

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

March 10, 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 – 10th Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

A.J. Johnston	Steve Taylor Arrived 7:20 pm	Bill Fisher	Preston Driggers	Paul Imse
Henry Tiberi				

Mark Heller and Janis McBurney were also present. Ted Bickart was absent.

Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of February 25, 2008. **Imse MOVED to approve the business meeting minutes. Driggers SECONDED.** Johnston requested a change in the wording in the Discussion/action regarding Clear Creek Commons paragraph. **All Commissioners present agreed as amended.**

Public Comment – none

Reports of Committees/Matters for the Authority

Finance Committee – Discussion regarding 2007 4th Quarter and Year End Financials – Heller apprised the Board of his meetings with the new bookkeeper and distributed preliminary reports including the GURA Balance Sheet as of December 31, 2007 and the 2007/2008 GURA Draft Budget. A discussion was held, including formatting changes and GURA’s upcoming audit.

Human Resources Committee – Heller informed the Board that the auditor will be at the GURA office on March 11 and 12.

Communications Committee – none

Development & Operations – Discussion/action regarding energy efficiency standard – The Board continued its discussion from the February 25th meeting regarding the establishment of an energy efficiency standard for GURA funded projects. LEED and the current City code and standards were also discussed. Driggers would like to see GURA standards in place before June 1, 2008. Heller will meet with Theresa Worsham, City Planner and report back to the Board, at which time the Board will make a decision.

Work Plan Review: business attraction/mural/banner; recycling - A discussion was held with regard to business attraction including whether or not GURA should be responsible in taking the lead role. Feasibility and success of such programming was discussed, as well. Given the upcoming meeting with EDComm on March 18 and City Council on March 20, it was decided that this matter will be placed on the agenda for the next meeting to determine whether GURA is going to do this, to what degree will it be done and what efforts will be made. With regard to murals and banners, Heller gave a picture presentation and provided specifics such as sizes, costs and warranties. The flexibility of banners was discussed. The Board chose banners, and a target date of May 15 was set. At the next meeting Heller will provide production and installation times, and what options on concepts we may have including historical, and from a montage and marketing point of view. He will also provide costs, depending on which concept is chosen. With regard to recycling, Heller gave an update on current efforts including that

the City Sustainability Board will be deciding whether they want to do community wide composting. Driggers mentioned the need for trash bins in the new garage.

Discussion/action regarding Gateway Station updates – Financial Update – Heller gave an update including credits and available monies to draw. A brief discussion was held.

Phase 2 Option - Heller requested input from the Board on several issues. GURA specified a construction start date, but no completion date and/or late payment schedule. After discussion, it was decided that GURA would not add in a completion date or late payment schedule. The matter of implementing some sort of green building standard yet to be determined was discussed at length. It was decided that Heller will advise NexCore that the Board is hopeful that they will apply green building standards on the Phase 2 Option, and seek NexCore's thoughts and input on this matter. Heller will report his findings at the next meeting. City processes were also discussed.

Change Order #2 – Heller submitted a proposed Owner Change Order #2, along with documents in support, for the Board's review. After discussion, **Imse MOVED to approve Change Order #2. Tiberi seconded. All Commissioners present agreed.**

Completion of Construction Date for Garage - Heller advised that as part of the Mutual Waiver and Release, the Board needs to decide upon the completion date of the new Jackson Street garage. Substantial completion and final completion were discussed. The Board decided that the date of the walk-through for the final punch list, January 17, 2008, is the completion date.

Marketing update – Heller provided the marketing update to the Board previously by e-mail and also by hard-copy contained in the packet. There were no questions or discussion.

Other Business – Discussion/action regarding constituent outreach efforts – It was decided that it would be best to discuss this matter after the EDComm meeting. It will be placed on the agenda for the March 24th meeting.

Discussion/action regarding office lease renewal – Heller requested the Board's authorization to sign the office lease renewal, providing the language under Option to Renew is modified to indicate that GURA still has the second option. **Imse MOVED to permit the signing of the office lease renewal as amended. Fisher SECONDED. All Commissioners present agreed.**

Discussion/action regarding skill sets needed for the GURA Board of the future – Heller advised that Mayor Smith is trying to be more directed in the way that Council makes appointments to the various boards and commissions. A discussion was held regarding skill sets needed for the GURA Board of the future and Heller will forward those to Council in a memo.

Review of Masters of Planning candidate assessment of GURA district from 2005 - Heller gave a presentation of concepts from his Masters of Planning class on how the GURA district could be redeveloped.

Commissioners Concerns – Taylor requested that the matter of marketing Lot 4 be reconsidered by the Board and placed on the next agenda. He also requested that the matter of the street pole banners be placed on the next agenda, as well.

Fisher stated that he is fine with delaying the marketing of Lot 4 in an effort to utilize existing spaces first.

Driggers commented on the Gateway Station tour for the benefit of those who were unable to attend. He mentioned the color samples for the concrete spandrels. Fisher provided a photo that he photoshopped the colors into; however, he noted that the colors aren't exact.

Imse inquired about the parking lot at 12th and Arapahoe. Heller advised that since the City is about to resurface that area, they have met with Winston & Associates to come up with new designs to improve drainage and make it look better in general. Imse also inquired about the Affordable Housing Report. Heller advised that we are working on it and it will hopefully be on Council's agenda in April.

Staff Report – Heller noted that he talked to the owner of Santiago’s Mexican Restaurant about improving the landscaping around the building. He also advised of communications with the owner of the Golden Natural Foods Market regarding the possible relocation of her business.

Public Comment – none

Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting **Tiberi MOVED to adjourn the meeting. IMSE SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 9:10 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair