

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

#### October 10, 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 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

A.J. Johnston	Henry Tiberi until 7:10 p.m.	Suzie Benz	Joe Behm	Preston Driggers
Ted Bickart by phone	Roya Stanley at 6:35 p.m.			

Mark Heller, Jessica Morgan, Diane Pasquarelli, Vicki Wagner, and Ed Dorsey were also present.

### Approval of Minutes

Behm asked for a motion to approve the September 26, 2005, business meeting minutes. **Driggers MOVED to approve the minutes. Bickart SECONDED. All Commissioners present agreed.**

### Public Comment –

Ed Dorsey congratulated the Board on the progress of the Washington Square project and acknowledged his support. Dorsey encouraged the Board to attend the Council meeting on October 27 when critical issues impacting the project will be discussed.

Vicki Wagner thanked the Board for its work on the NexCore project and encouraged them to have representation at any Council or Planning Commission meetings where the project is discussed.

Diane Pasquarelli expressed support for the NexCore project and encouraged the Board to attend the City Council meetings and to support the project 100 percent.

Behm stated for the record that Stanley arrived at 6:35 p.m.

### Reports of Committees/Matters for the Authority

**Finance Committee** – None

**Human Resources Committee** – None

**Communications Committee** – None

### Development & Operations –

**Discussion/action regarding draft IGA between City and GURA regarding conveyance of surface parking lots on Jackson between 12<sup>th</sup> and 13<sup>th</sup>** – Heller discussed the draft IGA and summarized minor changes that will be incorporated into the draft regarding cash fees in lieu, clarification of future owners' parking rights, and consistent terminology for identifying the parcels. Heller noted that there will be a public hearing on the IGA at the October 27 Council meeting. There was discussion.

Heller will confirm whether the IGA needs to include language to allow for lease or sale of the contaminated property to Brownfields and whether the budget for paragraph 1 Vacation of Alley includes sufficient funds to cover all utilities including electrical. Heller will request that paragraph 3 be modified to include the Banks property with regard to cash in lieu. There was discussion regarding the Banks property. Bickart will attend the October 27 council meeting. Heller will submit the changes to Windholz.

There was discussion regarding relocation of electrical. Heller will check with the City on the terms of their franchise agreement relative to relocating utilities when the City is moving a road.

**Discussion/action regarding “Washington Square” redevelopment aka Hesteds/Evans parcels –** Heller discussed the draft of the DDA and the timeline for approval. There was discussion regarding NexCore’s parking plan, funding of the parking structure, and timing of the VCUP and NAD approval. Heller will notify the Risk Manager at the City that GURA is acquiring contaminated property and coordinate liability insurance coverage. There was discussion regarding the current alignment of the proposed Washington Square building. Heller will advise NexCore that the articulation of the building façade is not as clearly illustrated as the Board wished and will pass on the Board’s demand that NexCore do a better job representing that in 3D and on paper.

**Discussion/action regarding THK mixed use study –** Driggers discussed the THK mixed use marketability study which was submitted during the evaluation of redevelopment of the Wells Fargo lot. There was discussion. Heller noted that the report was prepared in line with the fee paid and quick turnaround and that it had satisfied the purpose of discussions with Wells Fargo. Heller will retire the report and not distribute it in the future.

**Economic Development Commission –** Behm advised that EDComm will review responses from the publicity firm RFP this week.

### **Other Business –**

**EDComm Reinvestment Fund adjustment request –** Heller presented the request from Steve Glueck for EDComm to use some or all of the left over reinvestment funds for additional 2005 holiday marketing in a matching program with Downtown Merchants. There was discussion. Heller will advise Glueck that the Board agrees to allow the use of left over funds for that purpose.

**Commissioners Concerns –** Driggers inquired whether Commissioner Johnston received an orientation. Heller confirmed that he did. Behm requested that a name badge be ordered for Johnston. Behm inquired about GURA reservations for the Civic Foundation dinner. Heller advised that GURA purchased a table for 10 and that he and Commissioners Stanley, Benz, Tiberi, and Behm would attend with guests. Johnston advised that he may be able to attend in Benz’ place if needed. Bickart discussed an October 5 article in *USA Today* regarding WiFi networks. Benz passed along an article to Heller regarding wireless networks from the October 30 *Denver Post*.

**Staff Report –** Heller discussed the status of the Dauer Haswell DDA draft, Cardinal Broadband follow-up, and GURA’s right to exercise eminent domain. Heller stated that the Executive Session scheduled for later in the agenda may not be necessary. Heller updated the Board on the status of the bank loan and noted it was on schedule for a November 1 closing. He advised that Café Touch closed.

### **Public Comment –**

Dorsey commented on City Council’s quasi judicial position on land use issues, encouraged the Board to hold setback discussion to conversations with the developer and planning commission, and discouraged individual Board members from writing letters due to implications to the entire Board.

Wagner commented on the fragility of Downtown businesses and disagreed with negative comments made by a Commissioner toward NexCore at a previous meeting.

Pasquarelli commented on the public support she has seen in favor of the Washington Square project and stated that in her opinion NexCore did not mislead the public. She encouraged the Board to attend any and all meetings where issues they are involved in are being discussed. She commented on the need for GURA Commissioners to support decisions 100 percent regardless of the actual vote and recommended that they act collectively on all issues and not write individual letters to Council. There was discussion regarding correspondence from individual Commissioners.

### **Adjourn**

There being no further business, **Bickart made a MOTION to adjourn the meeting. Stanley SECONDED. All Commissioners present agreed.** Behm adjourned the meeting at 7:40 p.m.

Mark Heller  
Executive Director

Theodore Bickart  
Chair