

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

June 13, 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	Janet Green	Preston Driggers	Suzie Benz	Henry Tiberi
Roya Stanley				

Bickart was absent. Mark Heller, Debbie Rainguet, Diane and Tim Pasquarelli, Vicki Wagner, Sharon Wheatley, Ed Dorsey, Jim Dauer, Brad Haswell, Jim Dale, Carol Harwood, Paula Pahl, Len McBroom, Jarrett Armstrong, Jim Johnson, Scott Pedersen, Chris Ball, Jeff Pedersen, Steve Rogers, Emily Robinson, Mayor Baroch, and others were also present.

### Approval of Minutes

Stanley called for approval of the May 23, 2005, minutes. **Driggers MOVED to accept the minutes Tiberi SECONDED. All Commissioners present agreed.**

### Public Comment –

Paula Pahl, Executive Director at the Rocky Mountain Quilt Museum, thanked the Board for moving the GURA office to free up additional space in their existing building to allow for expansion of their gallery space. Pahl presented the Board with a quilt hanging and advised that a grand opening and ribbon cutting will be held in the new gallery space on July 9 at 1:00 p.m.

### Reports of Committees/Matters for the Authority

**Finance Committee** – None

**Human Resources Committee** – None

**Communications Committee** – None

### Development & Operations –

**Adopt Resolution 54 regarding check signers** – Heller noted that Resolution 54 reflects the decision by the Board at the last meeting to add Heller as a signatory. **Driggers made a MOTION to approve Resolution 54 with the current signatures of the Resolution. Benz SECONDED. All Commissioners present agreed as amended.**

**Discussion/action regarding Safeway OPA** – Heller reviewed changes that were made to the Safeway OPA regarding language on access to the sign. There was discussion regarding the sign location. **Tiberi made a MOTION to accept the OPA as is with the sign in the general location as indicated on the site plan exhibit. Driggers SECONDED. All Commissioners present agreed.**

**Discussion/action regarding city services MOU** – Heller presented a memo reflecting discussions with City staff on how to deal with GURA reimbursement for City services. There was discussion regarding adjusting the reimbursement percentages for materials at 100% and labor at 25%, but the Board agreed to table the discussion pending further negotiation between Heller and the City staff.

**Presentations/discussion/action regarding Lot A RFP submissions** – Heller advised that GURA published an RFP for redevelopment of Lot A, the vacant lot next to the parking garage at 12<sup>th</sup> and Jackson Streets, in the *Transcript, Colorado Real Estate Journal* and GURA's website. He noted that three proposals were received and all three proponents were invited to present their proposals.

The Evergreen Group LLC, Dauer Haswell Architecture Group and Pedersen Development Company each made a 30 minute presentation based on each groups written response, followed by a question and answer session. Questions centered on parking needs, market demand and rates for office, residential, and retail uses, options for the 10 foot no-build easement, impact and feasibility of residential versus office components, potential sales and property tax revenue, and construction schedules. Heller noted that the next step in the RFP process is for GURA to select a developer who will work with GURA over time to define and refine the development.

## **Public Comment –**

Carol Harwood stressed that the redevelopment of Lot A, known as the Jewel Box, is one of the best opportunities that remains in Downtown Golden and asked that the Board to look at the long term impact for Golden. She urged the Board to look more closely at the sales and property tax generation figures. Harwood expressed concern about consumption of parking for the long term and also in investors who are interested in flipping an investment versus an owner occupied building.

Vicki Wagner noted that she agreed with Harwood's comments.

Ed Dorsey commented on parking and misconceptions that GURA could give away what is public parking. He clarified that 26 spaces are allocated to the project and noted that it wouldn't look right if GURA gave parking built for public use to a developer beyond the original agreement.

Tim Pasquarelli asked that when evaluating the proposals the Board should consider what the project will look like 20 to 30 years from now.

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

## **New Business – None**

**Commissioners Concerns** – Tiberi requested that Heller discuss the next step in the Lot A RFP process. Heller noted that answers for questions and comments at tonight's meeting would be discussed at the next meeting and that potentially the Board could choose a developer to work on the project at the next meeting. There was discussion regarding whether an Executive Session would be appropriate at the next meeting and the timing for a Board decision. Stanley requested that Heller contact the lenders for each group to assure that financing is lined up.

Tiberi commended Heller on his efforts and organization of the RFP process.

There was further discussion regarding how the developer would be chosen. Heller will follow-up on Harwood's suggestion and put together a spreadsheet on sales tax and property tax revenues.

## **Staff Report**

Heller noted that the meeting on June 27 will include discussion of the Lot A proposals and a preliminary plan for development of the Evans' property by the NexCore Group LLC. He noted that the presentation will focus on the main challenges of developing the property including parking and environmental contamination. Heller commented that this was the first time any developer has met with any entity to discuss this property. There was discussion about the sensitivity of discussing contamination in a public meeting.

Heller advised that Safeway invited the Board and public to an open house on Friday at 3:00 p.m.

Heller confirmed that the Hot Zone RFP was published and that questions were received within 24 hours which demonstrated strong interest.

Heller advised that he hired a redevelopment intern, Jessica Morgan, who will start on Monday, June 20.

Heller announced that he and over 20 people are going to Atlanta to try to win the All America City Award. In addition to Heller and Behm, the contingent includes five individuals sponsored by GURA.

Heller advised that the bike racks will ship from Minnesota on 6/24/05.

Heller noted that he met with a representative from the CSM Athletic Department and Gary Wink and will be exploring sharing costs of installing CSM flags Downtown during game weekends.

### **Public Comment –**

Diane Pasquarelli noted that GURA is not listed on City Calendar and would like GURA to consider being included. She also encouraged the Board to include the public in the RFP process.

Tim Pasquarelli urged GURA to keep the RFP process as public as possible, noting that Clear Creek Square had over 250 public meetings. He also suggested that the Board avoid Executive Sessions and do business in public, allowing for public input.

Vicki Wagner clarified that a developer had spoken to the GURA board on the Evans property in the past.

Carol Harwood commented that discussion of the Evans property should be a public, open discussion involving the community. She urged the Board to avoid emails and Executive Session.

### **Adjourn**

There being no further business, Stanley adjourned the meeting at 10:00 p.m.

Mark Heller  
Executive Director

Roya Stanley  
Chair