

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

### February 25, 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 6:30 p.m. Commissioners present were:

A.J. Johnston	Steve Taylor Arrived 7:25 pm	Bill Fisher	Preston Driggers	Ted Bickart
Paul Imse				

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

### Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of February 11, 2008. **Bickart MOVED to approve the business meeting minutes. Imse SECONDED. All Commissioners present agreed.**

### Public Comment

– Sharon Wheatley appeared on behalf of the business owners and business property owners of San Francisco Row, Building #1, located at 14<sup>th</sup> and Washington Ave regarding a grant application for façade and sidewalk repairs submitted to GURA. Wheatley gave an update on occupancy and of improvements that have been made to date. She provided photographs for the Board's consideration.

### Reports of Committees/Matters for the Authority

**Finance Committee** – Discussion/action regarding Resolution #75 regarding account signatories - **Bickart MOVED to approve Resolution #75. Fisher SECONDED. All Commissioners present agreed.**

**Human Resources Committee** – none

**Communications Committee** – none

**Development & Operations – Work Plan Review** – This item will be moved to the March 10, 2008 meeting.

**Discussion/action regarding Gateway Station update – Remediation** – Heller reported that the remediation is going great. It is moving faster than expected, and is currently under budget.

**Phase 2 option** – Heller remarked that this item was placed on the agenda to ensure that we are copasetic with City Council. Oxman advised that she has no problem or concerns with the Phase 2 option, and has not heard of any from any other Councilors.

**Other Business** – Discussion/action regarding energy efficiency standards for GURA projects with input from Theresa Worsham and Nan Anderson – Theresa Worsham, City Planner, and Nan Anderson, Architect, gave a presentation at the Board's request on LEED to help educate the Board in deciding whether it would be an appropriate useful standard for the Board to adopt.

**Discussion/action regarding roles and responsibilities of EDComm and GURA** - In an effort to define the roles of EDComm and GURA, Steve Glueck, Chris Ball and the Board held a lengthy discussion. It was decided that GURA will take the lead and be responsible for downtown business attraction.

**Discussion/action regarding Clear Creek Commons request for parking space or other financial assistance, and presentation by Amory Host** – Amory Host appeared before the Board, and provided background information on the challenges and progress at Clear Creek Commons. Host requested a \$50,000 grant to assist in the removal of liens left by Rhapsody's when the property was abandoned. Consistent with Host's plans to ask City Council to reconsider the denial of their request seeking to eliminate the commercial parking requirement for the restaurant/retail space and provide a parking ratio of one space per residential unit, Host also requested GURA's support on this matter. A lengthy discussion was held. **Fisher MOVED to grant Host's request for a \$50,000 grant. Taylor SECONDED. The motion was defeated unanimously.** The parking issue remains unspoken at this time.

**Discussion/action regarding Standard Parking Management Agreement for Gateway Station Garage** –Driggers commented that he would like elevator inspection, safety and security services, and de-icing the stairs added to the Parking Facility Management Agreement. **Imse MOVED to adopt the Agreement as amended. Bickart SECONDED. All Commissioners present agreed.**

**Discussion/action regarding outreach to GURA constituents and commercial marketing** – **Bickart MOVED to move this agenda item to the March 10, 2008 meeting. FISHER SECONDED. All Commissioners present agreed.**

**Commissioners Concerns** – Fisher stated that he is interested in finding out from the EDComm meeting whether we should be in the business of attracting business. Johnston reiterated what the Board agreed upon, and advised that there will be more debate on this matter at upcoming meetings.

Driggers expressed concern that if we don't have LEED or an alternative standard in place by June 1<sup>st</sup> that NexCore can say they don't intend to build an energy efficient building in Phase 2. Imse and Bickart commented that the development agreement is already in place, so this would not be an issue anyway. Heller remarked that LEED or alternative standards to LEED could be inserted in the terms of the new option. Driggers further remarked that Lot 2 still has his concern.

Imse commented that the torn awning at Santiago's Mexican Restaurant has been removed, and a new sign installed.

**Staff Report** – Heller gave an update on the grant applications including façade renovations, web site applications and the energy efficiency grant. He also provided an update on banners and murals including cost comparisons, size and durability. With regard to recycling downtown, Heller reported that contacts are being made. He advised the Board of the status of the Miner's Alley Playhouse grant. Heller mentioned that he met with Dan Hartman, Steve and Ann Beierle, and Winston and Associates last week regarding design plans for the parking lot at 12<sup>th</sup> and Arapahoe and also plans for the 13<sup>th</sup> Street corridor. He stated that the Annual Report is on schedule and we will have another draft soon. Heller mentioned that he, Driggers, Glenn Moore of the Police Department and Jerry Stricker of the Fire Department walked the new Gateway garage and received input on both personal and fire safety issues. A brief discussion regarding their feedback was held. Heller advised that he plans to arrange for another safety consultant, as well. Heller reminded the Board of the upcoming Gateway Station tour to be held on March 5<sup>th</sup> at 3:00 p.m. He mentioned that the sustainability interviews were last Thursday and that the appointments will be this Thursday, Feb 28. He reported that the State of the City Address will be held March 27. Lastly, Heller advised that GURA received the bill from the City for city services for approximately \$61,000 which included \$2400 for trash removal, operating supplies and repairs of approximately \$3,000, and labor expenses for these services of \$25,000. It also included approximately \$16,000 for sweeping and \$49,000 for snow removal.

**Public Comment** – none

## Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting **Bickart MOVED to adjourn the meeting. IMSE SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 9:45 p.m.

Mark Heller  
Executive Director

A.J. Johnston  
Chair

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