

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

January 9, 2006

The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date in the Golden City Council Chambers 911 10th Street, Golden, Colorado, at the hour of 6:35 p.m. Commissioners present were:

Joe Behm	A.J. Johnston	Preston Driggers	Henry Tiberi	Roya Stanley
Ted Bickart				

Suzie Benz was absent. Mark Heller, Debbie Rainguet, and Vicki Wagner were also present.

Approval of Minutes

Bickart requested a motion to approve the November 28, 2005, business meeting minutes. **Driggers made a MOTION to approve the minutes of November 28, 2005, as presented in the packets. Johnston SECONDED. All Commissioners present agreed.**

Public Comment – None

Reports of Committees/Matters for the Authority

Finance Committee –

Approval of December 2005 Financials – Tiberi presented the financials for December, 2005. He noted that the year-end reports are not audited and not adjusted. Tiberi pointed out that GURA paid off its loan to City of Golden and the parking structure loan with Wells Fargo. He summarized the cash balance and noted that it includes the debt cash reserve as required by Colorado Business Bank for the financing and the funds that are allocated for Washington Square. There was discussion regarding re-categorization of salaries, professional consultant fees, bank charges, and legal fees and expenditures by project. Heller was directed to break out the legal fees, and any other significant fees, by project to include Washington Square, Dauer Haswell, and for the loan financing. **Tiberi MOVED to accept the financial statements for December 2005 subject to year end adjustments and audit. All Commissioners present agreed.**

Human Resources Committee –

Update regarding new General Counsel – Heller announced that GURA hired Carolynne White of Brownstein Hyatt & Farber as General Counsel. There was discussion regarding conflict of interest and the potential for future conflicts.

Update regarding RFQ for Auditor – Heller advised that an ad for Notice of RFQ for Auditor Services will run in the Denver Business Journal on January 6 and 13 with responses due the end of the month.

Communications Committee –

Annual Report discussion – Stanley discussed the plan for the 2005 annual report. There was discussion about format, design, printing options, quantity, and content ideas including successes, routine tasks, completed projects, current projects, foresight, and integration of a reply piece. Stanley requested that article ideas be submitted to Heller.

Development & Operations –

Discussion/action regarding changes to NexCore RDA – Heller advised that the closing is scheduled for January 24. He discussed the status of finalizing the fixed price contract and the budget. Heller advised that negotiation of the contracts with the architect and construction firm were pending.

Discussion/action regarding changes to Dauer Haswell RDA – Heller advised that closing has been delayed until February 2 due to delays of negotiations with the Condo Association on indemnification

versus non-compete. There was discussion regarding the status of negotiations with the Condo Association to allow a building to be built on the parking garage footers that encroach onto Lot A and the Association's response with a request for a non-compete agreement. Heller commented that city review and loan financing also contributed to delays across the board.

Heller distributed a memo from Jim Walsh of Energy Service Associates, the resource efficiency consultant retained by GURA. Heller summarized ESA's report on the Jackson Court Project and noted that ESA felt Dauer Haswell has done a good job with water, energy, and indoor air quality improvements. There was discussion regarding ESA's services, consulting on the NexCore project, and GURA's desire to develop and adopt specific standards. There was discussion with regard to having ESA help design the parking garage.

Economic Development Commission – Behm reported that EDComm hired a new advertising and public relations firm, Cameron Christopher Thomas Advertising. He noted that CCT is in the process of doing research and analysis.

Other Business –

Discussion/action regarding support for Old Capitol building – Heller advised that GURA was asked to accept a pass through from the Golden Civic Foundation to facilitate a \$35,000 grant for the construction of replica chimneys. Heller noted that GURA's legal counsel was consulted and approved. **Stanley MOVED that GURA accept the \$35,000 pass through from the Golden Civic Foundation for construction of replica chimneys. Driggers SECONDED. All Commissioners present agreed.**

Discussion/action regarding Resolution No. 58 time and place of meetings – Bickart discussed Resolution No. 58 that establishes the meeting time and place. Bickart suggested the Resolution be modified to avoid meeting cancellations due to Thanksgiving and Christmas holiday conflicts. Heller noted that Section 1 of the Resolution will be modified to read "The Golden Urban Renewal Authority's regular scheduled meeting day will be the second and fourth Monday of each month, except there will be no meeting on the 4th Monday of November and the 4th Monday of December." **Tiberi MOVED to except Resolution No. 58 with the modifications that Heller recited. Driggers SECONDED. All Commissioners present agreed.**

