

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

September 26, 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 6:39 p.m. Commissioners present were:

A.J. Johnston	Henry Tiberi	Suzie Benz until 8:48 p.m.	Ted Bickart by phone	Preston Driggers
Roya Stanley arrived 7:59 p.m.				

Behm was absent. Mark Heller, Debbie Rainguet, Steve Glueck, Diane Pasquarelli, Vicki Wagner, Rick Gardner, Tim Leonard, Gene Andrist, Tim Schlichting, Bob West, Susan Innis and other unidentified public were present.

Driggers requested that Item V.4.d., Discussion/action regarding Bylaw amendment regarding GURA attorney, be moved to Item V.2.a.

Approval of Minutes

Driggers asked for a motion to approve the September 12, 2005, business meeting minutes. **Benz MOVED to approve the minutes. Johnston SECONDED.** After discussion, the word "attended" was added to the end of the first sentence under Staff Report on page 3. **All Commissioners present agreed as amended.**

Public Comment – Rick Gardner, president of the Golden Landmarks Association, raised questions about what is being proposed for the Linder Block façade and expressed concern that it might be reconstructed as a caricature of itself. Gardener offered his services as an architectural historian.

Reports of Committees/Matters for the Authority

Finance Committee –

Approval of August Financials – Tiberi presented the August financial statements for approval. **Tiberi made a MOTION to approve the August financials. Benz SECONDED.** There was discussion regarding Salaries & Wages and Office Professional Services and where Heller's salary was being posted. After discussion, the Salaries & Wages category will be split to include Heller's pay under Salaries and hourly pay under Wages. There was additional discussion on expenditures to date, long term cash flow and operating expenses. Heller will provide Tiberi with an itemized list of account numbers that make up the \$364,781 shown on the Long Term Cash Flow Projections spreadsheet under 2005 Operating Expenses. **All Commissioners present agreed.**

Human Resources Committee –

Discussion/action regarding Bylaw amendment regarding GURA attorney – Driggers presented Resolution No. 57 amending the bylaws regarding hiring of attorney and asked for a motion to approve. **Johnston MOVED to approve Resolution No. 57. Tiberi SECONDED. All Commissioners present agreed.**

Communications Committee – None

Development & Operations –

Discussion regarding role of Planning Commission in regulating appearance of buildings – Steve Glueck, Director of Planning at the City of Golden, discussed City Council, Planning Commission and City Staff responsibilities and authorities in the PUD and site development plan review process, evolving guidelines, and new ordinances. Glueck reviewed the draft of Ordinance No. 1716 regarding site

development regulations which repeals and reenacts the entire Chapter 18.40 of the Golden Municipal Code. Glueck also discussed Resolution PC 05-38 regarding approval recommendations for the 13th Street and Washington Avenue PUD. Glueck confirmed that the City does not have a design review committee nor does it have a separate downtown design review committee and advised that the only authority to approve site plans is Planning Commission or him under Chapter 18.40 and the PUD which is approved by Council. Glueck discussed how the PUD and current Code are used to assure that a building is built as promised. He discussed the Planning Commission's authority and limitations based on Code.

There was discussion regarding the Planning Commission's recommendation to approve the PUD which allowed for a 0 foot setback. Glueck pointed out that if setback is a problem for the Board, it would not be appropriate for the Planning Commission to make that change at site plan, it would be something that City Council would need to address before the zoning is approved. He noted that the Planning Commission has reviewed the PUD and voted 6 to 1 to recommend approval by Council.

Heller summarized that the drawings and images are conceptual now because of the stage the project is in. He noted that the building will end up being substantially like what's shown in the PUD so the question in front of the Board is if what they are seeing is acceptable, generally speaking, knowing that there will be reasonable changes through the process, then the Board can feel confident in the process. If the Board has objections to the PUD moving forward it needs to be very clear, very quickly to NexCore about what changes it would like to see. Glueck added that if the Board doesn't like what it sees, it should either deal with it through its role as an investor or let City Council know.

Driggers shared a photo of a sign used to create non-signalized pedestrian friendly cross walks and inquired as to whether the City would consider the idea. There was discussion. Glueck advised that Driggers' request should be referred to Dan Hartman, Director of Public Works at the City of Golden.

Discussion/action with Colorado Brownfield Foundation regarding clean up strategy, costs, and funding sources for "Dry Cleaner Parcel" – Heller advised that Jesse Silverstein of Colorado Brownfield Foundation was present to discuss environmental cleanup options for the dry cleaner parcel. Silverstein advised that their company mission as a non profit is to help communities overcome environmental obstacles to further economic development through policy research, financial solutions, interim title holding, and grant writing assistance. Silverstein discussed the menu of services and various options available. There was discussion of the environmental situation, remediation methods, and proposed cleanup methods. Silverstein advised that they are pursuing US EPA public funds for this site and invited the public to provide input, ask questions, and participate in the grant process.

There was discussion regarding the cost effectiveness of treating in-situ versus digging, hauling and replacement, timelines, fees, funding sources, the benefits of partnering with Colorado Brownfield Foundation, and whether property ownership has an impact on bank loans or financial obligations.

Roya Stanley joined the meeting at 7:59 p.m.

