existing garage, options for exterior color and design elements, lighting impacts, perspective drawings, examples of well-designed garages, options to blend with existing architectural elements, and budget. Heller will relay feedback to Oz and NexCore.

Dauer Haswell update – Heller summarized negotiations with the Condo Association partner, DBSI. He advised that the only remaining issue is who has the authority to sign. There was discussion regarding indemnification and insurance, GURA's obligation to allow use of the property for utility relocation, J&B's agreement with the Condo Association, and J&B's exclusivity agreement with DBSI. Heller advised that the construction trailer will be located at NE corner of Jackson Street parking lot.

Council work session update – Discussed with Work Plan above.

Economic Development Commission Update – None

Other Business – None

Commissioners Concerns – Behm encouraged the Board to visit the new state-of-the-art veterinary office at Golden Ridge. Tiberi distributed and read a letter advising that he purchased a property at 2400 Ford Street which is not currently in the GURA district but could be considered for future annexation. Tiberi commented on a property at 19th & Ford as a possible redevelopment opportunity. Bickart commented on his quarterly meeting with Mayor Baroch. He advised that Council will be

appointing a Council liaison to GURA. Bickart reminded the Board of the Council seat up for election on April 25.

Staff Report – Heller advised that he contacted all of the Councilors who had questions at the work session. He discussed the parking notices that were distributed to the neighborhood surrounding the Jackson Street parking lot and Lot A. Heller summarized the parking tabulation that Officer Pyle assisted with over the last year and changes being made from 2 hour to all day spaces. Heller advised that a location for the Farmers Market has not been finalized and noted that the gravel parking lot next to the library is being considered. Heller advised that he finished work on an application for a revolving loan that would allow us to borrow money for remediation costs at a lower interest rate. He noted that the \$200,000 grant previously applied for is still under consideration. Heller advised that the audit is complete. He updated the Board on the status of the Hot Zone proposal. Heller extended an invitation to attend the Golden Landmarks Association dinner on behalf of NexCore.

Rainquet commented on planning for the reception in conjunction with the CCRA Main Street 101 conference and asked the Board to attend the reception on March 22 at the Foothills Art Museum at 6:00 p.m. A conference agenda will be emailed to the Board.

Public Comment – None

Executive Session – None

Adjourn

There being no further business, Bickart called for a motion to adjourn. **Tiberi MOVED to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 8:55 p.m.

Mark Heller
Executive Director

Theodore Bickart
Chair