Discussion/action regarding Resolution 59 Reinvestment Fund – Heller commented on the background of and purpose for the Reinvestment Fund as well as GURA's commitment for funding. There was discussion regarding efforts for marketing Downtown Golden, including business attraction and retention and the entities responsible for these tasks. Heller advised that GURA is developing an exit survey as well as a survey that would provide information on the existing business environment. There was further discussion regarding how to identify desirable businesses, how to attract them to Golden, and the role of brokers. Vicki Wagner suggested someone contact Larry McInroy who expressed an interest in helping to market Golden. Bickart entertained a motion to approve Resolution No. 59. **Stanley MOVED to approve Resolution No. 59. Driggers SECONDED. All Commissioners present agreed.**

Discussion/action regarding Millstone Condo parking issue – Heller presented information on the ratification idea of charging Millstone \$48,000 for GURA to pledge not to pledge six of its public parking spaces with anyone else besides Millstone, pursuant to the city code for zoning credits based on 50% replacement costs. **Behm MOVED to have Heller direct an agreement with these general terms. Tiberi SECONDED. All Commissioners present agreed.**

Discussion regarding Downtown Design Guidelines Process – Heller discussed the memo from Steve Glueck which summarized the first subcommittee meeting. He added that since then a decision was made to re-propose that the committee of GURA, Planning Commission and the Historic Preservation Board be expanded to include Parks and Recreation and that the planning area be expanded from the commercial district of downtown to include the natural axis of Clear Creek. There was discussion regarding community planning effort and expanding the GURA District.

Heller discussed the Blight Study excerpt by Ken Schroepel and noted that Lakewood used Schroepel for their recent Colfax corridor urban renewal plan. There was additional discussion regarding the community planning process, resources, task force, Lakewood's success, a work session, and collaboration opportunities. Bickart requested a motion to support working with Planning Commission, Historic Preservation Board, and Parks and Recreation. **Tiberi MOVED that GURA support working**

with the Planning Commission, Historic Preservation Board, and Parks and Recreation for further studies appropriate to Downtown adjoined to the Clear Creek corridor axis and further districts as may emerge in continued studies **in this specific first project and any continuing projects. Driggers SECONDED. All Commissioners present agreed.**

Discussion regarding revision and additions to GURA – No further discussion.

Commissioners Concerns – Driggers shared an article from *The Denver Post* that referenced eminent domain petitions at the Stock Show which referred to the tower issue in Golden. Heller mentioned that there is a Bill being introduced this session on eminent domain which CML is lobbying against it. Bickart arranged for Stanley to make the GURA presentation at the City sponsored Board Appreciation Dinner. There was discussion regarding three upcoming events, the City sponsored board appreciation dinner on January 31, the Chamber sponsored Taste of Golden on January 26, and the annual Chamber Luncheon that will honor GURA as the 2005 Civic Award winner. Heller clarified that GURA will pay for Board Members to attend the Annual Chamber Luncheon.

Staff Report – Heller noted that Council must review the Budget and Work Plan per the IGA before it is adopted. He advised that City Council will review the budget and work plan at the semi-annual meeting with Council on February 16. Heller added that Executive Session XI was not necessary.

Public Comment – Wagner encouraged everyone to attend the Chamber Taste of Golden and to do their part to help fill five seats on the Planning Commission.

Bickart entertained a motion to go into Executive Session for the annual review of the Executive Director, the Administrative Assistant, and other personnel matters under C.R.S. Section 24-6-402(2)(f). Tiberi MOVED to go into Executive Session. Driggers SECONDED. All Commissioners present agreed. The Executive Session began at 2034 and ended at 2050.

Bickart confirmed that the participants in the Executive Session included Joe Behm, A.J. Johnston, Preston Driggers, Henry Tiberi, Roya Stanley, Theodore Bickart, Mark Heller and Debbie Rainguet and called for notification of any improper action in violation of open meetings law. Bickart acknowledged that there were none and moved to the next agenda item.

Driggers MOVED to endorse the recommendation made during the Executive Session on the \$81,000 salary and \$2,000 bonus for the Executive Director. Stanley SECONDED. All Commissioners present agreed.

Driggers MOVED that Resolution No. 60 which provides Debbie Rainguet to become a City employee to begin at the wage of \$17/hour plus benefits and a 30 hour work week under the terms of GURA's MOU. Stanley SECONDED. All Commissioners present agreed.

Adjourn

There being no further business, Bickart requested a motion to adjourn. **Behm MOVED to adjourn the meeting. Johnston SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 8:50 p.m.

Mark Heller
Executive Director

Theodore Bickart
Chair