

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

Dec 08, 2008

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 6:35 p.m. Commissioners present were:

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

Councilor Oxman, Mark Heller and Janis McBurney were also present.

Approval of Minutes -

Johnston called for a motion to approve the business meeting minutes of November 10, 2008. **Baker MOVED to approve the business meeting minutes. Imse SECONDED. All Commissioners present agreed.**

Public Comment

– Brenda Ohlschwager, Executive Director of the Rocky Mountain Quilt Museum, and architect Peter Ewers, apprised the Board of their plans in detail for relocating the museum. Ohlschwager advised that the museum will be celebrating their 20th anniversary in May of 2010, and that they plan to be in their new facility by that time. She gave a presentation including the past history and present operations of the Rocky Mountain Quilt Museum. She advised that they currently have over 500 quilts in their permanent collection, and have over a 3,000 volume resource and research library. The museum has 96 volunteers and 10 paid staff. She advised that they are a “destination museum” and currently draw in over 15,000 visitors a year to Golden. She noted that there are eight stand alone quilt museums in the United States, and provided information on these to the Board as well. She apprised the Board of the set-up in their existing location – being scattered throughout ten rooms on two floors - and their need for more space. Ewers noted that through some work with GURA on the façade program, he and Ohlschwager found each other, and have been working on a plan to relocate the museum to 1213 Washington Avenue, the former Image Designers. The plan includes the museum occupying the first floor, and also the entire upper floors of both Image Designers and Spirits in the Wind Gallery. They would also build an addition to the rear of the second floor. Ceiling heights were discussed, as well as the need to have a single cohesive space designed specifically for a museum. Ewers advised the Board of the project estimate received from Happel and Associates, and noted that they will be starting the façade in February 2009. Ohlschwager also provided information on the lease agreement terms with the owner of the buildings. She commented that once the relocation takes place and accreditation is received, they anticipate that the museum visitation will double. They noted that they are not requesting anything from GURA as yet, but wanted to apprise the Board of their plans and ask that the Board keep the museum in mind when looking at their upcoming budgets.

Reports of Committees/Matters for the Authority

Finance Committee – Discussion/action regarding Resolution #78 allocating the 2009 Reinvestment Fund – Heller gave a brief update on Resolution # 78 noting that the dates and amounts have been updated. **Bickart MOVED to approve Resolution #78. Imse SECONDED. All Commissioners present agreed.**

Discussion/action regarding Resolution #79 adopting the 2009 Budget and work plan – Heller noted that Resolution #79 would adopt the budget that the Board preliminarily approved in November, and which was passed by City Council without comment on the numbers. **Bickart MOVED to approve Resolution #79. Taylor SECONDED. All Commissioners present agreed.**

Human Resources Committee – Johnston advised that the Human Resources Committee and City Manager will be meeting with Heller on Wednesday, December 10, to conduct Heller's annual review.

Communications Committee – Heller noted that he is receiving bids for the 2008 Annual Report. He reported that the Communications Committee is considering adding historical GURA information to the report in observance of the sesquicentennial. In an effort to reduce costs, Baker suggested an "opt out" postcard wherein an individual could request the Annual Report electronically. After discussion, the Board decided to continue the "hard copy" report.

Development and Operations – Discussion /action regarding redevelopment proposals for Lots 2 and 4 – Faris Cox and Jerry Orten appeared on behalf of Pine Ridge Development to answer any questions that the Board may have regarding their redevelopment proposal. Imse stated that he was unable to attend the HPB meeting, and asked what the status was in terms of a response. Orten stated that he thinks HPB recognizes the fact that the Banks building, as it has been modified, does not necessarily have the sort of historical components that might justify preservation. He stated that the application made to HPB in 2001 was based on a 1950 renovation, therefore, the historical component relates to the 1950's as opposed to the 1800's. Orten further stated that he feels HPB did what would be most beneficial for Pine Ridge Development under the circumstance, while being true to their mission, in granting a 180 day stay, and asking them to come back to them in 90 days to revisit the matter, with no particular guarantees other than to revisit the matter. Taylor asked if they planned on appealing. Cox stated that they did not. Imse asked about what kinds of individual and community feedback they have received. Orten stated he has received feedback that it is difficult to move buildings, and that given its current character of the 1950's renovation, it may not be as attractive to someone given the extraordinary costs to return it to an 1860's building. Bickart enquired as to how much of an increase in footage the building would gain in the event the Banks building was moved. Cox stated it would increase from approximately a 14,000 foot building to a 21,000 foot building. Cox and Orten stated that their proposal is a use related proposal for the Banks family and Orten's law firm. The parking issue was discussed. Cox noted that assuming they can get the building built; they are approaching having 2/3rds of the space occupied. Orten spoke about timeliness issues. Johnston asked if they are at all interested in this proposal if it does not include the Banks Agency property. Orten stated that they do have interest; however, they would really like to do this project with the Banks family. Johnston advised that the Board will discuss this matter further in Executive Session following the Board meeting this evening, and will get back to Pine Ridge Development with the Board's decision as soon as possible.

