

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

March 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 6:34 p.m. Commissioners present were:

Joe Behm	Roya Stanley	A.J. Johnston	Preston Driggers	Henry Tiberi at 6:35 p.m.

Benz and Bickart were absent. Mark Heller, Debbie Rainguet, Councilor Karen Oxman, Vicki Wagner, and representatives from Cardinal Broadband and Kiva Networks were present.

Approval of Minutes

Behm requested a motion to approve the February 27, 2006, business meeting minutes. **Driggers made a MOTION to approve the minutes. Johnston SECONDED. All Commissioners present agreed.**

Public Comment – None

Reports of Committees/Matters for the Authority

Finance Committee –

February financials update – Tiberi presented a financial update for February. Heller commented that special fund expenditures were over \$100,000 due to various expenses related to both projects.

Discussion/action re 2006 Budget revision – Heller commented on a previous concern raised by Benz regarding how special fund expenditures were shown on the budget. He advised that after review, an adjustment was made to the budget. Heller noted that the contingency line item was adjusted to reflect a \$98,000 change and added that the revised budget also includes a \$48,000 revenue addition as a result of the Millstone parking agreement. He commented that GURA will still end the year with a \$300,000 surplus which is more than what was budgeted when the loan was negotiated. Heller discussed the budget version prepared for the Board at the request of Driggers which shows the special fund expenditures detail that accounts for GURA's TIF deals. There was discussion **Driggers MOVED to adopt the 2006 revised budget as presented with special fund and parking revisions. Tiberi SECONDED. All Commissioners present agreed.**

Heller commented that a \$200,000 grant application for remediation funds is still under review and will be decided in the next couple of months. He noted that another budget amendment may be necessary if GURA receives that funding.

Human Resources Committee – None

Communications Committee – Stanley advised that Heller distributed a rough draft of the annual report to the Communications Committee and that GURA staff is working on edits and additional information. There was discussion regarding report length and printing costs. Heller advised that the print quantity will be 11,000 and that the report will be made available on the GURA website.

Development & Operations –

Discussion/action re Hot Zone proposal from Cardinal Broadband – Jon Bartlett with Cardinal Broadband, a sister company to Sovereign homes, and Kiva Networks discussed their proposal to install a wireless network in Downtown Golden. Heller mentioned that Cardinal's previous proposal was revised based on direction by the Board to have the proposal include coverage to most of the GURA District and Clear Creek while controlling costs. Heller discussed coverage along Clear Creek and possible

assistance from Parks and Recreation. There was discussion regarding existing networks, perceived competition, coverage areas, access points, signal penetration, ownership and operation, statute constraints, commercial services and costs, revenue generators, equipment costs, advertising, maintenance costs, upgrades, traffic counts, bandwidth, usage time limits, lightning hazards, repair costs, and liability. There was further discussion regarding comparable networks, investment value, contract options, quantifiable savings to businesses, benefits, installation timeframes, and compatibility and costs for complimentary services such as kiosks, walking tours and webcams.

Contract options were discussed including partnership options, marketing assistance expectations, business plan details, options for revenue sharing, performance or bankruptcy issues, infrastructure support, and equipment ownership. Behm confirmed that Cardinal's proposal does not include any public money to facilitate any connectivity in the Millstone buildings.

The Commissioners discussed value versus cost, incremental costs, phasing, targeting a smaller area for a pilot program, the pros and cons of testing a smaller coverage area, whether to re-bid, timing and technological changes, costs for other areas to piggy back on the network, Golden's need for a HotZone, demand, and future positioning for Golden.

Driggers MOVED to have Heller negotiate a contract with Cardinal Broadband for the Board's review. Stanley SECONDED. There was discussion. **A friendly amendment was added to have the contract include alternative price points with pros and cons, a cafeteria price list for add-ons to include contiguous neighborhoods, businesses and other organizations.** There was discussion. **All Commissioners present agreed as amended.**

Discussion/action re draft parking credit policy – Heller summarized the background on the guidelines for developing a parking credit policy. There was discussion regarding determination of timeframe relative to project completion or occupancy, parking demand, City parking code requirements, cash in lieu options, examples of zoning credits and non-reallocation of spaces, capacity, occupancy, costs, and parking limits. **Tiberi MOVED to accept the Guidelines for Allocating Parking Spaces. Driggers SECONDED. All Commissioners present agreed.**

Downtown Golden Task Force update – Driggers summarized the Downtown Guidelines meeting attended by Driggers, Johnston and Heller. He advised that Glueck is devising guidelines for specific neighborhoods. Driggers added that the Committee reviewed Littleton's Code as an example of how guidelines can be created for specific neighborhoods. He added that their next meeting is in April.

Heller advised that he submitted a CCRA grant request which would provide matching funds to pay for experts to assist the committee with identified needs such as design guideline assistance, affordable housing guidelines or any subset of issues the committee identifies.

Remediation update – Heller discussed the status of ongoing negotiations with Wells Fargo to allow drilling on their property. There was discussion regarding schedule, location options, and costs.

Economic Development Commission Update – Behm noted that EDComm presented to City Council and reported that the public relations and advertising firm will present new ideas at the EDComm meeting on March 14.

Other Business – None

Commissioners Concerns – Johnston asked for clarification of Clear Creek Commons' current occupancy percentage as listed in GURA's presentation to Council. There was discussion regarding turnover, unit size, and pending zoning changes to convert 12 of the two-bedroom units into one-bedroom units and studios without kitchens. Driggers commented on proposed parking garage design options and asked for other ideas that he could track down. Heller commented on meetings regarding preliminary parking garage designs and advised that another meeting is scheduled for Friday, March 17. He noted that the goal is to bring back revised designs for the Board's review.

Staff Report – Heller advised that approx. 75 people had registered with CCRA for their Main Street 101 conference to be held in Golden. He added that GURA is proceeding with plans for a reception at Foothills Art Center on Wednesday, March 22, from 6:00 to 8:00 p.m. and that local community was

invited to the reception to welcome the conference attendees and to celebrate the new Jackson Court and Gateway Station projects.

Heller asked the Board to RSVP for the Millstone tour scheduled for Friday, March 17, at noon and the State of the City address by Mike Bestor at the Chamber Luncheon on Thursday, March 16. Heller advised that he will be out of town for a couple of weeks in May.

Public Comment – Oxman inquired if Council had been contacted about the CCRA Main Street 101 conference. Heller will contact the Council members.

Adjourn

There being no further business, Behm called for a motion to adjourn. **Tiberi MOVED to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Behm adjourned the meeting at 8:45 p.m.

Mark Heller
Executive Director

Joe Behm
Vice Chair

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