

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

#### April 11, 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 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:30 p.m.

Commissioners present were:

Joe Behm	Preston Driggers	Ted Bickart	Henry Tiberi	Roya Stanley

Benz and Green were absent. Mark Heller, Debbie Rainquet, Vicki Wagner, Diane Pasquarelli, Dan Clayton and John Hermanussen were also in attendance.

### Approval of Minutes

Stanley asked for approval of the March 28, 2005, minutes. **Bickart MOVED to accept the minutes Driggers SECONDED.** Driggers requested the following corrections: (1) that the word “the” be deleted and “designs” be added to the sentence following item four regarding development procedure and priorities for Lot A so it reads “Driggers suggested that green building designs...”; (2) that the last two sentences regarding hosting the Livable Cities Conference in June be corrected to read “Driggers questioned whether GURA staff would need additional staff to provide event assistance. Heller noted that they have a staff and should be able to handle it all;” and (3) to change the second to last paragraph under Staff Report to read “Driggers requested that Heller update the GURA Clear Creek Square District property owners document ...” **All Commissioners present agreed to approve the minutes as amended.**

### Public Comment – None

### Reports of Committees/Matters for the Authority

#### Finance Committee – None

#### Human Resources Committee – None

#### Communications Committee – None

#### Development & Operations –

**Discussion/action regarding draft RFP for Lot A** – Driggers noted that as a result of discussion at the last meeting, Heller prepared and provided a draft of the Lot A RFP. There was discussion. Heller noted that Benedetti had reviewed the RFP. Heller will revise Section A1 to include “Washington Avenue in” after “east of” and will modify Sections B1 and B2 to clarify and separate the site specific development goals from the general GURA development goals. “LEEDS” will be changed to “LEED” in Section B3. Section D1 will be revised to include partners. There was discussion regarding whether Section D2a should include a demonstrated ability by a developer to lease to locally owned companies. There was discussion regarding point values, prioritizing items in Section D2, and evaluation criteria. Heller was asked to prepare a draft of criteria to be considered when evaluating the proposals. After further discussion, Stanley confirmed that Heller will clean up the wording, present the revised RFP to the Development & Operations Committee, and proceed with publishing it by the 13<sup>th</sup> or 20<sup>th</sup>.

### **Discussion/action regarding re-financing of debt –**

Heller presented the information submitted by James Capital Advisors regarding refinancing the Wells Fargo Note. Heller pointed out that the benefits for refinancing the Wells Fargo note were for the savings and to de-collateralize the parking condo. There was discussion regarding consulting services to obtain a tax opinion and how payment for such services should be structured. The Board directed Heller to solicit assistance for a tax opinion with the understanding that payment for services would be contingent on being selected as the vendor. In addition, Heller will request that James Capital Advisors validate and give GURA an opinion on whatever direction is decided.

**Discussion/action regarding streetscape analysis and tree species pilot project –** Heller presented the latest proposal for the Streetscape Evaluation from Winston & Associates. Heller noted that the scope and tasks were condensed from the original proposal. Heller added that he spoke with Allan Calder at Winston about working with Dave High at the City on the trees and that recommended tree species were emailed to Winston. There was discussion about expanding the scope of work to include a broadened wayfinding study, merchant meetings, signage inventories, and how to designate Downtown gateways and neighborhood boundaries. Additional discussion centered on the City's shared parking ordinance. Heller will work with Winston on a revised proposal and will negotiate fees to include additional scope of work tasks.

### **Economic Development Commission Update – None**

## **New Business**

**Discussion/action regarding possible OPA with Safeway –** Heller introduced Dan Clayton from Safeway. Heller presented a letter from Safeway requesting GURA's financial assistance with a lifestyle remodel of their store at 1701 Jackson Street that includes asbestos abatement not previously anticipated in their project budget. There was discussion regarding Safeway's previous remodels, projected sales revenue, sales tax increases, and the need for assistance. Public comment encouraged GURA's support of the project and pointed out that Safeway is a great community supporter and the largest sales tax producer in the GURA District. Stanley called for a motion. **Bickart made a MOTION** to authorize \$17,000 a year for 5 years assuming that the projected incremental tax revenues are actually generated. **Driggers SECONDED.** Tiberi requested an amendment be added to have Safeway place a Downtown directory and another reasonable form of informing and drawing the public to the Washington Avenue area. **All commissioners present agreed as amended.**

**Discussion/action regarding office lease with Zelda Fortner –** Heller advised that an office lease was received and that Benedetti is reviewing it. Heller noted that the new lease will be signed after a termination agreement for GURA's current lease is signed. There was discussion about furniture and signage. The Board requested that Heller research furniture costs and signage options to be presented at the next meeting.

### **Commissioners Concerns – None**

## **Staff Report**

Heller reported on GURA's semi-annual meeting with Council.

Heller advised that due to changes to the House Senate Bill SB152, the Hot Zone RFP would not be published until after the end of the current legislative session in about a month.

Ranguet advised that power washing of the sidewalks along Washington Avenue is scheduled for April 17 and 18.

There was discussion on bike path signage. Stanley asked Heller to provide an update at a future meeting.

Heller advised that the Active Living Leadership Conference will be held in Golden on June 17. There was discussion on coordinating with the Downtown Merchants and the Visitors and Convention Council.

## Public Comment –

Wagner commented on the discussion about encouraging local businesses as part of the RFP for Lot A.

Pasquarelli commended Heller on the presentation to Council and for bringing in the Active Living Conference. She provided positive feedback on the bike racks being considered. Pasquarelli invited everyone to attend J. Leadership Golden's March Council session on Wednesday the 13<sup>th</sup>. Pasquarelli supported previous comments suggesting that the streetscape evaluation be expanded beyond 10<sup>th</sup> and 14<sup>th</sup>. Pasquarelli added that GURA may have a drawing that shows private, public and shared parking.

John Hermanussen noted that he is currently developing residential and office space at 8<sup>th</sup> and Washington. There was discussion regarding GURA's plans for the area near his property and also the status of the gateway. Heller suggested that he attend the meeting on the 25<sup>th</sup> when the planning class will be presenting design ideas for that area.

Stanley requested a motion to 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 that the participants in the Executive Session included Joe Behm, Preston Driggers, Ted Bickart, Henry Tiberi, Mark Heller and Debbie Ranguet 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