

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

July 25, 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	Suzie Benz	Preston Driggers	Henry Tiberi	Roya Stanley
Ted Bickart by telephone				

Green was absent. Mark Heller, Jessica Morgan, Diane Pasquarelli, Vicki Wagner, Greg Venn, Tim Schlichting, Terry Gurrell, Alan Matlosz, Marilee Utter, and Dave Ketchum were present.

Approval of Minutes

Behm called for approval of the July 11, 2005, annual meeting minutes. **Driggers MOVED to accept the annual minutes. Stanley SECONDED. All Commissioners present agreed.** Behm called for approval of the July 11, 2005, business meeting minutes. Driggers suggested that that the first paragraph on page three be changed to read "Heller added that the streetscape survey includes skinnier trees and signage on cloth awnings." There was discussion regarding paragraph five on page three. Heller will have Rainguet listen to the tape and revise the wording. **Driggers MOVED to approve the minutes with those suggestions. Stanley SECONDED. All Commissioners present agreed.**

Public Comment – None

Election of 2005-2006 Committee Chairs and Members

Bickart presented a list of suggested committees. There was discussion. Behm reviewed the committees as discussed for the record: Human Resources – Bickart (Chair), Driggers, and the incoming GURA Commissioner; Finance – Tiberi (Chair), Benz and Bickart; Development & Operations – Driggers (Chair), Behm and Stanley; Community Relations – Stanley (Chair), Behm, Benz and the incoming GURA Commissioner. Behm called for a motion. **Driggers MOVED that we appoint the committees as read by our Chair. Benz SECONDED. All Commissioners present agreed.**

There was discussion regarding GURA liaisons. Tiberi will serve as the GURA Liaison to the Historic Preservation Board. There was discussion regarding the need for additional Liaisons. The Board agreed to defer that discussion.

Reports of Committees/Matters for the Authority

Finance Committee –

Discussion/action regarding June Financial Report – Tiberi presented the June financials. There was discussion regarding payroll taxes and a decision to rename "Marketing Golden." Benz suggested that comparative financials include budget versus actual. Tiberi requested that the financials include budget, prior year, current year and the same for present month. There was discussion regarding the statement submitted by the Treasurer with the financials. **Driggers made a MOTION to approve the financial statements as presented by the Treasurer. Benz SECONDED. All Commissioners present agreed.**

Discussion/action regarding Sales Tax Authorization Resolution #55 – Tiberi presented Resolution #55 for approval. There was discussion. **Tiberi made a MOTION to approve Resolution #55. Driggers SECONDED. All Commissioners present agreed.**

Discussion/action regarding Signatories on Accounts Resolution #56 – Tiberi presented Resolution #56 for approval. There was discussion regarding the number of authorized signers, number of signatures

required by Commercial Federal, and GURA's two-signature requirement and dollar limitations. There was discussion regarding a Resolution authorizing signers by Board position and whether additional authorized signatories for amounts exceeding \$3,000 were needed. **Tiberi made a MOTION to accept Resolution #56 as written. Driggers SECONDED. All Commissioners present agreed.**

Human Resources Committee – None

Communications Committee – None

Development & Operations –

Discussion regarding Evans redevelopment issues – Heller introduced Marilee Utter and advised that she is working with GURA as a development consultant. Utter discussed her background and expertise in assisting with development projects. Heller updated the board on a recent meeting regarding the NexCore project, noting that the project has been named "Washington Square." Heller added that NexCore hopes to submit a formal funding request at the August 8 meeting.

Tim Schlichting and Greg Venn with NexCore discussed redevelopment plans for the Hesteds and Linder sites and presented changes to their plan for the east side of the alley made in response to meetings with GURA, the City, the Golden Chamber, Downtown Merchants, Historic Preservation Board, and the PUD application public meeting. Schlichting noted that most changes were to the east side of the alley to incorporate the parking structure and mixed use components on 12th and 13th Streets. There was discussion regarding the parking analysis, parking garage, future garage expansions, secured residential parking, the viability of a parking structure with ground-level retail, tax increments, environmental clean up, structure height including impact of additional height for mechanical equipment, proformas, sources of funding, and financing options.

NexCore will provide GURA with a narrative that outlines the financials and schedule. There was extensive discussion regarding the proposed Washington Square tax increment calculations and the need for accurate and consistent assumptions. Behm summarized that Heller will work with Utter and Tiberi to verify the accuracy of tax increment calculations. There was discussion on LEED construction practices and GURA's desire to have a building that provides economic sustainability. Venn noted that NexCore plans to deliver earnest money on August 9 in anticipation of closing on October 9.

