

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

### Dec 14, 2009

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

Paul Imse	Steve Taylor	Philip Baker	Annette Lyttle	Lyndall McLetchie
A.J. Johnston	Ted Bickart			

Mark Heller and Janis McBurney were also present.

### Approval of Minutes -

Lyttle called for a motion to approve the business meeting minutes of November 9, 2009. **Imse MOVED to approve the business meeting minutes. Baker SECONDED. All Commissioners present agreed.**

**Public Comment** – Len McBroom introduced himself to the Board.

**Executive Session** – **LYTTLE MOVED to go into Executive Session for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. 24-6-402(4)(a) regarding the real property known as “Lot 2 and Lot 4 of the Golden Gateway Station Minor Replat Number 2.” Taylor SECONDED. All Commissioners present agreed.** The Executive Session began at 6:35 p.m. and ended at 7:41 p.m.

Lyttle confirmed that the participants in the Executive Session included Annette Lyttle, Philip Baker, Lyndall McLetchie, A.J. Johnston, Paul Imse, Steve Taylor, Ted Bickart, Mark Heller, and Janis McBurney, and called for notification of any improper action in violation of the Open Meetings Law. Lyttle acknowledged that there were none.

The Board directed Heller as follows: Heller will ask the RMQM to enhance their proposal for Lot 4, including financing, purchase price, design, etc. He will ask Len McBroom to propose solving parking issues and improve the purchase price before we proceed to discuss the other topics of relevance to that proposal. And simultaneously, to ask City Council for a Study Session to discuss these two proposals with Council as well as the necessity for and the detail of a land use plan for east downtown. We also need to obtain permission from the two developers to be able to disclose what they are proposing so that GURA can discuss it with Council.

### Reports of Committees/Matters for the Authority

**Finance Committee** – **Discussion/action regarding Council input on draft budget and work plan – Land use and management planning initiatives; Jackson Street project support; Municipal web site revision support** – After discussion, the Board decided to request a study session with Council on the proposed “East Downtown” Land Use Plan. The Development & Operations Committee will meet and bring their recommendations to the GURA Board before GURA meets with Council. With regard to the Downtown Management Plan, GURA will participate but will not pay for a consultant. Side street signage was discussed, including Council’s recommendation that it be more eye-catching. With regard to Council’s request that GURA help fund a comprehensive revision of the various government websites, including GURA’s, a discussion was held in which it was determined that GURA will maintain an independent website. With regard to EDComm’s request for an additional \$7500 in addition to the \$15,000 already designated to EDComm, the Board agreed to grant the request, which will be done through Resolution 84. With regard to the Jackson Street corridor improvements, the Board decided not

to contribute, with the rationale being that the impact of support on GURA's overall budget would be significant, but the impact on the City's Jackson Street budget would be minimal.

**Discussion/action regarding Resolution 84 setting amount for 2010 Reinvestment Fund** – After discussion, **Bickart MOVED to change the amount from \$15,000 to \$22,500 (adding \$7500). Imse SECONDED.** Further discussion was held regarding the language in the Resolution in that it should state that these monies would be used to benefit the GURA district. All Commissioners present agreed.

**Discussion/action regarding Resolution 85 adopting 2010 Budget** – Imse **MOVED** that the budget be amended to reflect the change in Resolution 84. **McLetchie SECONDED.** All Commissioners present agreed.

**Human Resources Committee** – none

**Communications Committee** – none

**Development and Operations** – **Discussion/action regarding adding gold paint to Gateway Arch letters** – A discussion was held. The Board decided to vote on the concept only, to determine if Heller should check into the cost. It was decided that Heller would check into the cost and report back to the Board with his findings.

**Discussion/action regarding Sales TIF support for Hurricane Fish House** - Maurice Couturier appeared on behalf of the proposed Hurricane Fish and Steak House. Heller advised the Board of his meeting with the Golden Civic Foundation regarding TIF support. A discussion was held. **Imse MOVED that we go forward with a proposed TIF agreement with the Hurricane Fish House whereby a 75% share would go to the restaurant, which will be capped annually at 120% of what the projections are. Johnston SECONDED.** All Commissioners present agreed.

**Other Business** – **Discussion/action regarding URA legislation** – Heller provided an update to the Board. It was decided that we should try to enlist support from the City on this matter; further, this topic will be added to the Study Session with Council.

**Discussion/action regarding potential sale of Downtown Post Office** – Imse commented that an advisory was put out by the postal service dated today listing the post offices under consideration for closing, and Golden is not on that list. A discussion was held. The Board will wait and see.

