

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

March 28, 2005

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 6:30 p.m.

Commissioners present were:

Janet Green	Preston Driggers	Suzie Benz	Roya Stanley	Joe Behm Arrived 6:34 p.m.
Henry Tiberi Arrived 6:35 p.m.				

Bickart was absent. Mark Heller, Debbie Rainguet, Vicki Wagner, Diane Pasquarelli, Chris Ball and Brad Haswell were also in attendance.

Approval of Minutes

Stanley asked for approval of the February 28, 2005, minutes. **Benz MOVED to accept the minutes. Driggers SECONDED. All Commissioners present agreed.**

Public Comment –

Diane Pasquarelli advised that tonight’s meeting agenda was not posted on the GURA web site.

Chris Ball, the current chair of EDComm, introduced himself and passed along a copy of the *Colorado Real Estate Journal* with an article on the sale of Clear Creek Square.

Reports of Committees/Matters for the Authority

Finance Committee – Benz presented the February, 2005, financial statements. Stanley called for approval of the February 2005 financial statements. **Tiberi MOVED to accept the financials. Driggers SECONDED. All commissioners present agreed.**

Communications Committee – None

Human Resources Committee – None

Development & Operations –

Discussion/action regarding development procedure and priorities for Lot A – Heller reviewed last month’s decision by the Board to adhere to the DDA as written which resulted in the expiration of McGoo’s development rights for Lot A. Heller advised that a draft RFP had been prepared but that discussion was needed regarding the Board’s priorities before finalizing the RFP. Heller summarized the issues for discussion: (1) how to specify the Board’s desire for a retail component as part of the development; (2) whether to allow a 2story building which would require a change to the site plan through the City planning process and shuffling the parking plan to allow for increased parking needs; (3) how long to have the RFP open; and (4) in which publications to place it. Driggers suggested that the green building also be part of the discussion. There was discussion regarding the percentage allocation of desired retail per floor and GURA’s options for enforcing the retail tenant requirement. Discussion centered on whether the PUD, zoning or deed restricting could be used and how the RFP could be written to actually implement the retail component. After discussion, Heller summarized that based on the discussion, he will write the RFP for 2 and 3-story proposals, and the RFP will be published for two weeks and allow four weeks for responses, based on the first publication date of the

latest publication. Heller confirmed the RFP will be published in the *Transcript, Denver Business Journal, and Colorado Real Estate Journal*. Heller asked for discussion on incorporating a green building program approach in the RFP. There was discussion regarding the LEED Green Building Rating System document. The RFP will be adapted to focus on energy efficiency issues guided by the LEED approach. Heller will try to have a draft of the RFP by next meeting.

Discussion/action regarding refinancing of debt – Heller distributed a spreadsheet summarizing the findings of Jim Manire, a public finance consultant who was recommended by the City. Heller noted that Manire was hired to investigate refinancing options and to provide projections for \$1, \$2, \$3 and \$4 million dollar bond sales that could be used to pay off GURA's long term debt and make funds available to finance other development opportunities as they arise. Discussion centered around the need for an estimate based on GURA's actual long term debt rather than on increments. Heller will ask Manire to prepare such an estimate for the next meeting.

Discussion/action regarding streetscape analysis and tree species pilot project – Heller advised that he is still negotiating on the cost and scope of the streetscape analysis with Winston and Associates. He noted that their preliminary estimate was \$20,000 which exceeds the budget. Heller pointed out that the streetscape analysis focuses on the brick work, pavers and planters, signage, and trees and how they work within the downtown area and how it might be expanded. Heller advised that the issue of trees in downtown is on-going and that we still don't have studies or recommendations as to how to solve it. Heller noted that at the urging of Driggers, meetings were held with the City's tree guy who recommended four different species and how to swap them out. Heller said his concern is whether tree swapping should occur before the streetscape analysis is completed. There was extensive discussion regarding whether to replace the trees now or after completion of the streetscape analysis, how the awning and façade guidelines would affect tree selection, the impact on the current merchants, whether to plant experimental trees, how many trees to replace, and the need for Dave High to work with the landscape architects to ensure that desired species are specified. Stanley asked Heller to provide an update at the next meeting as to where we are with the streetscape analysis firm and the tree plan.

Economic Development Commission Update – Stanley called on Chris Ball for an update on EDComm in Behm's absence. Ball noted that the committee is gearing up to market the summer season and are working on getting things fired up at Heritage Square. In addition, they are trying to work with CSM to keep some of its new technology in town. Ball commented that in the past, downtown was EDComm's major focus. City Council wants them now to focus on business retention and attraction and they are planning field trips to look at the areas they don't normally see like InterPlaza, Coors Tech Center, Canyon View and South Golden Road. Driggers suggested that EDComm take a look at their website to troubleshoot how their website prints.

New Business

Discussion/action regarding resource efficiency standards for GURA projects – This issue was covered with discussion/action regarding development procedure and priorities for Lot A above.

