

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

June 27, 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:

Joe Behm	Preston Driggers	Henry Tiberi	Roya Stanley	

Benz, Bickart and Green were absent. Mark Heller, Debbie Rainguet, Diane Pasquarelli, Vicki Wagner, Pat Walsh, Marjorie Gravitt, Rick Gardner, Sean McVay, Bill Davidson, Gary Wink, Esther Kettering, Scott Pedersen, Jeff Pedersen, Ed Dorsey, Chris Ball, Pat Kellenbenz, Tim Schlichting, Brian Barnes, Bob West, Ted Smathers, Jessica Morgan, Len McBroom, Jarrett Armstrong, Mayor Chuck Baroch, Councilman Oxman and several others.

Approval of Minutes

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

Public Comment –

Gary Wink, president of the Greater Golden Chamber of Commerce, thanked GURA for supporting Golden as a 2005 Finalist at the All America City Award event through funding and participation.

Rick Gardner, president of the Golden Landmarks Association and member of the Historical Commission, commented on the historic designation and significance of the property at 812 16th Street and encouraged the Board to consider this as they move forward with master plans for redevelopment of the Green Center. Heller noted that the property is in the GURA District but the Green Center is not.

Reports of Committees/Matters for the Authority

Finance Committee – Heller presented the May 2005 financials for approval. He added that he will meet with Benz and the bookkeeper to verify that expenses and revenues were filed correctly. There was discussion regarding the negative totals for Payroll Taxes and Insurance on the May Profit & Loss and the decrease in Sales Tax Increment when comparing May 2005 to May 2004. Tiberi suggested that the Profit & Loss report include year-to-date totals and change comparisons. Heller will follow-up on these issues.

Stanley called for a motion to approve the May 2005 financials. **Tiberi MOVED to accept the financials. Driggers SECONDED. All commissioners present agreed.**

Human Resources Committee – None

Communications Committee – None

Development & Operations –

Discussion/action regarding selection of Lot A developer – Driggers opened continued discussion of selecting a developer for Lot A. There was discussion regarding the need for an Executive Session. Heller clarified that the decision that could be made tonight would be to select a developer and only

subsequently would we be approving an agreement or transfer of property. He noted that there may not be a need to have an Executive Session because we wouldn't be purchasing, leasing, transferring, or acquiring real property. There was further discussion regarding the timing of a decision to select the developer, indications by absent Board members to be involved in a decision, whether a conditional agreement is necessary, and the process and timing of negotiating a final agreement.

The Commissioners commented on the pros and cons of the proposals, asked questions of the developers and discussed their preferences for a particular developer. Driggers presented a written list of six questions on the Dauer Haswell proposal that he felt would need to be addressed before entering into a final agreement. There was discussion about the implications of selecting a developer and the process that would be necessary to reach a final agreement.

Behm made a MOTION that the Board authorize Executive Director Mark Heller to negotiate with Dauer Haswell incorporating the questions and concerns raised by Driggers with the final result being a DDA. Driggers SECONDED. All commissioners present agreed.

The Mayor and Councilor Oxman excused themselves.

Presentation from NexCore Group regarding potential acquisition of Evans properties; discussion/action regarding financial support for environmental assessment studies and remediation – Heller noted that NexCore has a contract for the Evans property on 13th and Washington and asked to come before the Board to begin the process of public debate on how to develop that site. Heller noted that the site has a variety of challenges requiring the cooperation of GURA, City of Golden, Civic Foundation, the developer, current owner and anybody else who we can bring in to overcome challenges.

Tim Schlichting, Brian Barnes and Bob West with Oz Architecture, members of the NexCore Group, discussed their vision and presented visuals of preliminary design ideas for a vibrant mixed-use project that would complement the historic character of Downtown Golden and provide modern commercial space, a premiere restaurant, small retail spaces and high-end residential condominiums. Schlichting commented that NexCore was not making a formal request for GURA financing at this time.

There was discussion of the proposed tandem parking, a parking garage, timing for the project including environmental clean-up of the property, an interior parking garage with wrapped retail fronting along Jackson, the feasibility of producing a parking garage, building height and zoning issues, views from the residential units, staggered parking garage tiers, affordable housing options above the wrapped retail, streetscaping of the 13th Street corridor, incorporation of existing historic façades, time frames, parking levels and total parking spaces.

There was additional discussion about the process and City Council's involvement. Heller suggested that we schedule regular work sessions with all of the groups to keep the process moving forward.

Stanley opened the discussion to the public for questions.

Marjorie Gravitt, Rocky Mountain Quilt Museum, asked about access from the Coors corridor, plans for wider sidewalks and about the anticipated residential sales prices. There was discussion about residential sales prices in the Golden area.

Ed Dorsey suggested that because the City may not be ready to move forth on a parking garage, NexCore may want to check with City Council to see if the parking lot could be sold so that NexCore could build the parking structure and return the same number of parking spaces to public use.

Heller noted that Dorsey brings up a good point and while a parking structure might not be needed for general parking it might be needed to facilitate development of the Hesteds property and that might be a compelling reason to do it.

Wagner commented on the property on 12th Street that didn't want to sell during previous talks about a parking structure. Heller noted that NexCore's sketches do not include that property. Wagner added that in the past parking structures were created to include retail on the periphery.

Gary Wink suggested that a timetable be developed that would include drop dead dates and work back from the deadline 10 months out to allow the necessary citizens and community groups to help move this project forward.

Diane Pasquarelli commented that the NexCore presentation goes right along with the planning student's ideas that were presented for the 13th Street corridor and noted that their ideas were well received by the attending public.

Marjorie Gravitt, Rocky Mountain Quilt Museum, inquired about the leasing rates for the NexCore property. NexCore advised that rates ranged from \$12 triple net to low \$20's for the retail prime corner.

Rick Gardner commented on the historic significance and history of the Linder Block building.

Sean McVay, Golden Historic Preservation Board, invited NexCore to present at their July 11 meeting to be held at 7:00 p.m. in City Council Chambers.

Economic Development Commission Update – Behm noted that the last meeting included a lively discussion with LaFarge regarding the state and potential for Heritage Square.

New Business – None

Commissioners Concerns – Behm clarified that per earlier comments he was not advocating street parking. Driggers asked Heller for an update on the All America Award event held in Atlanta. Heller noted that 28 delegates from Golden participated. He added that the winners were cities who rallied together to overcome adversity and not communities that work collaboratively together as a matter of course. Behm added that the winners dealt with issues that had a human services component such as youth at risk, high crime rates, poverty, and affordable housing.

Tiberi commented that he is concerned about the Hesteds building being redeveloped in isolation and thinks the Board needs to consider the whole package.

Staff Report

Heller introduced Jessica Morgan, GURA's new redevelopment intern. He noted that she will be working Mondays and Tuesdays and on various projects including a database of GURA property owners, the Green Center project, demographics and data on areas to be added to the District and a kayak intercept survey

Heller advised that Hot Zone proposals are due on July 8.

Heller commented on the recent Supreme Court Eminent Domain ruling.

Heller advised that he is complying with a records request from Channel 4 for copies of Board member expense reports from 2002-2005.

Rainguet advised that the new bike racks were delivered and installation will begin very soon.

Public Comment –

Ted Smathers, planning commission member but speaking as citizen, suggested that the Board consider how it is using the term affordable housing to make the distinction from subsidized or low income housing.

Adjourn

There being no further business, Stanley adjourned the meeting at 8:50 p.m.

Mark Heller
Executive Director

Roya Stanley
Chair