

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

December 10, 2007

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:

Henry Tiberi	Steve Taylor	Bill Fisher	Preston Driggers	Ted Bickart
Paul Imse	A. J. Johnston			

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 12, 2007. **Bickart MOVED to approve the business meeting minutes. Driggers SECONDED. All Commissioners present agreed.**

Public Comment – none

Reports of Committees/Matters for the Authority

Finance Committee – Discussion/action regarding Resolution #72 allocating the 2008 Reinvestment Fund – Heller apprised the Board about Resolution #72. Johnston called for a motion to approve the resolution. **Bickart MOVED to approve Resolution #72. Imse SECONDED. All commissioners present agreed.**

Discussion/action regarding adoption of 2008 Budget and Resolution #73 - Heller briefly commented on the 2008 budget and the draft that the Board considered at the last meeting. With regard to insurance rates, Johnston asked Heller if he was aware of any other Authorities that have parking garages that we might compare rates with. Heller stated that he would investigate. **Imse MOVED to approve Resolution #73. Bickart SECONDED. All commissioners present agreed.**

Human Resources Committee – none

Communications Committee – Imse advised that we should be able to meet the target date of the end of March.

Development & Operations – Adopt 2008 Work Plan – Johnston called for a motion to adopt the 2008 Work Plan. **Bickart MOVED to adopt the 2008 Work Plan. Imse SECONDED. All commissioners present agreed.**

Discussion/action regarding property redevelopment priorities – Taylor and Johnston shared information such as availability, size, cost, and the likelihood of remediation on the 7-11 property with the Board. Driggers passed around a template for the Board to fill in their ideas on long term projects. A discussion was held, including sign maintenance, using GURA’s tools to assist owners to improve their property, and the Green Center. Johnston stated that the goal of the next meeting is to get all ideas on the table, then narrow it down to one or two to examine the feasibility of the idea, and go from there. Heller noted that GURA owns the two parcels on either side of the new parking structure.

Discussion/action regarding Gateway Station update – Spandrel color – Heller will get color samples for the Board to review and then a decision will be made.

Issue with upper “Juliette” balcony on Jackson stairs - Heller advised the Board of a design error with the upper Juliette balcony on the Jackson Street stairs, and various remedies were discussed. Bickart expressed concern that this may interfere with being granted the certificate of occupancy from the City. The Board gave Heller the authority to do whatever is expedient to allow for the opening of the garage.

Streetlights and trees – Heller advised that street lights are not required because there is enough light coming from the garage itself, and the trees will be planted in the spring.

Insurance: Heller advised that he received the construction insurance binders, and everything is in place.

Punch list/CO/Substantial Completion discussion - Heller provided an update and noted that there is a difference in the Redevelopment Agreement and the Fixed Price Agreement as to when the garage is considered done. The Redevelopment Agreement says that the garage is done when a Certificate of Occupancy is obtained. The Fixed Price Agreement says that the garage is done when it is “substantially complete.” A discussion regarding the agreements was held. Heller also advised the Board of a difference in interpreting the RDA language regarding the deadline to exercise the Phase 2 option with John Lasell, and there was further discussion. Heller gave an update on the concrete stress tests, and the artificial stone along the base of the parking garage. The Board discussed having some sort of a ceremony when the garage opens, and a ribbon cutting was mentioned as a possibility. Heller will first schedule a walk-through tour of the garage for the Board and Councilor Oxman.

Other Business – Update from Council work session of Dec. 6, 2007 – Heller stated that Johnston, Imse and Bickart attended the meeting, with Johnston giving GURA’s summary, and remarked that there were relatively few comments and questions. Councilor Oxman discussed clarification of roles between GURA and EDCOM. She advised of Jacob Smith’s plans to meet with the chairs of all of the boards and commissions to discuss what things should be continued and what needs to be changed. The procedure involved in changing GURA’s boundaries was discussed. Heller noted that the Historic Preservation Board would like to meet with GURA to discuss the façade program. It was decided that this will be targeted for the first meeting in February.

Discussion/action regarding Resolution #74 setting times and place of meetings - A brief discussion was held regarding GURA’s meeting dates. **Imse MOVED to adopt Resolution #74 establishing the 2008 meeting times and place, as amended to meet at 7:00 p.m. on February 11, 2008. Bickart SECONDED. All commissioners present agreed.**

Discussion/action regarding revision to Colorado Business Bank Loan – The revision to the Colorado Business Bank loan, which provides more flexibility, was discussed. **Imse MOVED to accept the revision. Bickart SECONDED. All commissioners present agreed.**

Discussion/action regarding Parks & Rec Master Plan – Imse passed out an excerpt from the Parks and Rec Master Plan dated 10/24/07 which proposes turning the parking lot located on the north half of the block of land on 12th Street between Miners Alley and Arapahoe Street into a park. A lengthy discussion was held. Heller will write a letter to Rod Tarullo and to City Council addressing the sentiments of the GURA Board.

Commissioners Concerns – Councilor Oxman apprised the Board of her meetings with Sid Stillman from the Ace High regarding his desire to put up gutters on his awning. Heller advised that he had previously talked to Mr. Stillman about the same matter. With regard to long term additional items for GURA, Oxman mentioned that our two alleys need attention.

Taylor thanked Imse for volunteering for the upcoming Mitchell School mock congressional hearing and stated that Jacob Smith had also volunteered. Johnston said that he would be happy to volunteer, as well. Taylor expressed concern about legislative actions that are in progress that might change our environment without property taxes. Heller apprised the Board of these actions, and stated that he will keep the Board informed of such matters.

Driggers mentioned that he wanted to make sure that letters to business owners regarding our façade program get mailed in early January. He advised that he has information, including pricing, on fiberglass models of hats in the event that the Board decides to develop a Buffalo Bill's hat theme for the upcoming sesquicentennial. He asked about the problem with the squirrels chewing the holiday lights, and Heller advised that Mark Payne, our holiday lights installer, had been in Golden earlier in the day and the situation was remedied for the time being.

Staff Report - Heller advised that intern Kristin Sullivan had accepted a position as an economic development planner and that her time with GURA was key in getting that position. Heller advised the Board of the position of the Planning Commission with regard to Clear Creek Commons.

Public Comment – none

Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Bickart SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 8:15 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair