

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

### February 11, 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 – 10<sup>th</sup> Street, Golden, Colorado, at the hour of 7:00 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 28, 2008. **Bickart MOVED to approve the business meeting minutes. Driggers SECONDED.** Driggers requested a change in the wording in the Discussion/Action regarding LEED proposal paragraph. **All Commissioners present agreed, as amended.**

### Public Comment – none

### Reports of Committees/Matters for the Authority

**Finance Committee** – Heller reported that we are in the process of gathering the documentation for our audit. He advised that our bookkeeper has accepted a position with a different firm, and that she will begin training her replacement soon. The new bookkeeper will be invited to a meeting concerning the new financial reporting format. Heller advised that we will try to have the year-end financial report available at the next meeting. He commented that GURA was reimbursed by the City for some of our sustainability expenses, and reminded the Board that GURA agreed to pay the annual ICLEI membership fee of \$600.00 for the first three years.

### Human Resources Committee – none

**Communications Committee** – Heller noted that the Annual Report is on schedule, and that another meeting is set February 19. He also noted that an Outreach Meeting is scheduled February 18.

**Development & Operations – Work Plan Review** – This item was placed on the agenda at the request of Johnston, given the fact that many new projects were brought up at the last meeting, to provide specifics and give direction to Heller. Staffing was briefly discussed. A lengthy discussion on Public Art was held. Pros and cons, including possible locations and the life span of a mural were discussed. Heller suggested checking into the possibility of a mural on a large vinyl banner that would be moveable. Redevelopment projects and pedestrian friendly amenities were also discussed. Heller will give these matters priority thought and research, and will report back to the Board with his findings at the next meeting.

**Discussion/action regarding property redevelopment priorities** – A discussion exploring the best use for Lots 2 and 4 was held. The 13<sup>th</sup> Street corridor and streetscaping were also discussed at length. Priorities were evaluated. It was agreed that Lot 4 will be held in abeyance for the time being. Heller will pursue outreach with regard to the 13<sup>th</sup> Street corridor by contacting Winston and Associates to perform a streetscape study, and will report back to the Board with his findings. Given the fact that the Gateway Station Parking Garage is complete, Heller presented an idea that we experiment with finding a safe and

aesthetic way to block some of the parking lanes on Washington Avenue on a temporary basis for some period during the summer months. Heller will solicit input from downtown merchants before proceeding.

**Discussion/action regarding Gateway Station update – Extend deadline on Phase 1A** - Heller apprised the Board of his communications with Carolynne White regarding extending the deadline on Phase 1A. A brief discussion was held. The Board agreed to extend the deadline.

**Perimeter Drain** – Johnston reported that NexCore would like the perimeter drain deleted from the contract. After a brief discussion, including the fact that GURA would receive a credit on a negative change order, it was decided that the perimeter drain will be deleted from the contract.

**Phase 2 option and parking** – Heller advised that NexCore has agreed in principle to the motion adopted by the Board at its January 10 meeting. However, NexCore proposed a 50% cost share for paving Lot 2, effective only if the option is actually exercised. A lengthy discussion was held, including dust control and alternative surfacing treatment ideas. Heller reminded the Board that regardless of whether or not Nexcore exercises the option, they are obligated to grade Lot 2. Should they choose to exercise the option, NexCore will pay the non-refundable earnest money on June 1, and will have the responsibility of paying half, up to \$12,500, towards the surface covering of GURA's choice. It will be GURA's responsibility to get the work done. Tiberi expressed concern that \$25,000 may not be sufficient to accomplish the surface covering. Heller will obtain an estimate from the City regarding approximate cost. Heller advised that NexCore has also requested that it be allowed to purchase parking spaces in the garage in the event that it proceeds to Phase 2. A discussion was held. The board agreed that NexCore will be permitted to purchase up to thirty-five parking spaces. The Board also agreed to permit NexCore to transfer its Phase 2 option to an affiliate of NexCore.

**Transformer enclosure** – The Board agreed to pay half of the cost for the transformer enclosure, up to \$3,000.00. In response to Driggers' request for a quote on putting handrails on the alley level of the garage, Heller reported a cost of \$4,079.00 and the Board approved that expense. Heller advised that the stain for the precast spandrel has arrived, and that 1' x 1' samples will be available for the Board's review next week. The Board had previously requested 4' x 8' drywall samples, but was advised that these would not give a true color rendition of what the stain will actually look like on the building. The Board decided to request both sizes and kinds of samples.

**Other Business – Meet with Historic Preservation Board regarding GURA façade program** – Roger Matteson, Historic Preservation Board, stated that HPB supports GURA's façade improvement program and the use of the draft downtown design guidelines. Glueck reiterated the invitation to a meeting that the Planning Commission is hosting with downtown property owners and architects that participated in a focus group last year on the proposed downtown design guidelines and standards, on February 20. With regard to the roles and responsibilities of EDCOM and GURA, Glueck suggested that this topic be placed on the agenda to be discussed at GURA's next meeting.

**Council Calendar review** - Heller apprised the Board of City Council's calendar for the upcoming months as it relates to GURA's work or work previously done by GURA, including the sustainability effort, walkability, and affordable housing. He advised that Mayor Smith is creating a bike task force. A discussion was held regarding the role of the GURA Board and its relationship to EDCOM. Heller advised that the GURA Board interviews will be held May 1.

**Commissioners Concerns** - Driggers advised that the Downtown Character Committee is having a meeting in March and will have one final presentation before City Council.

**Staff Report** – Heller reported that the first three year term in GURA's office space is up in May, and advised the Board of his negotiations with the landlord and also of the details of another space he checked into. It was decided that the GURA office would remain at the same location. He advised the Board of a rate increase request from Carolynne White, attorney-at-law. After discussion, the Board decided to make an alternative offer to White, which would equate to a 5% increase per year. With regard to the Gateway Station garage insurance rates, Heller reported that since the garage is GURA owned, the City can and will insure it. Tiberi raised the question of what happens if we sell parking spaces and could we license them as opposed to selling them. Heller will check into this area of concern. With regard to 2007 year end sales tax, Heller stated that it was up 2.7% in downtown from the prior year. Heller also gave an update on GURA's 2008 Grant Program which opened this morning at 8:00 a.m.

With regard to the Hot Zone, Heller reported that the Board recently gave C-Com a two month extension of time to obtain their funding. Heller reminded the Board of the upcoming Buffalo Bill Birthday Family Celebration to be held February 24.

## **Public Comment** – none

## **Adjourn**

There being no further business, Johnston called for a motion to adjourn the meeting **Bickart MOVED to adjourn the meeting. Tiberi SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 9:35 p.m.

Mark Heller  
Executive Director

A.J. Johnston  
Chair