

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

December 11, 2006

The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date in the City of Golden Council Chambers at 911 – 10th Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

A.J. Johnston	Preston Driggers	Paul Imse	Henry Tiberi (at 6:32 p.m.)	Ted Bickart

Stanley and de Graaf were absent. Mark Heller, Debbie Rainquet, Councilor Karen Oxman, Phil Powers, and Dale and Sharon Wheatley were also present.

Approval of Minutes

Bickart requested a motion to approve the business meeting minutes of November 13, 2006. **Imse MOVED to approve the business meeting minutes. Driggers SECONDED. All Commissioners present agreed.**

Public Comment – Sharon Wheatley of 803A 14th Street informed the Board of the intentions of her and several other downtown Golden residents to form the Downtown Golden Residents Association as well as a committee named DRAMA, the Downtown Residents and Merchants Association, and asked GURA to consider partnering with them. She offered comments on the “Downtowners” Project draft discussed at the previous GURA meeting. There was discussion regarding the purpose and budget for the association.

Karen Oxman commented on the Gateway Station Gazette and noted that she wished that Millstone provided a similar piece for their residents.

Reports of Committees/Matters for the Authority

Finance Committee –

Discussion/action regarding Resolution #68 allocating the 2007 Reinvestment Fund – Johnston discussed the resolution which authorizes GURA to give \$35,000 to EDComm. **Johnston MOVED to request that Resolution #68 authorizing the expenditure of \$35,000 for the Reinvestment Fund be approved. Driggers SECONDED.** There was discussion regarding the increase by \$5,000 from previous discussions. Imse clarified that EDComm agreed to coordinate the Specialty Retail Websites project and requested that their funding be increased by \$5,000 to help cover consulting expenses to carry the project forward. **All Commissioners present agreed.**

Discussion/action regarding adoption of 2007 Budget and Resolution #66 – Johnston discussed changes in anticipated cash flow that came up just prior to the meeting and noted that the changes would not affect the budget. Heller distributed revised financials and explained that the cash flow change was a result of receiving an unanticipated draw request of \$390,000 for concrete from NexCore. He pointed out revisions to the reserve fund and bank fee line items and well as the change to the reinvestment fund. **Johnston made a MOTION to approve Resolution #66 adopting the budget for fiscal year 2007. Tiberi SECONDED. All Commissioners present agreed.**

Human Resources Committee – None

Communications Committee – None

Development & Operations –

Discussion/action regarding American Mountaineering Museum request – Heller summarized discussion at the previous GURA meeting regarding a grant request to provide funding for the new American Mountaineering Museum. Heller noted that the Board requested more information about how the grant would be allocated and that the information was submitted in the packets. Phil Powers discussed the spreadsheet submitted in the packets. There was discussion regarding improvements to the entrance for ADA patrons, conservation signage costs, low energy lighting, carpeting estimates, build out of the gift shop and sales tax income, energy savings resulting from the lower wattage lighting, multi-year pledges, TIF options, and how the museum supports GURA's mission. **Imse made a MOTION that GURA pledge a \$60,000 grant spread over 5 years starting in 2006 of \$5,000, \$5,000, \$15,000, \$15,000 and \$20,000. Tiberi SECONDED.** There was discussion. **All Commissioners present agreed.**

Discussion/action regarding Gateway Station update – Heller updated the Board on the status of the alley work by Xcel and Qwest and the communication efforts with the affected businesses and residents to mitigate the impacts. He advised that NexCore has formed the first foundation and that the letter was received from LaSalle Bank confirming that all conditions had been met to open the construction loan. He added that with direction from the Board he would transfer the \$1 million and would issue payment for the outstanding invoice. There was discussion regarding review of LaSalle's letter by the GURA attorney prior to releasing funds. Heller will submit the letter to the GURA attorney prior to releasing the funds.

Heller presented drawings of the proposed lighting plan for the GURA garage. There was discussion regarding the height of poles, visibility of the lighting from various points, elimination of residential impacts, perimeter lighting, shielding, intensity, casting patterns, how to interpret the drawings, who has ultimate approval of the lighting plan, and the need for clarification by an expert. Heller will request that NexCore provide further explanation by an expert regarding the lighting plan.

