

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

January 28, 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 6:30 p.m. Commissioners present were:

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

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

Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of January 14, 2008. **Bickart MOVED to approve the business meeting minutes. Driggers SECONDED.** Heller received clarification from the Board on the Xcel dispute motion set forth in the minutes. Johnston requested a change in the wording in the Finance Committee paragraph, and also under Lot 2 option and Parking Condominium terms. **All Commissioners present agreed, as amended.**

Public Comment – Dr. Chuck Courtad, Jim Hubbard, Walt Kaesler, Shawn Josserand and Rick Sommers from the Renewable Energy Demonstration Center gave a 2008 Objectives presentation. A discussion was held. The Board suggested that they proceed by going through GURA's grant application process.

Reports of Committees/Matters for the Authority

Finance Committee – Heller advised that a meeting with Jeff Hansen will be forthcoming regarding reformatting according to Hansen's proposal. He further advised that he received a call from Wagner Burke and Barnes regarding scheduling GURA's audit.

Human Resources Committee – none

Communications Committee – Annual Report update - Heller stated that the Annual Report is on schedule.

Discussion/action regarding communication with property and business owners - With regard to communications involving GURA and the business community, Driggers reported that a Communications Meeting will be set in the near future. He apprised the Board of items that he and Imse compiled in an effort to improve communications, and requested input from the rest of the Board.

Development & Operations – Discussion/action regarding LEED proposal – Driggers led a lengthy discussion regarding the draft LEED Rating Standards resolution contained in the packet. Items discussed included conception; actual implementation and practice; the definition of “major” as in major renovation projects; feasibility; different accreditations i.e. silver, gold and platinum; certification costs and the impact on property value. Heller commented that the Community Sustainability Advisory Report declined to recommend the LEED Rating Standards, and also that the City Building and Planning Department is leaning away from LEED. Heller recommended that the Board keep working on a policy and suggested that the Board decide if they want to make the new policy ahead of the Advisory Board, or wait to follow their lead. Driggers expressed concern with the length of time this may take, and stated that he would like a policy in place. Heller commented that the advantage of waiting for the City to adopt their standard first is that the City and the GURA District would be uniform in having the same standards.

The disadvantage would be the time element involved or that it may not happen at all, and building projects will come before the GURA Board. Tiberi recommended seeking the opinions of various architects to further educate the Board. It was decided that a local architect will be invited to a Board business meeting at which time the LEED Rating Standards issue will be re-addressed.

Discussion/action regarding property redevelopment priorities – Taylor led a discussion and requested more information on each of the priorities discussed at previous meetings. He stated that we not only need to look at the projects that the Board decided they would like evaluated, but also identify the benefits of those projects to the community. A discussion was held. Heller will continue working on this project.

Discussion of adjustments to GURA District and related matters - Bickart presented five maps - two containing the current GURA district boundaries, and three containing potential GURA district boundaries - and led a discussion regarding same. Financial and legal challenges were addressed. Heller explained the blight study including the eleven different blight factors set forth by statute. The relationship between the Property Redevelopment Priorities list and the maps was discussed. The time frame was also discussed, and it was noted that this matter could take several years. Johnston commented that he would like to continue with this matter; however, he would like to see actual accomplishments by year-end. The consensus was to table the matter for the time being.

Other Business – Heller apprised the Board of upcoming meetings with merchants on the façade program, and reminded the Board that the façade and website grant programs will open on February 11.

Commissioners Concerns - Fisher asked about offering to work with various businesses in the 13th Street corridor area. It was noted that the businesses in question received the Downtown Character Plan, Golden Business Survey, Memorandum Regarding Downtown Character Plan Input, and Memorandum Regarding 2008 Grant Programming, by hand delivery.

Staff Report – McBurney passed along the thanks received for the display board in Loveland Garden from the Golden Cultural Alliance meeting she attended. She apprised the Board of GCA's need for signage and banners, and that they intend to put together a presentation for the GURA Board. McBurney also passed along an idea received from a member of the Table Mountain Garden Club regarding painting transformers.

Heller commented that during his absence, the files from the basement of 1111 Washington Avenue were moved to GURA's current location. Heller also noted that the floor insulation of 922 Washington Avenue was completed during this time.

Public Comment – none

Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Imse SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 8:38 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair