

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

February 13, 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:

Joe Behm	Preston Driggers	Henry Tiberi	Suzie Benz	Ted Bickart

A.J. Johnston and Roya Stanley were absent. Mark Heller, Debbie Rainquet, Jim Dauer, Brad Haswell, and Carolynne White were also present.

Public Comment – None.

Approval of Minutes

Bickart requested a motion to approve the January 23, 2006, business meeting minutes. **Driggers made a MOTION to approve the minutes of January 23, 2006. Benz SECONDED. All Commissioners present agreed.**

Reports of Committees/Matters for the Authority

Finance Committee –

January financial update – Tiberi presented the January financial update. There was discussion regarding budget versus actual, the reinvestment fund, special funds payable, and taxes receivable. Heller will clarify whether the reinvestment fund is part of special funds payable on the balance sheet. Benz will follow-up with the bookkeeper and Tiberi on adjustments that need to be made.

Auditor selection – Tiberi advised that Wagner, Burke & Barnes was selected to audit GURA's 2005 financials. There was discussion regarding the request for qualifications and options for the 2006 audit. Heller advised that the audit is scheduled for Thursday, March 2.

Human Resources Committee – None

Communications Committee – Rainquet advised that Fixler Davis will design the 2005 annual report and that work is just beginning on the articles.

Development & Operations –

NexCore and Dauer Haswell updates – Heller introduced Jim Dauer and Brad Haswell and updated the Board on the status of their project and negotiations with DBSI. Dauer noted that the agreement with DBSI as the parking garage condo partner would grant permission to J&B Holdings for three things, (1) to build a fire wall which allows them to build up to the property line, (2) to move the utilities that are currently located on the property J&B is trying to take possession of, and (3) to build over and on top of the footings of the parking garage that encroach 2 to 8 ft. onto the property J&B is trying to take possession of. There was discussion regarding DBSI's demands and lack of cooperation, options to resolve contract negotiations, damage risks, insurance, indemnification, design and structural options, and utility relocation. Haswell advised that they won't proceed with construction until they have something in writing from DBSI. Dauer will get Heller a rough cost estimate for structural modifications that relate to the footers.

Heller advised that a meeting is planned for later in the week with Dauer Haswell, Nexcore, the contractors, Dan Hartman and Steve Glueck to discuss logistics of both construction sites.

Heller advised that the Nexcore deal will close on February 14 and that location of their sales trailer will be discussed as part of the construction site logistics meeting. Heller discussed the environmental clean up process and status of negotiations with Wells Fargo to locate injection and monitoring wells on their property between Ford and Jackson. There was discussion regarding options for relocating the proposed wells and the time implications and costs associated with it.

GURA Plan revision discussion – Driggers summarized a meeting that he, Johnston, and Heller attended with representatives from Planning, Parks, and Historic Preservation Board to discuss potential boundaries for a proposed downtown design plan area. There was discussion regarding current boundaries of the downtown area as it relates to Code 18.40, the GURA district, and options for proposed boundaries for the new downtown guidelines. Heller discussed the main goal of the committee which is to revise the current Urban Renewal Plan. He added that as part of that process, the same joint committee of City staff and various boards will use the GURA Plan as a springboard and organizing principal for re-evaluating what the community thinks Downtown Golden should look like and where the boundaries should be and also allow the committee to study different parts of the City for urban renewal. There was discussion. Heller summarized that the memo presented in the packet will be in front of Council during their work session later in the week, and he encouraged the Board to attend that meeting.

Downtown Planning update – This item was discussed as part of the GURA Plan revision discussion.

Council work session discussion – Heller advised that Bickart will lead GURA's presentation to the Council on Thursday. Bickart gave an overview of the presentation.

Adoption of Bylaw amendments – Heller summarized a non-substantive change to the proposed Bylaws amendment that would delete from Article II, Section 7, the reference to Secretary of the Board since that position is not listed as an Officer position or defined anywhere in the Bylaws. He noted that the first sentence would read, "In the event the Commission shall retain the services of an Executive Director, said Executive Director may serve as or perform the duties of the Recording Secretary of the Board and as the Treasurer of the Board if the Commission so desires the Executive Director to fill said positions."

Tiberi MOVED to accept the changes to the Bylaws as amended per Heller and Bickart. Driggers SECONDED. All Commissioners present agreed.

CCRA conference budget discussion – Ranguet discussed the CCRA Main Street 101 conference and GURA's commitment and the costs associated with hosting a reception and providing participant bags. There was discussion regarding the scope of the March 22 reception, giveaways, stuffer items, volunteers, and budget. The Board approved a budget for the event not to exceed \$7,500.

Economic Development Commission Update – None

Other Business –

Discussion/action on Resolution 62 authorizing the Executive Director to enter contracts relating to the NexCore and Dauer Haswell Redevelopment Agreements – Heller discussed the motion made at the November 28, 2005, meeting authorizing him to sign contracts to finalize the redevelopment agreements with NexCore and Dauer Haswell. Heller presented Resolution No. 62 for the Board's approval to conform that authorization to GURA's Bylaws. There was discussion. **Tiberi MOVED to accept Resolution No. 62. Benz SECONDED. All Commissioners present agreed.**

Commissioners Concerns – Driggers thanked Heller for the detailed list of expenditures that was distributed.

Staff Report – Heller commented that GURA has experienced an increase in calls and visitors inquiring about doing business in Golden. He noted that NexCore will distribute a release on the Gateway Station project and that they anticipate a front page article in a national house and home publication. Heller advised that the intern position will be re-posted.

Public Comment – None

Executive Session –

Bickart entertained a motion 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. Section 24-6-402(4)(a) regarding the real property located at and around 12th and Jackson Street known as “Lot A.” Tiberi **MOVED** to go into Executive Session. Driggers **SECONDED**. All Commissioners present agreed.

Bickart read the Executive Session policy. The Executive Session began at 8:19 p.m.

The Executive Session concluded at 9:22 p.m. and the public meeting was continued.

Bickart confirmed the participants in the Executive Session included Joe Behm, Preston Driggers, Henry Tiberi, Suzie Benz, Ted Bickart, Carolynne White, Mark Heller and Debbie Rainquet and called for notification of any improper action in violation of open record law. Bickart acknowledged that there was none and moved to the next agenda item.

Bickart called for a motion authorizing Heller to go forward with all deliberate dispatch in the authority of GURA to try and reconcile the impasse. **Driggers MOVED and Behm SECONDED. All Commissioners present agreed.**

Adjourn

There being no further business, Bickart called for a motion to adjourn. **Driggers MOVED to adjourn the meeting. Behm SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 9:23 p.m.

Mark Heller
Executive Director

Theodore Bickart
Chair