**Discussion/action regarding Resolution 86 scheduling 2010 Meeting Times and Place** – Two versions of Resolution 86 were presented for the consideration of the Board. A discussion was held. **Bickart MOVED that the first version (meeting twice a month except for the specified exceptions) be adopted. Baker SECONDED.** All Commissioners present agreed.

**Discussion/action regarding names for Scrambowl Team** - Taylor submitted several suggestions for the Scrambowl Team name. After discussion, the Board decided on **The Bowling Stones.**

**Commissioners Concerns** – Imse had some concerns about how we presented ourselves at the City Council meeting. He feels that we have to stand up for ourselves and engage in dialogue rather than only taking direction from City Council.

McLetchie noted that Golden Vision 2030 is an open group and anyone can attend if they wish. She attends when her schedule permits. She advised that she is the recipient of their Agenda, and will forward this on upon request. They typically meet the second Wednesday of each month.

Johnston happened upon the Parade Section of the Sunday paper, the Stay Healthy section in particular, and commented that he doesn't want us to forget about the possibility of a park. The article was relating how close a person's address was to a park, and how much healthier people who live near a green space. He feels we would be doing our community a far better service by making Lot 2 a park.

In response to Johnston's park idea, Taylor commented and provided information on the concept of a vertical garden. Taylor added to Imse's concern in that he feels we should have a process where the entire Board actually reviews those topics that we are going to Council with as what we're asking direction for. He stated that he was sitting in the audience, and when he heard our concerns or what we were asking for direction on, those were new to him at that point. He pointed out that he is not being critical - he would just like to see a process. A brief discussion was held. Taylor also expressed concern and requested clarification on the Google sketch-up project. Heller gave an update on this project. Taylor shared a minor concern regarding the holiday lighting north of 10<sup>th</sup> St. noting that it is so much different in color than south of 10<sup>th</sup> St. and that it almost feels like there is a separation of the City. He also commented on the haphazard installation of those lights. Heller advised that those are not GURA's lights and that the City put those up without notifying GURA.

Baker stated that GURA, like the City, is judged on small things as well as our big things, and if we don't do the small things right, people can be harsh on us. He noted that there are a few lights out on the new bridge, and would like to see this fixed. McBurney will contact the contractor in this regard.

Lyttle commented that her "Inn sitters" marveled at how beautiful the holiday lights are, and they said they have never seen a small town that did such a great job with their lights. Taylor suggested checking into possibly continuing the lights on Jackson St. (Millstone area and around the parking garages) and Arapahoe St. (including the trees at the Foss parking lot) in the future. Heller will check into this suggestion.

**Staff Report** – Heller apprised the Board of the expenditures made on the Golden Liquors project, noting that there are no monies remaining for the electrical upgrade. Heller apprised the Board of the electrical bids received. A discussion was held. **Bickart MOVED to increase the total amount available by \$2500. Baker SECONDED. All Commissioners present agreed.**

Heller distributed a letter received from Blue Canyon that he requested the Board's input on. The Board agreed that Blue Canyon's equipment purchases based on efficiency considerations meet the grant requirements. Heller advised that the office computers have been replaced. A brief discussion was held regarding closing the Colorado Trust and Key Bank accounts and transferring those funds to GURA's operating account.

Heller pointed out the annual campaign letter from the Golden Visitors Center contained in the packet. A brief discussion was held. **Johnston MOVED that GURA contribute \$250.00. Taylor SECONDED. The motion passed 4 to 3, as follows: Johnston – yes; Baker – no; McLetchie – yes; Bickart – yes; Lyttle – abstained; Taylor – yes; Imse – no.**

Heller provided a cinema update. He shared the book, Green Community, with the Board. Mark and Erica Heller co-authored a chapter in this book.

Upon inquiry from the Board, Heller answered questions about break-ins at the Clear Creek Parking Garage and also PV tax credits.

**Public Comment** – Barb Warden commented on what fun Scrambowl is. She pointed out that she changes the pictures on golden.com almost every day. Warden passed out a sheet entitled Holiday Shopping Ideas containing gift ideas that she compiled that are available in downtown Golden categorized by price. She shared photos of Golden on magnets with the Board.

## **Adjourn -**

There being no further business, Lyttle called for a motion to adjourn the meeting. **Johnston MOVED to adjourn the meeting. Baker SECONDED. All Commissioners present agreed.** Lyttle adjourned the meeting at 9:40 p.m.

Mark Heller  
Executive Director

Annette Lyttle  
Chair