Discussion/action regarding design of and support for "Washington Square" redevelopment aka Hested's/Evans parcels – Heller advised that Tim Schlichting of NexCore and Bob West of Oz Architecture were present to recap the presentation made to planning commission which included updated drawings. West discussed the design process, the importance of communication between all parties, and their willingness to listen and incorporate suggestions and comments as they move forward in the process. West noted that Planning Commission approved the framework of the building including setback, height and a series of elements they believe are important to the building in order to take it forward to the next step if approved by Council and develop further into the details.

West reviewed changes that have occurred from the beginning of the project to date including moving access to the lower garage to the alley, cleaning up some of the lower level parking concerns, a request in the PUD for a potential connection to the parking level under the next phase, clarification of the setback, changes along the footprint that cut off both corners of 13th and Wash and 13th and the Alley to create a 3-sided project, and storefront alcoves that are set back along 13th and Washington. West discussed the lanais and their critical importance on the massing of larger buildings by creating openings and mass change. West reviewed the 5th floor penthouse level and discussed the minimal impact on various views around the City and various street level views. He reviewed the context study presented to the Planning Commission comparing various building heights in downtown. West talked about the Linder

façade and their plans to use important elements of the façade. He discussed some of the details that have been added to the building.

There was discussion regarding the proposed alignment of the new building on Washington, the degree of the impact of a building that would sit 3 feet out from other buildings on the block, pedestrian views, sidewalk widths and design element details. West clarified that once the PUD is approved by Council they will proceed to the site plan design phase where they spend much more time and effort on the details of the façade. He added that it is in the site plan phase that they come in with detailed drawings of the building and façade, not just renderings. West noted that they have obviously taken a shot at the aesthetics of the building but that they will take comments, write them down, listen to them and incorporate them as they move forward.

The Board will submit any architectural comments for Glueck and NexCore to Heller.

The Board agreed to rearrange the agenda to get to Executive Session.

Other Business –

Western Resource Advocates presentation on Wind Power for Golden – Susan Innis of Western Resource Advocates discussed a project in partnership with NREL that helps cover the costs of installing wind turbines at rural schools around Colorado. She asked for GURA's support in launching the Golden Wind Power Challenge with a goal to sign up 250 residents and businesses to purchase wind power through Community Energy's New Wind Energy credits. GURA agreed to endorse their efforts. Heller will include as a line item in the 2006 budget and will work with Innis to develop a quote for public endorsement of the project.

Driggers entertained a motion to go into Executive Session to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and/or instructing negotiators in C.R.S. Section 24-6-402(4)(e) regarding refinancing and obtaining new funds. Tiberi MOVED to go into Executive Session. Stanley SECONDED. All Commissioners present agreed.

Driggers read the Executive Session policy. The Executive Session began at 9:01 p.m.

The Executive Session concluded at 9:29 p.m. and the public meeting was continued.

Driggers confirmed the participants in the Executive Session included Ted Bickart by phone, Roya Stanley, A.J. Johnston, Henry Tiberi, Preston Driggers, Mark Heller, Debbie Rainguet, Tim Leonard and Gene Andrist and called for notification of any improper action in violation of open meetings law. Driggers acknowledged that there were none and moved to the next agenda item.

Johnston made a MOTION that we authorize Tiberi and Heller to move forward with regard to securing a loan agreement from the Colorado Business Bank. There was discussion regarding signatories. Heller clarified Johnston's motion to read, "a MOTION to accept Colorado Business Bank commitment and authorize the three signatories to be Vice Chair, Treasurer and Executive Director. **Stanley SECONDED. All Commissioners present agreed.**

Driggers requested a motion to go into Executive Session for the purpose of discussing the purchase acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. 24-6-402(4)(a) regarding the real property located at and around 13th and Washington Avenue known as "Hested's." Stanley MOVED to go into Executive Session. Bickart SECONDED. All Commissioners present agreed.

Driggers read the Executive Session policy. The Executive Session began at 9:35 p.m.

The Executive Session concluded at 10:06 p.m. and the public meeting was continued.

Driggers confirmed that the participants in the Executive Session included Ted Bickart by phone, Roya Stanley, A.J. Johnston, Henry Tiberi, Preston Driggers, Mark Heller, Debbie Rainguet and Tim Leonard and called for notification of any improper action in violation of open record law. Driggers acknowledged that there were none and moved to the next agenda item.

For the record, Driggers stated that Stanley left the meeting at 10:08 p.m.

Development & Operations – Continued

Driggers recommended that the remaining agenda items be moved to the next meeting.

Discussion/action re Hot Zone – Heller discussed the status of the proposals from BNS and Cardinal. There was discussion about pending questions, project timing, and cost impacts. Heller will follow-up with on the questions and negotiate a deal.

Discussion/action re THK mixed use study – Driggers requested that this topic be deferred to the next meeting.

Economic Development Commission – None

Commissioners Concerns – None

Staff Report – None

Public Comment – None

Adjourn

There being no further business, **Johnston made a MOTION to adjourn the meeting. Tiberi SECONDED. All Commissioners present agreed.** Driggers adjourned the meeting at 10:21 p.m.

Mark Heller
Executive Director

Theodore Bickart
Chair