

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

January 8, 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:

A.J. Johnston	Preston Driggers	Paul Imse	Lisa de Graaf	Ted Bickart by phone

Stanley and Tiberi were absent. Mark Heller, Kristin VanValkenburg, Councilor Karen Oxman, Vicki Wagner, Jim Dauer, Brad Haswell, John Lasell, Esther Kettering, and Michael Rubin were also present.

Approval of Minutes

Driggers call for a motion to approve the business meeting minutes of December 11, 2006. **Imse MOVED to approve the business meeting minutes. Bickart SECONDED. The motion carried.**

Public Comment – Vicki Wagner advised that former Golden City Manager Sharon Bennetts passed away and asked the Board to consider naming something in town in her honor.

Reports of Committees/Matters for the Authority

Finance Committee – None

Human Resources Committee –

Update on Executive Director evaluation – Bickart reported on the Human Resources Committee meetings with Heller and City Manager Mike Bestor to discuss Heller’s annual evaluation. Bickart confirmed that after review Heller received a raise and that GURA provided additional funds to his supplemental retirement plan. Bickart commended Heller for his accomplishments in 2006 and discussed Heller’s role in the City’s sustainability initiative.

Communications Committee – None

Development & Operations –

Discussion/action regarding Gateway Station update – Heller discussed the status of the Banks and Lot 4 shoring agreement. There was discussion. Driggers called for a motion to approve the easement with the changes and the addition of the word that along with authorization to execute the agreement. **Imse MOVED. DeGraaf SECONDED. All Commissioners present agreed.**

Heller discussed construction status and noted that weather impacts had delayed the utility work in the alley. He reported that shoring is scheduled for early February with excavation toward the end of the February after the shoring is complete. Heller discussed concerns regarding the use of a 220 ton crane for lifting the pre-cast concrete panels for the garage. Heller advised that NexCore is studying the impact of the weight and movement from the crane on streets and buried utilities and that other alternatives and potential precautions are being considered. There was discussion and the Board agreed that the City should approve the use of the crane. Heller reported that the Qwest telephone and DSL line problems and outages from water leakage into pressure sealed conduit were repaired. He added that the problem was not specifically attributed to the construction.

Heller updated the Board on the status of the Wells Fargo access agreement. There was discussion regarding indemnity, insurance, wording edits in the Force Majeure clause, property access, and air sampling. **Driggers entertained a motion to approve the temporary access agreement. Bickart MOVED and Imse SECONDED. All Commissioners present agreed.**

Heller summarized prior meeting discussion regarding the naming of the new parking garage. Driggers called for a motion to name the garage. **Imse MOVED to name the garage Gateway Public Parking Facility. Johnston SECONDED.** There was discussion regarding a name for documentation purposes and a name to be used on the building signage. **Johnston AMENDED the motion to Gateway Garage Public Parking in some variation on the signage. Imse SECONDED.** There was further discussion regarding the need for directional signage to be coordinated with the City and the addition of a parking map on the website and the directory sign. **All Commissioners present agreed.**

Discussion/action regarding Double D grant request – Driggers advised that the Double D grant request will be discussed at a future meeting.

Other Business –

Discussion/action regarding marketing efforts and lease rates for Gateway Station and Jackson Court – Heller summarized discussions at a prior GURA meeting regarding concerns with the lease rates and expectations surrounding the marketing for Gateway Station and Jackson Court. Brad Haswell, Jim Dauer, Esther Kettering, and Michael Rubin were invited to discuss their current and future marketing efforts. There was discussion regarding number of contacts, various outreach efforts, status of leased space, challenges, proposed lease rates versus advertised lease rates, project quality, leasing ranges, types of businesses, retail versus office, local versus regional and national, website listings and links, space availability and competition, targeted strategies, demographic statistics, intercept survey, sales tax revenue generating businesses, leasing variables, leasing expectations, tenant improvements, and incentives. Because there was not a consensus among the Commissioners relating to the Board taking a position, the owners and agents were encouraged to take the advice and input they had received during the discussion and proceed as they had before. This was all expressed with the Board's encouragement and good wishes and its openness to reconsidering this issue again in the near term.

Downtown Character Plan and focus group update – Heller reported on the focus group meetings and advised that the team of experts is compiling a final report. There was discussion regarding preliminary findings and focus group feedback. Heller advised that the committee meets on January 10 to discuss the remaining research in preparation for the public open houses on February 25 and 26. There was further discussion regarding demographics and perceptions of Golden and the marketing campaign.

Discussion/action re input regarding Historic Preservation Board proposals – Heller advised that the Golden Historic Preservation Board is hosting an open house on January 22, 2007, at 6:00 p.m. at the Golden Community Center to discuss possible changes to the City's historic preservation ordinances to increase HPB's authority to rule on proposals to alter or demolish historic structures and a proposal to allow the HPB to initiate historic designation for certain historic landmarks. There was discussion. The GURA Board agreed to change the GURA meeting starting time to 7:00 p.m. to allow the GURA Commissioners and the GURA liaison to the Historic Preservation Board to attend the open house.

Commissioners Concerns – Imse advised that a draft of the request for proposal for the website project being undertaken with EDComm is underway.

Staff Report – Heller advised that the Hot Zone request for proposal would be published within the week and that the group is working on finalizing the IGA that regulates how all the cities work collectively together. Heller announced that the Chamber of Commerce annual luncheon is Thursday, January 25, at 11:30 a.m. at Rolling Hills Country Club.

Public Comment – Councilor Oxman discussed concerns that were raised about sidewalk shoveling on south Golden Road. There was discussion regarding the magnitude of the recent storms, the excellent job by the City of Golden crews on the streets, and compliance considerations. Vicki Wagner commented on a potential business contact for Golden.

Adjourn

There being no further business, Driggers called for a motion to adjourn the meeting. **Johnston MOVED to adjourn the meeting. Ted SECONDED. All Commissioners present agreed.** Driggers adjourned the meeting at 9:09 p.m.

Mark Heller
Executive Director

Preston Driggers
Vice-Chair