Heller suggested that agenda Item D be discussed since it is tied to the NexCore project.

Discussion/action regarding re-financing current debt and borrowing for potential future capital projects – Heller introduced Alan Matlosz from George K. Baum & Company. Matlosz presented three financing options that would allow GURA to refinance current debt and options to obtain additional funds for new projects. He discussed bond sales, GURA's 9-year window, the requirement for two times coverage, tax exempt bonds, and the requirement to spend 85 percent of proceeds within three years. There was discussion about how and where additional funds would be used, interest rates, collateral, sales tax increments, and the use of existing funds to pay off debt. Matlosz discussed the bond issue amount, fees, reserves, discounts, cost of issuance and contingencies. There was discussion regarding costs to obtain additional funds. Heller will prepare a written list of how additional funds could be spent. Based on this list, the Board will determine goals and objectives that will be used to obtain comparative bids from two prospective bankers. Later in the meeting, Heller expressed concerns that bidding out an investment banker at this time could cause a delay that would impact GURA's ability to assist with the NexCore project. The Board advised that comparative bids are necessary to assure that GURA is getting the best rate.

Discussion regarding Dauer Haswell proposal to redevelop Lot A – Heller presented a memo summarizing a meeting with Jim Dauer and Brad Haswell regarding negotiations toward an OPA on Lot A. Heller commented on Item 6, Dauer Haswell's request for transfer of ownership of the property with clean title at no cost to coincide with start of construction, noting that this item differs from the Board's desire to convey property when the City issues a CO. Heller added that GURA could explore options to exercise control over development of that project short of not conveying title, such as escrowing money or through forfeiture clauses. There was discussion regarding the word "practical" in Item 5, the requirement to comply with the LEED chapters included in the RFP, how to prioritize the compliance points within those chapters, whether additional LEED compliance requirements can be negotiated, whether GURA is willing to pay for a higher level of LEED compliance, what Dauer Haswell's plan is to meet the LEED

certification as outlined in the RFP, and the importance of early planning to ensure that energy efficiency is not traded out. Heller will request that Dauer Haswell provide an outline of how they plan to meet the LEED score requirement and make them aware that GURA would like to offer input. There was discussion on Items 9 and 10, the elevator issue, and Item 11 regarding dedicated parking spaces. Behm confirmed that Bickart was no longer connected by telephone. Further discussion was deferred until Bickart could provide input.

Discussion/action regarding City Services MOU – Heller reviewed the City's position on paying for services provided by its employees within the GURA District. There was discussion about GURA's desire for detailed billing and the 60 percent of actual that GURA paid to the City in 2004. Heller will negotiate an intergovernmental agreement where GURA would repay the City based on 60 percent of actual labor and materials plus CPI, not to exceed the CPI increase over last year. There was discussion about comparing costs by the City to what it would cost for private services.

Discussion/action regarding selection of Hot Zone provider – Heller advised that he is visiting Cherry Creek with one vendor and touring Fountain with another to talk to users and get feedback on how those projects are going. Heller will provide more information at a later date.

Economic Development Commission Update – Behm advised that EDComm issued an RFP to solicit proposals from agencies for marketing services for a three-year period beginning in February or March of 2006.

New Business –

Discussion/action regarding contribution to City toward 26 new streetlights – Heller advised that it will cost the City \$50,000 for streetlights from the south side of the Washington Avenue Bridge north to Hwy. 58. He added that because the City does not have this in their budget, they are asking for GURA's financial assistance. There was discussion. Heller will request a one-page breakdown of the charges for material and labor from Hartman. Tiberi will check on comparative prices. The Board will review this information and determine how much GURA can contribute.

Commissioners Concerns – None

Staff Report

Heller updated the Board on the open records request from KCNC Channel 4 News and advised that we are submitting copies of all expenses for the Board and credit cards receipts for 2002 through 2005.

Heller advised that the International Downtown Association is holding its annual conference in Denver on September 10-13, 2005, and the cost to attend is \$900 per person. There was discussion. Heller will register to attend the conference and check with IDA to see if they will allow the GURA Commissioners to share one registration.

Public Comment –

Diane Pasquarelli suggested that incentives be offered to businesses willing to relocate from prime space on Washington Avenue to the proposed retail on 12th and 13th Street. Pasquarelli reminded GURA to consider the property tax increase that would be realized if the Hested's property is developed when evaluating potential bond sales. She also encouraged the Board to consider a float in the Christmas parade.

Adjourn

There being no further business, Behm adjourned the meeting at 9:42 p.m.

Mark Heller
Executive Director

Theodore Bickart
Chair