

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

July 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 10th Street, Golden, Colorado, at the hour of 6:35 p.m.

Commissioners present were:

Joe Behm	Ted Bickart	Preston Driggers	Janet Green	Roya Stanley

Benz and Tiberi were absent. Mark Heller, Debbie Rainguet, Diane Pasquarelli, Vicki Wagner and Bob Nelson were present.

Approval of Minutes

Bickart called for approval of the June 27, 2005, minutes. **Driggers MOVED to accept the minutes Behm SECONDED. All Commissioners present agreed.**

Public Comment –

Pasquarelli congratulated the new Board, offered her support, commended the new bike racks, and suggested that GURA's name be added to the racks. She shared positive feedback about the NexCore Group and proposed plans for 13th and Washington. Wagner confirmed her support for the selected Lot A developers and for the NexCore project. There was discussion about the Evans property.

Reports of Committees/Matters for the Authority

Finance Committee – None

Human Resources Committee – None

There was discussion about the timing for appointing new committees. Heller advised that Council will interview the final GURA applicant next week and will announce new appointees the following week. Heller suggested that committee appointments be made at the GURA meeting following that announcement. Driggers noted that the Human Resources Committee Chair is the GURA Chair.

Communications Committee – None

Development & Operations –

Discussion regarding Evans redevelopment issues – Heller summarized the status of talks with the City, NexCore and Brownfields Foundation. He noted that NexCore is doing a good job presenting to community groups and that the feedback on the project is positive. There was discussion regarding preservation of the Clear Creek Company building façade, the environmental issue of PCE contamination, remediation, underground parking, a retail/residential wrapped parking garage, the possibility of residential along Jackson, NexCore's plan for retail along 13th and the process for moving forth. Heller advised that NexCore is working on revised architectural drawings and the PUD application process. He noted that they expect to make a formal presentation to GURA on July 25. There was discussion regarding ownership and funding options for the project and about the visual impact of the proposed building height. Heller noted that additional modeling from various perspectives around the building and other vantage points is in progress and will include shadow modeling.

Discussion/action regarding City Services MOU – Heller noted that he passed along Driggers' comments from the last meeting and that the City's response was received today. He advised that he needs more time to review it but the initial indication is that if GURA didn't like what Parks and Streets proposed earlier, the City would consider allowing GURA to contract with someone else. There was discussion regarding the need for costs of services and the perception of how GURA funds are used. Heller will review the City response with Tiberi.

Discussion/action regarding re-financing current debt and borrowing for potential future capital projects – Heller advised that he met with Paul Benedetti, Alan Matlosz and Don Stover regarding refinancing GURA debt with bonds. He noted that with cash flow and debt owed to the City GURA could sell bonds to get between \$500,000 and \$750,000 which would need to be spent on public purpose within three years. Heller said he was advised to include the City debt because it could help sell the bonds. Heller added that the timing of the bond sale could be sometime in August which would enable us to potentially have money up front for the Evans deal.

There was discussion on the status of a disclosure document, bond fees, and tax exempt municipal bonds. Stanley suggested that research be done to determine whether other financial instruments that function the same under IRS class codes are available in Colorado because they are often cheaper than bonds. Stanley will send contact information to Heller for follow-up. There was discussion on interest rates.

Discussion/action regarding "Corresponding Commissioner" position – Bickart clarified that the issue of creating a Corresponding Commissioner category, similar to the ex-officio category created to accommodate the City Council member, is a follow-up to previous discussion. He added that the issue arose when the Board was considering access to people with particular talents and expertise and suggested that the issue be tabled indefinitely since this type of service is currently not needed. **Behm MOVED to table the issue. Stanley SECONDED. All Commissioners present agreed.**

Economic Development Commission Update –

Behm advised that the EDComm meeting is July 12. He noted that Driggers' idea for the Coors greeters is in effect. There was discussion about the Ambassador program at Coors and a secret shopper follow-up to get feedback on the program.