Discussion/action regarding grant request from Charter Realty Group (Pickets site), grant requests to EDComm from D'Deli and Buffalo Rose – Heller updated the Board on a grant request from Skip Ahern for the Pickets site. Heller noted that based on GURA's grant guidelines Ahern was referred to EDComm. Heller noted that EDComm received two applications which Glueck will most likely refer to GURA because of a stronger public purpose component. He added that GURA has \$50,000 for grant requests. Heller commented that no action was necessary at this time.

Discussion/action regarding office move – Heller distributed a spreadsheet which provided an overview of the Quilt Museum's sales tax impact on the District and cost comparisons for alternative office space along with a letter from the Museum's chair. Heller reviewed the summary and discussed available alternatives for office space. There was discussion about the type of space appropriate for GURA's office location, including the proximity for walking tours, ADA access, comparable or better quality to current space, the need for additional space for interns, parking, and availability. Stanley suggested that Tiberi work with Heller on lease negotiations with Zelda Fortner.

Discussion/action regarding hosting Livable Cities Conference in June – Heller advised that this conference was held in Denver for several years. Heller noted that it features planning ideas and issues for livable cities with active and health-motivated lifestyles and is a perfect fit for Golden. He added that the conference draws about 200 people. There was discussion about working with the Visitor's Center, merchants and EDComm to coordinate extended hours, a possible downtown after-hours event, and a packet of information for the attendees. Heller mentioned that he was approached to be an event sponsor at a cost of \$2,500. There was discussion about EDComm sharing the expense. Driggers questioned whether GURA staff would need to provide event assistance. Heller noted that they have a staff and should be able to handle everything.

Commissioners Concerns – Heller advised Green that McBroom was having trouble contacting her and asked her to contact him. Benz noted that she will miss the 4/11 and 4/25 meetings. Stanley added that she will be out of town on 4/25. Tiberi will miss three meetings this summer.

Staff Report

Heller provided an update on the Telecom Bill and Eminent Domain Bill. He noted that he will proceed with publishing the Hot Zone RFP before the Bill is passed, hopefully by the end of the week. He advised that it will run in the *Transcript* and an industry publication and will be mailed to handful of vendors with two week of publication and four weeks to respond.

Heller advised that the Golden Vision committee, an unofficial committee not appointed by Council and made up of citizens, business owners, city staff, GURA staff and merchants, was formed two years ago to address issues merchants felt weren't being sufficiently addressed. He noted that the committee decided their issues were being solved or actively worked on and that there was no need to meet on regular basis, and ad hoc meetings would be called as needed. Heller commented that this is a good example of citizens petitioning their government for better action and government responding.

Heller provided an update on the Millstone project.

Heller summarized the economic incentives litigation brought by Don Parker against the City.

Heller encouraged the Board to attend the party for outgoing/incoming Councilors on April 7 at 5:30 p.m.

Heller advised that the City approved a permit for Foss to re-do their awnings without letting him know. He noted that the work had already begun and that the awnings will be re-roofed using a copper colored metallic surface with a snow shed crease using the same posts but making them prettier.

Heller reported on a meeting with Safeway and the owner of the adjoining strip plaza. He noted that Safeway is renovating the interior perimeter and the perishables to boost their organic and healthy commodities to better compete with Whole Foods and Wild Oats. Heller commented that Safeway plans to also redo their façade. He added that they have done remodels with other stores in the area for a significant boost in sales tax. Heller plans to explore TIF deals with them right away because they are on an expedited scheduled.

Driggers requested that Heller update the GURA District property owners document that was distributed about a year ago due to numerous changes. Heller confirmed that he will update the document.

Ranguet advised that she is working on the downtown banner and bike rack projects.

Public Comment –

Wagner and Pasquarelli reminded everyone of the Wednesday Council Candidate Forum to be held at Miner's Alley at 6:30 p.m.

Wagner commented that awning and tree issues played a key role in the formation of the original Vision Committee. Pasquarelli added that allowing vendors on the bridge was another.

Driggers asked for an update from Ball on the Greeters program. Ball noted that project is still alive but did not have additional details.

Benz excused herself at 8:28 p.m.

Stanley requested a motion for an Executive Session. **Tiberi made a MOTION to go into Executive Session at this time. Driggers SECONDED. All commissioners present agreed.**

Stanley read the Executive Session policy. The Executive Session began at 8:30 p.m.

The Executive Session concluded at 9:40 p.m. and the public meeting was continued.

Stanley confirmed the participants in the Executive Session included Janet Green, Preston Driggers, Henry Tiberi, Roya Stanley, Mark Heller and Debbie Rainguet and called for notification of any improper action in violation of open record law. Stanley acknowledged that there were none and moved to the next agenda item.

Adjourn

There being no further business, Stanley adjourned the meeting at 9:45 p.m.

Mark Heller
Executive Director

Roya Stanley
Chair

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