

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

February 12, 2007

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:

Roya Stanley	Preston Driggers	Henry Tiberi 6:39 to 8:59 p.m.	Paul Imse	Ted Bickart

Johnston was absent. Mark Heller, Debbie Rainguet, John Rossini, and Dave Shuey were also present.

Approval of Minutes

Bickart called for a motion to approve the business meeting minutes of January 22, 2007. **Driggers MOVED to approve the minutes. Imse SECONDED. All Commissioners present agreed.**

Public Comment – Dave Shuey provided comments on the GURA draft of the Downtowners Project. He expressed concern that the document was drafted without communication between the merchants and GURA. He pointed out several areas in the document that he felt were accusatory and lacked factual basis. He summarized past and current efforts by himself and other downtown merchants to support the mixed-use projects in downtown Golden and commented on efforts by merchants to welcome and service downtown residents and other locals. He acknowledged the monetary support provided by the Merchants Association to support holiday lighting upgrades around downtown and in store windows. Other comments included a discussion of extended store hours, customer base, demographics of newer residents, the importance of communicating with the merchants, the new marketing plan, Coors’ support, the role of GURA and EdComm in consumer retail issues, important groups such as Dauer Haswell, NexCore and 3D&G who are taking risks to help Golden move forward, winter sales, and an overview of many new programs to be introduced by the Merchants Association. There was discussion regarding the intent of the draft. The Development and Operations committee will meet with the Merchants Association to determine whether to re-craft or scrap the document.

Reports of Committees/Matters for the Authority

Finance Committee –

Discussion/action regarding approval of the 4th Quarter 2006 Financial Report – Heller presented the 4th quarter year-end financial statements. There was discussion. Heller will verify the balance sheet amounts for Deferred Property Taxes received for 2005 and 2006 and will obtain clarification on how construction in progress can later be capitalized as a GURA fixed asset. **Tiberi MOVED to approve the 4th Quarter 2006 Financial Reports subject to resolution of the questions and refinements for the audit. Imse SECONDED. All Commissioners present agreed.**

Human Resources Committee – None

Communications Committee – Stanley commented that work on the annual report should begin.

Development & Operations –

Discussion/action regarding Gateway Station update:

Utility update – Heller gave an overview on the progress of the utility upgrade that he noted should be completed on March 2. He discussed the meeting with the affected businesses and residents, the notification process, the power outage timing, problems with the transformer pad position, and the excavation schedule. There was further discussion on the impacts of the construction crane and on the plan for the excavated soil.

Lighting Design – John Rossini discussed the lighting design plans. There was discussion regarding how the light from the garage will bleed onto sidewalks, streets and neighboring businesses and residents. Rossini compared the lighting plan to the lighting installed at the existing garage and pointed out that the lowest measurement for light bleeding over the top deck on the current garage is higher than any measurements on the new garage. He explained that the existing garage has lights on the edge of the top deck and that the lights at the new garage are inboard. There was discussion of the ramp lights, horizontal bleed, fixture styles and height, bulbs and energy efficiency options. There was consensus that the lighting design plan was acceptable. Heller noted that he is exploring some new higher efficiency options.

Perimeter drain deletion – Rossini summarized the issue of using perimeter drains in clay soils, the process involved, and the existence of Clear Creek cobble under the new garage. He noted that after investigation, testing and discussions with the City and NexCore's engineers, it was agreed that a perimeter drain was not needed but that dry wells could be installed instead; however, the architect has included perimeter drains as a matter of corporate policy. There was discussion. Heller was directed to write a letter to direct NexCore to take out the perimeter drains.

Banks easement – Tiberi MOVED to approve the Banks' Easement Agreement as presented in the packet, which incorporates six (6) parking spaces, and authorization for execution by Heller. Imse SECONDED. There was discussion regarding whether restrictions will be placed on the Banks' spaces and how the spaces will be posted for private parking. **All Commissioners present agreed.**

Color scheme – Heller advised that drawings were received earlier in the day. He noted that the brick colors were previously reversed and that the new plans reflect the correct brick placement. There was discussion regarding the paint colors for the brick pattern on the concrete form panels along the alley, the color of the face bricks embedded in the Jackson Street concrete form panels, the textured concrete band across the top of the garage and on the top and bottom of the windows, and the textured medallions. There was further discussion regarding maintenance of painted concrete. Heller will follow-up to see if the concrete "bricks" can be stained and to determine the durability of the painted concrete, or if they are already complete. Heller will also verify the materials and colors for the entryway. There was discussion regarding the colors for the north and south walls. Heller confirmed that paint is in the budget and he will confirm with NexCore if there is a timeline for making a decision on the paint color. Bickart suggested checking with a mural artist on the preferred base color.

