

**CITY OF NORTHGLENN  
CITY COUNCIL MINUTES  
September 1, 2005**

**CALL TO ORDER**

Mayor Pro Tem Tichy called a special meeting of the Northglenn City Council to order on Thursday, September 1, 2005 at 6:30 p.m. in the City Hall Council Chambers, 11701 Community Center Drive, Northglenn.

**ROLL CALL**

Present were Mayor Pro Tem Tichy, Council members Martin, Garner, Goodspeed, Carlow, Lindsey, Paiz, Gillespie.

**ABSENT**

Mayor Novak.

**STAFF PRESENT**

City Manager Nelson, City Attorney Phillips, City Clerk Lentz.

120<sup>th</sup> & Grant Development  
Opus/Goldberg

**MOTION TO PASS**

Councilwoman Carlow **MOVED** and it was **SECONDED** by Mayor Pro Tem Tichy to adjourn to an Executive Session.

**MOTION**

**WITHDRAWN**

There was discussion and the motion was withdrawn.

**PRESENTATION:**

120<sup>th</sup> & Grant Update  
Opus/Goldberg

Mr. Mark Goldberg, Goldberg Properties, provided an update on the redevelopment project at 120<sup>th</sup> Avenue and Grant Street. He stated the company has made progress in marketing the real estate development project and is excited to continue moving forward.

Mr. Tim Van Meter, Chief Architect with Goldberg Properties, provided an overview of the redevelopment site and spoke about the different development factors being considered. He stated the goal is to create a great street with various activities based around pedestrians. He stated the project would focus on the Century Theatres building and spoke about the pedestrian orientation of the plans. Mr. Van Meter presented entertainment, dining, housing and landscaping options and spoke about creating a downtown environment with a mix of uses on the site.

Mr. Steve Silvers, Principal at GBSM, provided information about the public relations and marketing aspects of the redevelopment project. He stated the community's enthusiasm and support will determine the success of the project and presented various ways to provide information to residents.

There were questions from Council about the orientation of 120<sup>th</sup> Avenue, parking in the redevelopment area and community outreach plans.

Mr. Goldberg stated he feels there is sufficient land area for both the building enterprises and parking for the activities without the need to erect any parking structures. Mr. Goldberg spoke about working with Century Theatres on the total number of parking spaces needed.

Mr. Goldberg stated the style of tenants would be presented to the community to receive input on the wants and needs of the residents. He spoke about the process of working with Council and the community to choose viable tenants for the site.

Mr. Goldberg stated he would prefer to address remaining items in an Executive Session due to the sensitivity of the information.

RECESS

The City Council meeting recessed to an Executive Session at 7:15 p.m.

RECONVENE

The City Council meeting reconvened at 10:25 p.m.

120<sup>th</sup> & Grant Development

**MOTION TO PASS**

Councilman Lindsey **MOVED** and it was **SECONDED** by Councilwoman Garner to give Opus Goldberg a 21-day extension and during that time, within 3 days, agree to put down 10% earnest money against the closure of the entire land asset of 120<sup>th</sup> & Grant within the next 11 months.

**MOTION TO AMEND**

Councilman Goodspeed **MOVED** to amend the earnest money required from 10% to \$1,000,000.

**MOTION TO  
AMEND DIED**

There was discussion and the motion died for lack of a second.

**MOTION PASSED**

There was discussion and the motion **PASSED**.  
IN FAVOR - Tichy, Martin, Garner, Carlow, Lindsey, Gillespie.  
OPPOSED - Goodspeed, Paiz.  
ABSENT - Novak.

**ADJOURNMENT**

The City Council meeting adjourned at 10:35 p.m.

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DIANA L. LENTZ, CMC  
City Clerk

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ROBIN J. TICHY  
Mayor Pro Tem