

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

January 23, 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 6:32 p.m. Commissioners present were:

Preston Driggers	Henry Tiberi	Ted Bickart	Joe Behm at 6:34p.m.	

A.J. Johnston, Suzie Benz, and Roya Stanley were absent. Mark Heller, Debbie Rainquet, Vicki Wagner, Skip Ahern, Dave Anderson, and Carolynne White were also present.

Public Comment – Vicki Wagner asked for an update on the NexCore closing and was advised that no specific date has been set at this time.

Commissioner Behm arrived at 6:34 p.m.

Approval of Minutes

Bickart requested a motion to approve the January 9, 2006, business meeting minutes. Driggers requested two corrections. The word “thee” in the third sentence under discussion of Resolution No. 58 was changed to “there” and the last sentence under Staff Report was changed to add “Item No.” after Executive Session. **Tiberi made a MOTION to approve the minutes of January 9, 2006, as corrected. Driggers SECONDED. All Commissioners present agreed.**

Public Comment – Skip Ahern, the owner of the Loveland, Coors and Schultz buildings, provided an update on the progress since the November 3 fire and discussed a possible expansion that would include a reconstructed mansard roof to increase the building space by 50 percent from 12,000 to 18,000 sq. ft. with 3,000 to 4,000 sq. ft. on the third floor, 1,000 sq. ft. on the second floor, and 400 sq. ft. on the ground floor. There was discussion regarding floor plans, ceiling heights, access, parking needs, cash in lieu options, alley improvements, and a green area. Heller noted that they had discussed what it means to have a gap, projected increments, and GURA’s role. Ahern will contact Heller when more information is available and he determines the project is ready to move forward. Heller introduced GURA’s new legal counsel, Carolynne White of Brownstein, Hyatt & Farber. White discussed her background and current projects. Bickart requested that Item V.4.a. be moved to the end of the agenda.

Reports of Committees/Matters for the Authority

Finance Committee – None

Human Resources Committee – None

Communications Committee – None

Development & Operations –

GURA Plan revision discussion – Bickart summarized that the Board previously approved an action to accept an amended proposal to become part of the Downtown planning effort on behalf of four groups who will look at the current district and how to grow it. There was discussion on how to craft the process, reach stakeholders, define stakeholders, and tailor a message to motivate participation and create community awareness. Discussion continued regarding blight studies, identification and selection of potential urban renewal areas including non-contiguous areas, commercial versus residential, community indicators, livability index, the role of Urban Renewal Authorities and City Council, affordable housing, and formulating and developing a strategy. There was additional discussion on the article, “Characteristics of Successful Downtowns,” EDComm’s role, community-based planning, how new districts would be administered, and the staging of new districts. Bickart advised that the GURA Board will make a

presentation to City Council on February 16 and encouraged all Board members to attend. Bickart advised he will work with Heller to prepare a Power Point presentation for Council.

Economic Development Commission Update – Behm advised that the new public relations agency is conducting focus groups and will report findings at their next meeting.

Other Business –

Discussion/action regarding proposed Bylaws changes – Heller presented a memo of proposed Bylaw changes for discussion and advised that in order to amend the Bylaws, a notice needs to be published in the newspaper before the Board can vote. There was discussion. Heller was directed to order a seal and modify the wording to reflect current practices relating to treasurer duties, signatories, expenditure limits, financial report timing, and order of business. Heller noted that GURA's legal counsel will review any proposed changes.

Discussion/action regarding policy on future parking zoning credits – Heller discussed parking zoning credits and asked for feedback on establishing a policy for responding to parking requests. Heller clarified that parking credits are not a dedicated private space but recognition that a business will generate a need for a space and that enough parking spaces are available according to code. There was discussion on how garage spaces are pledged, usage tracking, expanding the current garage, the need for an engineering study to determine feasibility of adding a garage tier, the option of building a larger garage on 13th and Jackson, time limits, turnover rates, permits, kiosks, fees, and current practices. Heller summarized that based on the discussion the Board does not wish to pledge 100 percent of the parking garage spaces, a percentage needs to be established to determine when more parking is needed, and a per space cash in lieu fee needs to be determined, possibly at 50 percent of the replacement cost to help finance future parking needs. Based on those factors, a policy should be established for granting spaces to avoid pledging all spaces to the first person who asks.

Discussion/action regarding Resolution 61 – Rescinding Resolution 60 – Heller presented Resolution No. 61. There was discussion. **Driggers MOVED to pass Resolution No. 61, as found in the packets, rescinding Resolution No. 60. Tiberi SECONDED. All Commissioners present agreed.**

Commissioners Concerns – Driggers discussed the request by the JeffCo Sheriff's office to have their Mounted Patrol in Downtown Golden and commented that he would like to have them possibly with "in-training" banners on the back of the horses. There was discussion and general agreement to allow the Mounted Patrol in Golden. Tiberi expressed concern that the Board not forget about small stuff as it embarks on grand scheme Downtown planning, noting that lack of code violation enforcement and similar smaller issues can destroy larger accomplishments. Heller will follow-up with City staff.

Staff Report – Heller advised that NexCore is working on their financing and that a closing date has not been set. Heller noted that Dauer Haswell is planning to close on February 2 but that the parking garage footer and indemnification issue is still being negotiated. Heller spoke to Downtown Merchants, Visitor & Convention Bureau, and Golden Cultural Alliance regarding the CCRA Main Street 101 Workshop and as a result, half a dozen people have volunteered and Foothills will host the reception. Heller commented that after sharing the Colorado Business Committee for the Arts impact of the arts study, GCA members will complete the same survey used in preparing the CBCA study to look at the arts impact in Golden. Heller commented on his planning class and reminded the board of several upcoming meetings including the Chamber luncheon, the City's Board Appreciation Dinner, and the downtown planning subcommittee meeting on February 8.

Public Comment – Vicki Wagner commented on the downtown planning and made the Board aware of a joint commission convened some time ago by Steve Glueck to look at the Ford Street corridor.

Adjourn

There being no further business, Bickart requested a motion to adjourn. **Tiberi MOVED to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 9:04 p.m.

Mark Heller
Executive Director

Theodore Bickart
Chair