

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

June 26, 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 6:31 p.m. Commissioners present were:

Roya Stanley at 7:14 p.m.	A.J. Johnston	Henry Tiberi at 6:35 p.m.	Suzie Benz	Ted Bickart (by phone)
Preston Driggers				

Mark Heller, Debbie Rainguet, Vicki Wagner, and John Lasell were also present.

Approval of Minutes

Driggers requested a motion to approve the minutes of June 12, 2006. **Johnston made a MOTION to approve the minutes. Bickart SECONDED. All Commissioners present agreed.**

Public Comment – None.

Reports of Committees/Matters for the Authority

Finance Committee – None

Human Resources Committee – None

Communications Committee – None

Development & Operations –

Gateway Station update – Heller discussed background information on the parking garage footing design. He pointed out that GURA's original intent when negotiating the RDA was to have the parking garage north and south walls designed as vertical planes so that nothing encroached onto the north and south lots. Heller noted that the garage was designed with spread footings and that a re-design to incorporate L-footings would result in additional engineering and materials costs and that the responsibility for these costs was being debated with NexCore. Heller asked for the Board's direction on whether to keep the current design. John Lasell with NexCore discussed the footing design and the impact of L-footings versus spread footings on future development north and south of the garage. Lasell recommended that GURA stick with the spread footings. There was discussion regarding the confusion over shared footings, footer dimensions and depth, how the footings would work with future buildings, basement depths of future buildings north and south of the garage, knock-out panels for tying below level parking in those buildings to the GURA garage, basement depth limitations due to water table based on 100 year flood, design modification costs, issues with the Lot A footings, estimated footing loads, liability, and the pros and cons of having an existing footing on a lot for future development.

Bickart MOVED that GURA endorse moving ahead with the spread footings. Johnston SECONDED. All Commissioners present agreed.

There was further discussion regarding the Gateway Station project status and pre-sales. Lasell noted that the project is moving forward and is no longer contingent on pre-sales. He added that asbestos abatement is on-going and that building demolition is scheduled to begin August 3. Heller noted he requested a letter from NexCore and their bank verifying the new terms. Lasell noted there will be a demolition party on August 12.

Heller advised that the Wells Fargo access agreement was being reviewed. He reported that the BRL Coors donation agreement is stalled due to issues about indemnification and that he will meet with Mike

Bestor, Commissioner Bickart and the plant manager, Bob Merchant, in the next week in an attempt to move ahead. Heller added that purchasing molasses is an option. There was discussion regarding the remediation process, sampling, and the business interruption issue. Heller noted that further negotiation is necessary.

Heller discussed the transformer relocation issue and noted that an area within the garage that appears to be wasted space is being explored. He added that the issue of who will pay will be debated once it is determined how much it will cost for the relocation.

Heller reported that the project was behind on a few minor items based on the performance schedule and that NexCore wants to push the completion date back about a month. There was discussion. The Board agreed that moving the date was acceptable as long as NexCore came back with their best estimate and stuck to it.

Jackson Court update – Heller reported on the status of the Jackson Court building. He noted that there have been very few conflicts or issues and that estimated completion is still on schedule for August.

Heller commented on the Millstone project. He noted that their new site supervisor, Frank Lewis, advised that move-in for the first building will be completed in August and that they plan to break ground on the third building in the next month or so and anticipate that the second and third buildings will be finished by end of the year.

Downtown Planning Task Force update – Driggers reported that the committee, which includes Driggers, Heller, and Johnston as GURA representatives and others from Parks and Recreation, Planning, and the Historic Preservation Board, met for further discussion on character zones and to review updates to the design guidelines. He noted that the City Planning staff has done a tremendous job with visuals and that their work will be extremely useful during the public presentations. Driggers commented on the zones that have been identified and their corresponding characteristics. He noted that the next committee meeting will be used to prepare for the City Council presentation in August to discuss the public process. There was discussion regarding the area on Washington Avenue north of Hwy. 58 and whether it should be identified as a character zone, a neighborhood or a corridor and how to balance the mix of light industry, retail and residential. Heller commented that the main focus of this committee is to generate documents and visuals to be the foundation for a broader public debate. He added that the Colorado Community Revitalization Association is working up its CRP contract to assemble a panel of experts to advise the committee on topics of its choosing.

