

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

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

Roya Stanley – 6:55 p.m.	Preston Driggers	Henry Tiberi	Paul Imse	A.J. Johnston

Ted Bickart appeared by phone. Karen Oxman was away on City business. Mark Heller, Janis McBurney, Dan Hartman, Capt. Darryl Hollingsworth, Jim Dauer, Brad Haswell and Esther Kettering were also present.

### Approval of Minutes

With regard to the business meeting minutes of February 12, 2007, Commissioners Imse, Tiberi and Johnson moved to make the following changes: DeGraaf had already resigned, so should not be listed as absent; the proposed completion date of the utility upgrade should be March 2 instead of February 2; the fourth line under Update on Sustainability Initiative incorrectly stated “Council” Smith instead of “Councilor” Smith; and, under Other Business, the wording “on the southwest corner of 13<sup>th</sup> and Washington Ave. and” should be removed. **All Commissioners present agreed.**

**Public Comment** – None.

### Reports of Committees/Matters for the Authority

**Finance Committee** – None

**Human Resources Committee** – None

**Communications Committee** - None

### Development & Operations –

**Update on Jackson Court leasing** – Brad Haswell announced that they have come to terms of the lease with Urban Escapes Spa, and gave an update regarding prospective tenants, noting that they are obligated to protect their privacy. Haswell advised of another sort of direction that he and Esther Kettering have been working on, being a take-off of Golden’s cultural activities and facilities. In an effort to think outside the box given the Activity Report feedback, he also advised that there had been discussion, with some interest, in doing a co-op of sorts. Haswell mentioned that they have been getting a presence on a variety of websites, including fullercompany.com, loopnet.com, cityofgolden.biz, dmcar.com, naidirect.com, and cimls.com. A discussion was led by Kettering regarding various websites. Kettering advised that they are preparing for an annual Las Vegas convention, ICSC, which is the International Conference for Shopping Centers. A lengthy discussion followed regarding a real estate developer expressing interest in the 3000 sq ft space that has been ear-marked as retail space. It was determined that this prospective tenant could give Dauer & Haswell a letter of interest or also a letter of intent, if need be, before the next meeting. Haswell requested assistance from the Board with regard to marketing tools related to downtown Golden demographics. Dauer advised that although Kettering is very good with this data, he feels that it would carry more weight and have more integrity if coming from GURA. Due to factors including monetary concerns, this matter was taken under advisement.

**Discussion/action regarding pedestrian friendly signs & crosswalks** – Dan Hartman and Capt. Darryl Hollingsworth appeared for a discussion including pedestrians and crosswalks in the downtown corridor, vehicle counts, speed, peak hours, traffic activity, and a pedestrian bridge vs. a sidewalk on a bridge. Capt. Hollingsworth advised of the actual pedestrian crosswalk law and the confusion surrounding same, as well as responsibilities of both driver and pedestrian. Concern was expressed regarding safety should the law be made different in Golden than everywhere else in Colorado. Hartman states intent to change the Buffalo Bill crosswalk to make it more pronounced. Discussion held regarding traffic signal protected crosswalks and signs. Hartman advised he can bring alternative designs for a permanent “feature” to restrict traffic speeds on Washington that would be located at the foot of the new bridge and near 14<sup>th</sup> Street within a month. Heller commented on the open house findings and suggested taking community polls to determine if the traffic lights should make vehicles stop more frequently. Concern was then expressed that this could possibly create a gridlock situation through intersections. Stanley suggested other options, including speed bumps. Further discussion was held regarding various comfort levels, and the possibility of measuring the levels by survey, and how the speed you drive is environment-related. Johnston suggested relatively inexpensive signage stating “Howdy Folks, Welcome to Golden, This is a Pedestrian Friendly Town” or “Howdy Folks, We’re Pedestrian Friendly, Please Slow Down.” Hartman agreed to Johnson’s request on behalf of the GURA board for such a sign that can be installed immediately at no cost to GURA. Hartman will return in a month to present options for speed control signage.