New Business –

Discussion/action regarding retaining development consultant – Heller advised that he is interviewing two development consultants, Arne Ray and Marilee Utter. There was discussion regarding the benefits of and expectations for working with this type of consultant. Driggers discussed the need for a consultant with a historical perspective. There was discussion regarding fees and timing. Bickart suggested that a motion be made to authorize funds to allow Heller to contract with a consultant right away. **Behm made a MOTION to allow Heller to contract on an hourly agreement not to exceed \$3,000 with a consultant of his choice and to report back. Stanley SECONDED. All Commissioners present agreed.**

There was additional discussion regarding the need for a separate historic preservation consultant. The Board clarified that the \$3,000 could be used to contract for a historic preservation consultant. Heller will follow up with Andrews and Anderson and Peter Ewers and report on services and fees.

Commissioners Concerns – Driggers discussed the Colorado Community Revitalization Association conference in Durango on September 21-23 and questioned whether anyone was planning to attend. There was discussion regarding projects to be considered for the Governor's Award for Downtown Excellence in 2006 including Clear Creek Commons, Lot A, and Clear Creek.

Bickart asked for an update on the awning survey. Heller advised that the awning survey was completed and that the initial results were fairly inconclusive. Heller noted that more information will be gathered as part of the streetscape analysis survey.

Bickart inquired about the trees. Heller noted that Winston and Associates survey includes six species of trees and that the survey shows the trees in fall foliage and adult growth. Heller pointed out that one

of the recommended species is currently growing in front of the old GURA building, noting that it differs from other trees along the Avenue because the foliage is less dense. Heller added that the survey includes skinnier trees with signage on cloth awnings.

Bickart asked about the Hot Zone RFP. Heller advised that three responses were received and are being reviewed by him and the consultant Scott English. There was discussion regarding installation of downtown kiosks, the timing with the Hot Zone project, and the need to move forth with research and public comment on the style of kiosk.

Bickart asked about the status of talks with Coors on the parking area east of Ford. Heller will follow-up.

Bickart requested an update on discussions regarding additional areas to be included in the Urban Renewal District. Heller advised that Jessica Morgan, the new GURA intern, is working with the City and putting together a GIS data base for the areas that were identified.

Bickart discussed the public comment process for Lot A and suggested that meeting postings include a specific mention that Lot A will be discussed to encourage public comment. There was discussion regarding the pros and cons of soliciting undirected public comment, the best methods for encouraging public input, and how to educate the public about the opportunity for comment at all GURA meetings. Driggers suggested that an alternative method of response should be offered for those who cannot attend the meetings. Heller will put something in the *Transcript* and advise the public that comments can be made via email or on the website. Stanley suggested that the Board formulate a standardized approach for seeking public comment such as always highlighting such a request in the public posting and including a comment that proposals are available in the GURA office or on the GURA website.

Heller commented on the recent Lot A story in the *Transcript* and advised that after speaking with the Transcript, he was invited to submit a 500-word commentary.

Staff Report

Heller advised that the Transcript is doing an article on the bike racks this week. He added that the initial installation includes five bike racks.

Heller advised that the More Shops banners are up.

Behm inquired about Blockbuster closing its doors. Stanley advised that Blockbuster moved out because of a rent increase. There was discussion about the retail strip north of Safeway.

Rainquet advised that several memorial bricks were installed.

Public Comment –

Wagner advised that an article on the Evans property by Ed Dorsey will be the front page article on Heart of Golden. Wagner noted that a past Board invited Ray and Szymanski to demonstrate how project numbers were crunched to determine project feasibility and that the current Board may want to consider a similar presentation.

Pasquarelli encouraged the Board to work with one of the local historic preservation consultants due to their knowledge of Golden.

Bickart added that he will attend the July 25 meeting via telephone.

Adjourn

There being no further business, Bickart called for a motion to adjourn the meeting. Driggers **MOVED** and Green **SECONDED**. Bickart adjourned the meeting at 8:10 p.m.

Mark Heller
Executive Director

Theodore Bickart
Chair