

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

### January 12, 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	Annette Lyttle	Philip Baker	Steve Taylor	A.J. Johnston
Ted Bickart				

Councilor Oxman, Mark Heller and Janis McBurney were also present. Lyndall McLetchie was absent.

#### **Approval of Minutes -**

Johnston called for a motion to approve the business meeting minutes of December 8, 2008. **Bickart MOVED to approve the business meeting minutes. Imse SECONDED. All Commissioners present agreed.**

#### **Public Comment – none**

#### **Reports of Committees/Matters for the Authority**

**Finance Committee** – Heller noted that the 2009 GURA Budget has been included in the packet to assist the Board while discussing work plan priorities.

**Human Resources Committee** – Johnston reported that the Human Resources Committee met with Heller and Mike Bestor on December 10, 2008 to evaluate Heller’s performance.

**Communications Committee** – Imse and Heller provided an update on the 2008 Annual Report, advising that the draft is nearing completion.

**Development and Operations – Discussion /action regarding 13<sup>th</sup> Street Arch -** Heller advised the Board that the RFP has not yet been published due to the fact that additional engineering modeling had to be completed to determine site lines to traffic signals, turning lanes for large trucks and busses, and whether or not it would otherwise affect traffic. He further advised that since the engineering modeling is now complete, and it has been determined that the arch will not create any obstacles or hazards, the RFP should be published by the end of the month.

**Update regarding Business Attraction and Retention Strategies** – Heller apprised the Board of his meeting with the Development and Operations Committee last week in which they made some changes to the Business Attraction and Retention Strategic Plan. The changes included putting together a “field package” containing information that potential merchants are most interested in. This would include a coordinated showing of Golden for several businesses simultaneously, and might possibly include an overnight stay along with other enticements. Other changes included a gift card program that uses Visa and MasterCard, and promoting alternative transportation and parking codes that would facilitate redevelopment.

**Other Business – Discussion/action regarding prioritization of 2009 Work Plan and loan draw -** In addition to the three items added to business attraction and retention strategies that are not listed in the work plan, Heller discussed a new idea of using the American Mountaineering Center’s auditorium as a local independent movie theater. The Board shared their thoughts in support of this idea. Heller will continue investigating this matter and report back to the Board with his findings. Following up

on Oxman's request, Heller went into greater detail than the previous meeting on his findings regarding the Town Cast video interviews. PV was the last item discussed that is not listed in the work plan. After discussion, the Board determined that the number one item on the work plan is the 13<sup>th</sup> Street arch and corridor, followed by business attraction and retention generally, and they provided insight to Heller regarding prioritizing the other work plan items. With regard to the loan draw, the Board decided that it is wise to wait due to the November 2009 deadline to decide on any remaining balance.

**Discussion/action regarding process for creating new urban renewal districts and regarding other downtown organizations** – Heller summarized the blight study handouts contained in the packet. After discussion including some uncertainty, it was decided that Heller will speak with counsel again and report his findings to the Board.

**Discussion/action regarding Chapter 11 Bankruptcy filing by DBSI, co-owner with GURA of the Clear Creek Square Parking Garage** - Heller reported that we will receive a notice from the U.S. Bankruptcy Court when it is time for GURA to take action.

**Commissioners Concerns** – With regard to business attraction and retention, Baker mentioned an idea similar to Westword's "Best of Denver" wherein we would do the "Best of Golden." Since this is possibly a city-wide idea; Baker will mention this at the next EDComm meeting.

Lyttle had a question about Scrambowl, and advised that she will be unable to attend the next meeting.

Taylor requested an update on downtown recycling. Heller advised that the demo recycling cans have been ordered, and should be arriving shortly.

**Staff Report** – Heller gave an update on the Rocky Mountain Quilt Museum's relocation plan. He advised that he presented HPB a summary of all the façade programs underway, so they have now been formally apprised of the entire program. With regard to web hosting, Heller informed the Board that GURA will cover the 2009 fees for all of the websites created by Barb Warden in 2008. Lastly, he announced that he recently participated in a conference call with the Colorado American Planning Association which is considering a bill whose purpose is to address the problem of urban renewal in greenfields. While he supported this concept, the language of the bill went far beyond the greenfield issue and would create new and very serious limitations on the kind of urban renewal projects that have worked so well in Golden. A brief discussion was held.

**Public Comment** – none

**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 4 of the Golden Gateway Station Minor Replat Number 2." Baker SECONDED. All Commissioners present agreed. The Executive Session began at 8:10 p.m. and ended at 8:20 p.m.

Johnston confirmed that the participants in the Executive Session included A.J. Johnston, Paul Imse, Steven Taylor, Ted Bickart, 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.

**Adjourn -**

There being no further business, Johnston called for a motion to adjourn the meeting. **Bickart MOVED to adjourn the meeting. Taylor SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 8:22 p.m.

Mark Heller  
Executive Director

A.J. Johnston  
Chair