Update from merchants meeting – Heller discussed a meeting held at Spirits in the Wind with businesses and residents that were affected and concerned about the construction impacts now and for the next year and to discuss the power outage plan for February 1 and 2. There was discussion regarding moving the walkway to accommodate scaffolding, protecting the trees, scaffolding over a protected walkway, parking impacts, ideas for temporary streetscaping of the parking spaces north of the existing temporary walkway, new businesses open signage, and new parking signage and revised signage. Heller will follow-up on the scaffolding and walkway location and on the required permits to allow the streetscaping to move forward. In addition, Heller will follow-up on the new and revised parking signs and the businesses open signs.

Discussion/action regarding Double D grant request – Heller presented drawings showing the facades of two buildings that are being renovated by Doug Smith as well as a drawing of the building owned by Robert Chisholm. There was discussion regarding the grant request, GURA's grant guidelines, funding percentages, multi-year grants, and budget constraints. **Imse MOVED to grant Double D \$3,000 in 2007 and \$3,000 in 2008. Driggers SECONDED.** There was discussion regarding marketing the grant opportunity to other merchants and property owners, outstanding grants, and the 2007 budget for grants. Heller discussed conditions of the grant and requested that it include two items (1) that all grants are subject to meeting obligations of GURA's bank and (2) that a good faith effort will be made to cooperate and install any future walkway system or theme when and if it is supported by the community. **The MOTION was AMENDED to include Heller's items and to change the grant funding to \$3,000 in 2007 and \$3,500 in 2008. All Commissioners present agreed.**

Discussion/action regarding pedestrian friendly signs and crosswalks – Heller advised that Dan Hartman was unable to attend. There was discussion regarding blinking pedestrian signage at crosswalks and police and deputized citizen enforcement for violators, signage in other cities, community campaigns encouraging pedestrian safety, pedestrian accidents, perceived safety of crosswalks, traffic enforcement,

blinking speed violation signs. Heller advised that Dan Hartman would attend the next meeting and report on information from the conference he attended. The Board requested that the police chief be present at the same meeting.

Discussion/action regarding “Downtowners Project” revisions – There was discussion regarding the intent of the Downtowners Project. Driggers and Imse will follow-up with the downtown merchants and Downtown Merchants Association for feedback.

Update on Sustainability Initiative – Heller reviewed the efforts of the staff committee to launch the ICLEI program and create excitement for community involvement in the citywide sustainability effort. He encouraged the Board to attend the Sustainability Open House at City Hall on February 28 at 7:00 p.m. Heller discussed the six general areas that Counselor Smith proposed to City Council and how they will be presented at the open house. He commented on the format for the meeting, the goals, and the process for community input and action in the form of citizen task force committees. He reviewed the anticipated timeline for the community committees to refine the community-wide plan. Heller advised that Chelsea Green, a book publisher who recently re-located to downtown Golden, offered to donate publications for handout at the open house.

Heller advised that a directory of Commercial Properties Available within the GURA District will be published on the GURA website within the week. He commented that he would provide the link to EdComm.

There was further discussion on the sustainability effort regarding homeowner’s associations, covenants, changes to zoning codes, energy service companies, energy audits and guarantees, quality control and quality review of the audits, pitfalls to be aware of, other cities who have introduced similar programs,

Other Business –

Imse inquired about construction status of the building across from the Johnson Road post office.

Commissioners Concerns – Driggers commented on the updates received for Jackson Court leasing activity reports and noted that the format did not allow date tracking. Heller will follow-up.

Bickart commented on the status of GURA’s involvement with the wind energy demonstration project. There was discussion regarding operation concerns, City permitting without expert opinion, and funding re-consideration.

Staff Report – Heller advised that the Downtown Golden Residents Association will meet February 18 at 3:00 p.m. at the Buffalo Rose. Heller distributed copies of the request for proposal from EdComm for website assistance as well as flyers for the Golden Landmarks Dinner and the Buffalo Bill Bash. He noted that the annual report is on the to do list and that the audit begins on February 13.

Public Comment – Dave Shuey commented on several issues including a program that was offered by GURA where GURA paid for interest on loans to businesses for façade improvements. He encouraged the Board to keep economic sustainability at the forefront of issues to be addressed. He reviewed plans by the Merchants Association to improve communication with the businesses, museums, culturals and resident groups. He requested a copy of the final report from the CRP focus groups. Heller clarified that the report was received earlier in the day. Shuey requested that the Board take a look at provide handicap accessibility at the southeast corner of 11th and Washington.

Adjourn

There being no further business, **Bickart MOVED to adjourn the meeting. Imse SECONDED. All Commissioners present agreed.** The meeting was adjourned at 9:18 p.m.

Mark Heller
Executive Director

Theodore A. Bickart
Chair