

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

October 24, 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	A.J. Johnston	Preston Driggers	Henry Tiberi	Suzie Benz
Ted Bickart	Roya Stanley at 6:31 p.m.			

Mark Heller, Debbie Rainguet, and members of the public were present.

Approval of Minutes

Bickart asked for a motion to approve the October 10, 2005, business meeting minutes. **Driggers MOVED to approve the minutes. Behm SECONDED. All Commissioners present agreed.**

Schedule Special Meeting

There was discussion regarding the need to schedule a special meeting prior to the next regularly scheduled meeting on November 14. **Tiberi MOVED to hold a special meeting on November 7. Behm SECONDED. All Commissioners present agreed.**

Public Comment –

Dave Shuey, 17214 W. 15th Place, inquired about a statement in the minutes regarding whether a Commissioner had written a letter to the City Council as an individual and asked if any GURA Commissioner had one-on-one contact with City Council on any issues regarding the NexCore project. Bickart confirmed that Driggers wrote a letter to the City Council and noted that there was no indication by the Commissioners that they had one-on-one contact with City Council regarding the NexCore project.

Reports of Committees/Matters for the Authority

Finance Committee –

Tiberi made a MOTION to approve the financial statements for September 2005. Driggers SECONDED. There was discussion regarding the Balance Sheet liability amount due to vendors. Heller will verify the items included in that total. **All Commissioners present agreed.**

Discussion/action regarding loan approval from Colorado Business Bank – Heller discussed the status of the loan and advised that a loan commitment document should be available to present for approval at the November 7 or 14 meeting.

Human Resources Committee – Bickart advised that the Committee will meet October 26 to review the GURA Attorney RFP responses.

Communications Committee –

Discussion regarding 2005 Annual Report – Stanley advised that GURA is beginning work on the annual report. She discussed the timeline and format and noted that Heller is collecting ideas for articles.

Development & Operations –

Discussion/action regarding redevelopment agreement and other matters regarding NexCore “Washington Square” redevelopment, aka Hested’s/Evans parcels – Heller advised that the redevelopment agreement was being revised and that it should be available for the November 7th meeting. In response to the Board’s request from discussion at a previous meeting, the NexCore Group and Bob West of Oz Architecture presented drawings and a 3D model of the proposed Washington

Square project that showed details of setback, massing change, height, the Linder building façade, balcony modifications, penthouse setback, and other design elements. West discussed their decision to rebuild the lower level of the Linder building façade into the same historic basis that was there as far as scale and shape including reusing the lintels, incorporating the cornice as it exists now and putting the historic Linder building sign on the side of the building.

Additional Public Comment regarding NexCore Proposal –

Gary Wink, president of the Golden Chamber of Commerce at 1010 Washington Avenue, commented that the Chamber Board and Downtown Merchants support the Washington Square project 100% and encouraged the Board to support it. Wink noted that the proposed project would not have a negative affect on the future of the Farmers Market and should not influence the Board's decision to move forward.

Stew Podolsky expressed concern about the visibility of the 5th story from north and south of downtown, the economic viability of the project, and the financial risks of paying back the loan. Gregg Venn of NexCore discussed how the mixed-use aspect of the project helps offset some of the retail risks. Heller discussed GURA's debt obligations, how property tax revenue versus sales tax revenue will be used to satisfy GURA's contributions to the project, and the economic payback of the residential component.

Bruce Whitaker applauded GURA for its past accomplishments and for what it is currently doing to help make the community an even greater place to live.

Joyce Gollhofer expressed excitement and support for the multi-use components of the Washington Square project and thanked the Board for its hard work.

Dave Shuey discussed the importance of redeveloping the Hesteds building to ensure a healthy Downtown and encouraged the Board to consider concessions with regard to height and set back in order to allow the project to move forward. Shuey welcomed NexCore to Downtown and offered support.

Discussion/action regarding development agreement and other matters regarding Dauer Haswell "Lot A" proposal – Heller advised that a draft of the agreement is in the works, and he discussed the status of pending issues with the Parking Condo Association and the possibility of working out a TIF deal in lieu of cash out for GURA's contribution to the project.

Discussion regarding streetscape survey results and fly-through –

There was discussion regarding a preliminary report of results from the Streetscape Survey prepared by Winston & Associates and the need for more details on the data that was analyzed and on how the results will be used. Heller will provide more information about who received the initial survey as well as a breakdown of the data based on recipient category, e.g. local shoppers, visitors, commercial merchant, retail merchant, etc. There was discussion regarding the Golden Business Exit Survey. Heller will consider developing a similar survey for existing businesses. Heller presented a fly-through animation of Downtown showing three scenarios for building awnings.

Economic Development Commission – Behm advised that EDComm is in the process of reviewing and interviewing for marketing services contract.

Other Business – None

Commissioners Concerns – Behm asked about budget timeline. Heller advised that the budget is being worked on and that loan repayments are a big part of it and need to be finalized. Stanley asked about the status of contracting with a firm for design assistance on efficiency and LEED Standard compliance. Heller will provide more information at the next meeting. Driggers discussed Dauer Haswell's request for assistance in obtaining LEED points and asked about holiday lights. There was discussion regarding the Downtown holiday lighting plan. Tiberi was pleased with the location of the directory sign at Safeway. He encouraged Heller to let the Board know if additional staff assistance is needed. Tiberi noted that he may purchase property that could become part of the GURA district in the future and noted that he would advise the Board should it become a conflict of interest.

Staff Report – Heller asked the Board to begin thinking about Downtown design guidelines and how it could be drafted so that GURA could adopt financial incentives that would dovetail with the City's regulations. He reported on a tour he took of an environmental remediation site at the Belmar shopping

center. Heller discussed a new idea being considered for additional underground parking for the NexCore project, including financial considerations for the use of tax exempt money and remediation costs.

There was discussion about future expansion of the proposed parking garage and vacation and relocation of utilities currently located in the alley. Heller will verify what utilities will be relocated, whether those relocation costs are included in the budget, and specifically where the sewer and grease trap will be relocated.

Heller presented a plaque from City Council that was given to all organizations who helped in the All America City bid.

Public Comment –

Dave Shuey encouraged the Board to develop a survey for existing businesses.

Adjourn

There being no further business, **Tiberi made a MOTION to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 8:15 p.m.

Mark Heller
Executive Director

Theodore Bickart
Chair

DRAFT