**Discussion/action regarding Gateway Station update** – Heller advised that the excavators were not told of the status of the dirt. An alternative is a CDOT site, and we are waiting on CDOT to give access to its site, which should come by Wednesday, March 14<sup>th</sup>. Once access is secured, the rest of the excavation can begin for the Gateway Station site, followed by the GURA garage in approximately one week. Heller advised that as a matter of cost efficiency on the garage design, real bricks would be used on the outer side as well as the Jackson Street side. He further advised that the city is paving Prospector’s Alley today and finishing up tomorrow, thus the utility work is completed. Brief discussion by Heller and Tiberi as to the status of sales of residential units, retail activity, and muralists. It was noted that considering the delays to-date, the anticipated completion date for Gateway Station has moved to the spring of 2008.

**Update on Sustainability and Downtown Character Committee programming** – Heller discussed recent meetings, including the Downtown Character Committee Open Houses, as well as the Sustainability Open House, stating that great feedback was received. The first sustainability working group meeting is set for March 21<sup>st</sup>. Heller informed that he will be meeting with the Colorado Energy Science Center to discuss funding ideas. With regard to the City sustainability effort, Heller met with Council and was advised to proceed with the assistance of the Governor’s Office of Energy Management and Conservation to the RFP stage as opposed to a four to six week delay during which the governor’s office would do a feasibility study.

## **Other Business –**

**Energy audit proposal** – Heller gave an overview regarding his memorandum to the GURA Board of Commissioners entitled Commercial Audit Program dated March 8, 2007. Discussion was held including that dollars saved could possibly come back to Golden, and lessons learned from other towns. Tiberi suggests obtaining records from Xcel and conducting analyses by the square foot. Heller feels that a square foot analysis would not be beneficial and suggested individualized analysis. Stanley advised that Xcel has a new CEO who is more predisposed to efficiency and renewable energy, and suggested that the information should be requested on behalf of GURA. Stanley also suggested that the Mayor may be willing to sign a letter to the Xcel CEO. Driggers suggested a way to develop a matrix to determine funding under the small business energy audit program. Heller asked for the Board’s guidance as to whether they think it’s a good idea, and if so, GURA will try and send the survey around. Heller is congratulated for proposing the program.

**Discussion regarding EdComm’s sustainability proposal** - After a brief discussion, Stanley mentions that she feels this is a good plan for EdComm, and that it would be useful to obtain the numbers so as to have a better understanding of what the vendors believe it would take.

**Discussion/action regarding amending Bylaws to allow a quorum via teleconference – Imse moves to have a motion to change Article III of the Bylaws. Stanley Seconded.** After discussion, it was determined that three Commissioners must be physically present to have a quorum. The Bylaw amendment was amended and will be posted for the next meeting.

**Commissioners Concerns** –Stanley commented on her concern with the design of the fire station.

Driggers distributed a chart comparing the different compact fluorescent light bulbs that are available at various retailers, as well as brand name, wattage, lumens, hours and type. He also advised of properties for sale in our district, and discussion was held regarding same.

Johnston commented that he would like to have a meeting with the City Finance Director to discuss ways that the City could provide financial services to GURA. Jeff Hansen, Heller, Johnston and Bickart will meet to discuss the City assisting GURA with its books to offset Heller's time on City projects and to provide other assistance.

Bickart commented on Driggers' offering in terms of light bulbs, including prices and floodlights. Stanley mentioned challenges with fluorescents. Bickart led a discussion regarding disposal of the light bulbs due to the mercury content.

**Staff Report –** Heller mentioned that Mike Bestor will be giving the State of the City Address at the chamber luncheon at Fossil Trace on March 15<sup>th</sup>. He also mentioned and briefly discussed his meetings with the Renewable Energy Demonstration Center. At Bickart's request, Heller will connect Barb Warden with Roya Stanley to boost the references to NREL on Barb's new community website.

**Public Comment –** None

## **Adjourn**

There being no further business, **Tiberi MOVED to adjourn the meeting. Imse SECONDED. All Commissioners present agreed.** The meeting was adjourned at 9:10 p.m.

Mark Heller  
Executive Director

Theodore A. Bickart  
Chair