Economic Development Commission Update – Driggers confirmed that the Board agreed to designate a representative after the new GURA Commissioners are appointed. There was discussion regarding the 2HOURLVACATION.COM campaign.

Other Business –

Events cost/benefit analysis update – Heller reported that the City is concerned about the number of downtown events and the time and money being spent to provide city services when there is uncertainty about the economic benefit to the downtown businesses. There was discussion regarding the process for authorizing events, permit and event fees, how events are evaluated, other benefits of holding community events, sponsorships, and whether precedents have been set by other cities. Wagner noted that the City Budget and Advisory Committee formed a committee to look into costs. Heller will attend on behalf of GURA. The Commissioners agreed that it should be the City's responsibility to determine if they are going to have a policy and if so how to construct it to assure that it will stand up if challenged legally, and that GURA can provide input as solicited.

Heller advised that GURA will get a partial refund of the \$5,000 donation it made for the All America Cities Award competition. There was discussion regarding a request to spend \$200 of those funds on a dinner for the volunteers who participated in the competition and whether it was appropriate. The Board agreed that the expenditure would be appropriate and that \$200 was not excessive based on the size of the group. [Note: This expenditure is no longer being solicited]

Heller reported on the Hot Zone project and noted that he is following up with a contact from the conference regarding fiber optics options and the role and future of wireless compared to broadband.

Heller advised that the management company for the parking garage condo association can no longer manage the GURA garage because of their recent purchase of the Colorado Center. Heller interviewed several parking garage management companies and is waiting on quotes. There was discussion regarding the responsibilities of the management company.

Heller noted that he met with a recent graduate of Leadership Golden who expressed an interest in volunteering for GURA. He recapped a meeting with Councilor Weaver regarding TIF, how GURA works with the Golden Civic Foundation, and energy and resource efficiency issues and concerns. Heller advised that the Supreme Court issued its opinion on Don Parker's lawsuit against the City regarding economic incentives at Interplaza and noted that it ruled in favor of the City. Heller commented on the status of the pocket park and noted that Heller and Rainguet met with the Table Mountain Garden Club and that a lease was forwarded to Century 21. Heller added that part of the negotiation for the lease involves finishing up GURA's obligation to Denna Carr to build a fence around the parking lot. He noted that any savings on fencing the entire lot could be used to landscape along 11th and to add a strip of asphalt along the southern edge of the parking lot.

Commissioners Concerns –

Stanley discussed the email she sent to Heller regarding federal resources that are available to the City to provide design assistance for their current facility. She commented that the city can also ask for assistance in developing guidelines to use for future buildings and for other organizations like ours who want to tie incentives to the construction of resource efficient facilities. She noted that she did not send the information to Councilor Oxman, but that the request needs to come from a City official or employee.

Driggers commented on the need for additional signage for the Farmer's Market. There was discussion regarding the need for a large banner on the former site and at the corner of 10th and Washington. **Johnston made a motion to authorize the payment of \$200 at the discretion of Heller for a banner to promote the Farmers Market.** There was discussion. **Tiberi made a friendly amendment to increase the amount to \$400. Benz SECONDED. All Commissioners present agreed.**

Driggers asked for an update on the awning studies and fly-over videos that were presented a few months back. Heller advised that due to lack of funds for grants, the project hasn't moved forward. There was discussion regarding recent tree trimming, future canopy growth, needed awning repair, and relocating signage for better visibility. There was further discussion regarding the outside seating area for Ace High, smoking zones, and smoking along Washington Avenue.

Staff Report – None

Public Comment – None.

Adjourn

There being no further business, Driggers called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Benz SECONDED. All Commissioners present agreed.** Driggers adjourned the meeting at 7:49 p.m.

Mark Heller
Executive Director

Preston Driggers
Vice Chair