Heller discussed a sampling board and drawings of the proposed color scheme for the GURA garage noting that they were works in progress. There was discussion regarding the paint colors and combinations for the window frames and grids. Heller noted that OZ will provide samples of all six paint colors and models of paint combinations for the window frames and grids. The Board agreed that they preferred the façade colors to match the original design drawings with the red brick to the north unless OZ can present reasons for flipping the colors. There was further discussion regarding the north and south walls, specifically whether the walls are block or poured concrete, whether to color-blended concrete or paint is more durable over the long term, and what color would be appropriate to allow for a future mural on the north wall. Heller noted that NexCore can provide more information on that at the next meeting.

Heller discussed new issues surrounding placement of the handicap parking spaces and the private gate access to the Banks' property. He noted that due to the width of the stairwell, which was questioned by GURA's consultant but ultimately approved as acceptable and within code by the architect, that all handicap spaces must be located on the lower level. He added that as a result of the handicap parking discussions it was pointed out by the new building inspector that the private gate access per the agreement with the Banks was not allowable under code due to concerns about a locked gate in the event of an emergency. There was discussion regarding code and the interpretation by two different building inspectors, options for placement of the handicap parking spaces, and alternatives for the emergency and private gate access. Heller noted that OZ is exploring the issue and will be presenting options.

Discussion/action regarding adoption of 2007 Work Plan – Bickart advised that the Work Plan was presented to Council on December 7. There was discussion regarding an energy audit of the GURA office building. Heller will work with the intern to get an audit underway. There was further discussion regarding prioritization of the Work Plan. The Board concurred that priorities are set based on the placement of funds into the Plan that indicate those projects GURA hopes to accomplish. **Driggers MOVED to approve the 2007 Work Plan dated 061206. Tiberi SECONDED. All Commissioners present agreed.**

Other Business –

Update from Council work session of Dec. 7, 2006 – Bickart commented that all of the Commissioners present here were also at the Council session. There was discussion. Oxman commented that it was well presented.

Discussion/action regarding American Resolution #67 setting times and place of meetings – Heller commented on the dates listed in Section 4. **Driggers MOVED to approve Resolution #67. Tiberi SECONDED. All Commissioners present agreed.**

Discussion/action regarding lease rates and regional and/or national marketing efforts for Gateway Station, Jackson Court, and generally within the GURA district – Heller summarized previous discussions by the Board regarding the leasing status of Jackson Court. He noted that Dauer Haswell, Gateway Station and Esther Kettering were invited to the January 8 meeting for further discussion. There was discussion regarding leasing the ground floor of Jackson Court to office tenants versus retail tenants and the agreement with Dauer Haswell to lease to retail per the GURA compatible business guidelines. There was further discussion regarding retail versus office, local versus national, empty ground floor space versus leasing to office tenants, benefits of a large national office tenant, proposed lease rates versus advertised rates, leasing strategies, targeted leasing, leasing expectations, the impacts of retail on street activity, community support for retail, and national retail versus office tenants. Heller will follow-up with Dauer Haswell to advise that the Board would like them to make a good faith effort to bring in retail and provide documentation to bring credibility to any request to go national, noting that once they make a good faith effort at the national level, then the Board will decide whether to consider office tenants on the ground level.

Commissioners Concerns – Johnston complimented Rainquet on her work on the Downtown Golden Christmas lights. Driggers discussed an article on affordable housing. Heller mentioned that the affordable housing report being prepared by the GURA intern is near completion. He discussed a tour of Lowry's affordable housing projects taken with the intern, Mike Bestor and Steve Glueck. There was discussion regarding the Lowry Urban Renewal Authority and their master planning process and the leasing and selling process for the affordable housing units.

Tiberi requested an update on the cross walk signage. Heller will follow-up.

Imse discussed the name for the Gateway Garage and noted concerns that the name should make it clear that it is public parking. There was discussion and the Board agreed that signage could just say public parking with no specific name. Imse suggested that the Board continue discussions regarding placing a mural on the north wall of the garage.

Staff Report – Heller advised that he and Rainquet attended the Civic Foundation grant recipient breakfast earlier in the morning where GURA received \$3,100 as the result of a grant request for the Loveland Park project. Rainquet advised that the fence behind Century 21 is being fabricated and that installation will occur based on the weather.

Heller updated the board on the status of the BRL and Wells Fargo agreements. He noted that GURA's attorney and two other parties are reviewing the latest revisions. He advised that GURA can move forward without either agreement, however, executing the agreements would result in cost savings. Heller commented that he submitted the EPA grant request and is hopeful that it will be approved.

Public Comment – Wheatley commented on how much she likes the new LED lights.

Adjourn

There being no further business, Bickart called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Imse SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 8:40 p.m.

Mark Heller
Executive Director

Theodore A. Bickart
Chair