Golden Urban Renewal Authority
City of Golden, Colorado
Special Meeting
September 22, 2014

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 Hall – 911 10th Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

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<td>John Eakes</td>
<td>Rob Reed</td>
<td>Pamela Gould</td>
<td>Doug Miller</td>
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<td>Patrick Story</td>
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Commissioners Halsor and Colacci were absent. Executive Director Steve Glueck and Redevelopment Specialist Aleah Menefee were present. Also in attendance were citizens, Chris Ernst, Tracy Ernst, Lisa DeCaro, Dean Valdez, Kenny Lee, Skip Hornhorst, Susan Ganter, Eileen Banks, Roy Banks, Bobby Banks, Ed Dorsey, James Garrick, Ashley Lemon, Pat Feasel, and Jeff Seibert.

GURA Chair Miller called the meeting to order at 6:37 p.m. Miller called for a motion to remove the executive session from the agenda since the finalized contract is not available. Eakes MOVED to remove the executive session from the agenda. Gould SECONDED. All Commissioners present agreed.

Public Comment – Skip Hornhorst has been following this development and is in favor of the project. He would like to relocate his office to downtown Golden and is hopeful that he will be able to move into the new development. Hornhorst thinks it is important to get the project moving as the market needs may change.

Chris Ernst wants to speak as resident of Golden. He cares about the Golden community and believes the project will be an asset to Golden.

Jeff Seibert has lived in Jefferson County and Golden for his entire life, and thinks Golden is a great town. He is supportive of the project and feels that it will be a positive direction for downtown Golden.

Pat Feasel has been a resident of Golden for many years. Feasel thinks the project will offer more spaces for businesses in a central part of Golden.

James Garrick is the owner of the Golden Gem building located at 13th Street and Washington Avenue. Garrick has some concerns about the proposed developments. He has several questions including concerns of how the RFP was released, subsidies that were given to the potential developer, limitations of the project, and the incorporation of retail space in the development. Miller answered many of his questions and stated that the ARES RFP was the most creative of all RFPs that were submitted. According to the recent parking studies there is enough parking for the new developments, but those spaces need better management, and there was a public process for acquiring the RFPs for the project. No specific developers were contacted to submit proposals. Miller cannot make assumptions as to why some people submitted RFPs and others did not.

Susan Ganter lives in Golden and has children that attend the schools in Golden. She is in favor of the project because it will add more amenities downtown. Ganter trusts the decisions of GURA and believes that the organization did the right thing when selecting the RFP for lots 2 and 4.
New Business –
Consideration of issues relating to lots 2 and 4—Chris Ernst and Ashley Lemon from ARES Development gave a detailed evolution of the RFP process and project. Ernst saw the public notice on February 16, 2013 and responded to the RFP that was due in May 2013. Ernst read the charter of GURA and wanted to do a project in Golden. He asked for the land at no cost which would be .5% of the total project cost. According to Ernst, there has been little change to the project, and in fact the changes made to the project have only made the potential development more attractive. Provided at the meeting were initial renderings of lots 2 and 4, along with updated renderings to help the audience understand the changes to the exterior of the building. On the south lot there will be live/work units, and two bedroom condos. ARES will provide 17 spaces of parking underneath the building. On this lot there are places for public benches and an area for delivery trucks to pullover to help remedy congestion issues in the alley.

Ernst indicated that he attempted to work with the Banks family to purchase their property which is adjacent to the lot facing 12th Street. However, in November 2013 negotiations ceased between ARES and the Banks. Ernst respects property rights and understands if the Banks do not want to be included. In December 2013 ARES was asked to submit a parking study at the expense of ARES. The study commissioned by the City and ARES have almost identical results. The primary issue with parking downtown is that there is a lack of parking management regarding the surplus parking. Until August 2014 the ARES development team has been waiting for approval from the Golden City Council for cash in lieu of parking. In August, City Council voted to authorize cash in lieu of parking agreements for up to 52 parking spaces for the two lots. ARES only needs 42 cash in lieu parking spaces. The remaining 10 spaces authorized by Council would be available if a restaurant tenant is secured for the site. This development will help increase rental rates downtown and add more businesses. It is estimated that the project will generate around $170,000 per year in property tax. Thus far, the ARES team has received over 30 reservations for potential tenants. Further discussion ensued regarding these issues.

GURA Board comments regarding RFP process—
Miller: The RFP did a decent job of defining the goals and preferences. It helped to weed out other potential developments. Miller agrees that the overall the RFP process was successful and felt the board did a good job vetting the various proposals. The GURA board reviewed them thoroughly. Parking issues stalled the forward movement of the project. This was not a small decision. The RFP was adequate and Miller felt it was not misleading and open to the public.

Eakes: He agrees with Miller’s comments. ARES was the most competitive RFP presented.

Gould: She felt the process was open to the public. During the time the RFP was open, the public could have contacted GURA staff with any questions. Gould does have some concerns regarding the inclusion of the Banks property. Parking analyzed was miscalculated at the time of the 2013 RFP selection process. This issue has been remedied, and should not negatively impact the project. Sales tax impact needs to be analyzed. Glueck estimates the first floor for the building on 12th Street would generate around $35,000 annual sales tax to the City of Golden, however if a restaurant was on the site, sales tax would most likely double. Office space has a level of use tax, but it is hard to predict. Gould likes the setbacks of the building. Gould would most likely pick the ARES proposal again with the information presented.

Story: He thinks it was a fair process. He does not have any major concerns

Reed: He was not on GURA board during the process. Reed feels the board did its job. He will have concerns if there is a lack of sales tax generated by the project. He also expressed concerns about the inclusion of the Banks property. Another concern of Reed’s is the growth of CSM and the negative impacts on parking.

Staff Report
Regarding the City’s downtown parking study, the initial error regarding public versus private parking has been addressed and corrected in the June technical memo that was released. The parking study has no
material errors, and an initial discussion of parking management strategies will be discussed at the
October 9 City Council meeting. The study will be available online shortly and staff encourages everyone
to read it and offer suggestions.

**Public Comment** – Dean Valdez asked a few questions about the square footage of space that is
being offered to potential tenants.

**Adjourn** –
There being no further business, Miller called for a motion to adjourn the meeting. **Story MOVED to
adjourn the meeting. Reed SECONDED. All Commissioners present agreed.** Miller adjourned the
meeting at 8:16 p.m.

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Steve Glueck                                      Doug Miller
Executive Director                                Chair