Discussion/action regarding 13th Street Arch – A discussion was held regarding the cost estimate received from Winston Associates. The Board directed Heller to proceed with obtaining two RFPs for this project. One RFP will be to construct the arch using the existing sidewalks, and the other will be with bump-out sidewalks. With regard to designs "A" and "B" provided by Winston Associates, the Board decided that design "B" is preferred.

Other Business – Update from Council work session of Dec. 4, 2008 - Heller provided a summary of the City Council Work Session held December 4. Topics discussed included the regional wireless network, the possible establishment of Golden Point urban renewal district, and the review of the proposals for Lots 2 and 4 including the fact that the Banks family has been working with Pine Ridge Development because they would like to expand their business for generations to come. Blight studies were also discussed. Upon direction from the Board, Heller will make a presentation at the next meeting setting forth the steps involved in conducting a blight study.

Discussion/action regarding Resolution #80 setting times and place of meetings – Heller noted that GURA's bylaws require that we annually adopt a resolution setting forth the times and place of meetings. **Bickart MOVED for the approval of Resolution #80. Baker SECONDED. All Commissioners present agreed.**

Discussion/action regarding Chapter 11 Bankruptcy filing by DBSI, co-owner with GURA of the Clear Creek Square Parking Garage - Heller apprised the Board of the recent Chapter 11 Bankruptcy filing by DBSI, the owner of the Clear Creek Square office building and GURA's condo co-owner of the Clear Creek Square parking garage. Heller noted that GURA's counsel is aware of this action and has advised GURA that no immediate action is required. This situation will be closely monitored.

Commissioners Concerns – Oxman commented that she definitely supports whatever GURA plans for continuing an urban renewal group in the community, and especially with the Golden Point area. She noted that she appreciates the banners on the Gateway Station Garage.

Baker gave Heller an article containing contacts regarding his request to bring renewable energy to Golden, and spoke about the solar panels on the parking garage at Belmar in Lakewood. Heller advised that he had already checked into putting solar panels on the top of the GURA garages, and found it to be extremely expensive. He further advised that Belmar received millions in funding from Congress for their project. Baker also provided an EDComm update including financial data from Jeff Hansen.

Staff Report – Heller gave an update on the façade program. He commented that the clocks were given to all the City's boards and commissions by the City itself. Heller mentioned the thank-you card from the Chamber of Commerce for the use of storage space in the Gateway Station Garage. Heller also mentioned that he did a "webinar" with Todd Ellis from Town Cast. Heller will discuss this web based video with the City's new Communication's Manager.

Public Comment – Vicki Wagner asked for an update on the Bradley space on Washington Avenue. She was advised that they are simply doing as much work as it takes to keep their permit, and that's it.

Executive Session – **IMSE 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."** Bickart **SECONDED**. All Commissioners present agreed. The Executive Session began at 8:30 p.m. and ended at 9:26 p.m.

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

After the conclusion of the Executive Session, **Imse MOVED that we notify Pine Ridge Development and Courageux Development LLC that we have no choice but to terminate negotiations with respect to their development proposals because the gap between GURA and the developers on the parking issue, because of the city's requirements, is insurmountable at this time.** Bickart **SECONDED**. The motion passed six to one.

Adjourn -

There being no further business, Johnston called for a motion to adjourn the meeting. **Bickart MOVED to adjourn the meeting.** Imse **SECONDED**. All Commissioners present agreed. Johnston adjourned the meeting at 9:30 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair