

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

March 26, 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:

Theodore Bickart	A.J. Johnston	Preston Driggers	Paul Imse	

Stanley and Tiberi were absent. Mark Heller, Janis McBurney, Councilor Karen Oxman, Vicki Wagner, and Gary Wink were also present.

Approval of Minutes

Bickart called for a motion to approve the business meeting minutes of March 12, 2007. **Imse MOVED to approve the business meeting minutes. Johnston SECONDED.** Bickart mentioned an incorrect spelling of Bestor. Driggers suggested that with regard to the update on the Jackson Court leasing, that the actual websites that they have been getting a variety of presence on should be listed. Driggers also suggested adding text, as follows: In the paragraph regarding pedestrian friendly signs and crosswalks, after Hartman advised he can bring alternative designs, add 'for a permanent "feature" to restrict traffic speeds on Washington that would be located at the foot of the new bridge and near 14th Street.' Also, just before the last sentence in that paragraph, insert the following sentence: Hartman agreed to Johnston's request on behalf of the GURA board for such a sign that can be installed immediately at no cost to GURA. **All commissioners present agreed.** Johnston suggested that Heller e-mail Dan Hartman as a reminder of GURA's understanding of this matter.

Public Comment - none

Reports of Committees/Matters for the Authority

Finance Committee -

Discussion regarding City review of quarterly reports - Johnston gave a summation of a meeting held March 20th with Jeff Hansen and Heller. Johnston expressed concern due to the fact that the Treasurer can only be in office a maximum of two years if re-elected, and the fact that we are almost always dealing with a layman. Bestor had previously offered city services in return for Heller's services on the sustainability issue. As a result of this meeting, Hansen agreed to review our financial statements quarterly, and to provide Heller and the Board with a brief memo regarding any comments about the financial statements, including pointing out any red flags or areas of concern. Hansen also agreed to attend a mid-year Board Meeting to answer any questions of the Board regarding how we are doing so far. Brief discussion was held regarding the responsibilities of the treasurer, and possibly changing the title of Treasurer. Johnston stated that he feels there should still be a Treasurer because we should have someone who is the focal point of that responsibility; however, he liked the idea of having someone with more expertise to overlook and provide a checkpoint. Johnston does not feel the titling should be changed, and it was not changed.

Human Resources Committee – None

Communications Committee – None

Development and Operations –

Discussion/action regarding Gateway Station Update and Discussion/action regarding Xcel cost allocation - Heller advised the Board of receipt of a letter whereby Nexcore is claiming that since GURA accepted the management of Xcel, that GURA is now responsible for the future labor costs of Nexcore and Neenan that are necessary because of the delay that we have experienced so far. Heller stated that the real question is: when did Xcel start the work? Heller summarized this issue as well as described other incidents relating to drilling wells on the Wells Fargo property. The drilling damaged Wells Fargo's sewer line and the parties are attempting to resolve responsibility. Heller updated the Board on resolving the scaffolding issue by moving the walkway just a few feet to the west, and updated the Board on when we could expect to be notified about the EPA grant, which would be May., Heller advised of completion date in September / October for the garage, and probably late spring or early summer for Gateway Station. Originally, the garage was supposed to be completed May 2007 and Gateway Station November 2007. Heller reminded the Board that when we approved the 8th Amendment, new language was inserted into that authorization stating that GURA is not responsible for any costs associated with these delays.

Update on Sustainability and Downtown Character Committee programming - Heller gave an overview of the first Golden Sustainability Initiative Community Working Groups meeting. We had more than 60 people sign up. Buildings, Energy Efficiency and Renewable are the largest groups. Heller mentioned that after getting the kinks out, the Yahoo Groups are working well. All the work of the working groups is visible once you go to Yahoo and look on the groups. Heller advised that we will actually have a city sustainability page coming online soon that has all of those links. Heller advised that two weeks ago he went to City Council and presented them with a City Performance Contracting Plan, and that the city gave the go ahead to that; therefore, we will work on drafting a RFP to get that started. The RFP will request energy service companies to bid on a sustainability audit of the city operations, facilities, buildings, fleets, etc., to get better with renewable, and to get better behavior changes.

Driggers gave a downtown character update. With regard to the follow-up meeting after our open houses and discussion regarding how we are going to organize the data, Driggers provided a draft of ways to organize that data both on the public feedback basis and the comments, as well as the strategic planning approach. Heller advised that Kristin VanValkenburg is assisting to attempt to make sense of all of the raw data and try to come up with some trends and policy issues before the next committee meeting. An update should be provided to Council soon. Imse asked where we are on the affordable housing survey. Heller advised that we are still editing, but we should be able to get something to Council and GURA in April.

Discussion/action regarding marketing downtown properties - Discussion held regarding marketing downtown properties. Heller stated that GURA's commercial property listing page has had 207 hits since it's been up. Driggers mentioned several studies we've had in the past; however, although there is data out there, he feels that the type of data that Kettering wants is not the type of data that could sell or market property. Driggers also mentioned that getting lifestyle data, age, gender, income, children, ages, etc., would be helpful. He raised the question as to whether we want to pay for a study that is merely lifestyle, or do we want to pay for someone to put data together regarding traffic counts, activity and downtown happenings. Heller commented that Kristin VanValkenburg has a meeting scheduled next Monday with Denise Stephens, who runs the Jefferson County Resource Center. Stevens provided VanValkenburg several pages of sources of data on psychographics, which is the kind of data that businesses would like to see. Imse inquired as to whether or not anyone has done a computation as to what portion of each area is public land. Heller advised that VanValkenburg is currently working on that issue as well. Bickart commented that we may want to be more specific in the future when writing our agreements as to what we mean by good faith effort. Driggers commented that that is one reason he wanted to make sure the actual websites were listed on the March 12th minute sheet. Driggers also requested that they have a hard copy of the Jackson Square listings that can be passed around the next time they come before the Board. Further discussion held with regard to the wording in the agreement, and the relationship at hand. Bickart reiterated that he thinks the language should be modified.

Discussion/action regarding Bylaws amendment for quorum via teleconference – Driggers referred to the revised version submitted at the last meeting, that added the issue of teleconference and that there are three commissioners in physical presence and no more than two in virtual telecommunications. The word “authority” was also added at the bottom of Section 5. The wording was agreed to at the March 12 meeting. Heller advised that it had been posted immediately upon receipt, and it can be adopted now if so desired. **Driggers MOVES that we adopt Article III entitled Meetings with the section as noted,**

and changes as noted in Section 4 entitled Quorum and Section 5, Teleconferencing. Imse SECONDS. All commissioners in attendance agreed.

Other Business –

Discussion/action regarding support for Original Downtown Shopping District – Gary Wink began presenting information on the Original Downtown Shopping District to the Board, and handed out a packet that included the bylaws, which was prepared at a merchant's request. Discussion included the origination of the marketing idea, how it has evolved, and where it is going. Wink advised that the initiation fee to join right now is \$7500, and this includes printing the brochures. The cost to renew the membership is currently undecided; however, Wink was told that although the by-laws currently state \$5,000 because they needed a dollar amount to insert, it could be \$2500 - \$3500. Further discussion included the commitment level required by merchants, the benefits the program might provide, and the drawbacks of joining this effort at its early stage. Some merchants have expressed that they feel the by-laws are written too loosely. Discussion was held regarding EdComm, GURA and the merchants splitting the \$7500 fee three ways. Heller advised that both the Chamber and EdComm are on hold. Imse asked Wink how the Chamber Board supports it if the Chamber is on hold. Wink responded that by saying the Chamber is on hold, he is basically saying the downtown merchants are on hold, because EdComm said they would be on hold until more of their questions have been answered. Further discussion held about the initiation fee, and the possibility of a price increase after June 2007. Driggers asked a legal question with regard to the last sentence of Section 3.2 that states "Membership in the Corporation shall be available without regard to race, color, creed, sex, religion, age, disability or national origin." Oxman mentioned that our downtown businesses could certainly use the assistance, and that it could stimulate improvement. **Imse MOTIONS for GURA to give \$2500 towards the initiation fee with a sunset clause of ninety days providing there is a demonstration of commitment to the effort from the merchants. Driggers SECONDS the motion for discussion purposes.** More discussion held. **All commissioners present agreed.**

Commissioners Concerns – Driggers referred to his compact fluorescent bulb list that was distributed at the last meeting, and distributed another list entitled Light Levels & Lumens. Discussion held regarding the high variability of lumens per watt. Heller commented that Australia has voted to phase out incandescents in three years. Imse commented that he has found that there are quite a few dimmable fluorescents becoming available. Bickart commented on the recycling issue.

Imse – none

Johnston commented that he did not receive his packed in the mail until March 26th. Other commissioners stated that they had received theirs on March 23rd. The packets were mailed on March 22nd. After discussion regarding how the mail is sent to Denver for sorting from the downtown Golden post office, it was decided that in the future, the packets will be mailed from the Johnson Road post office where there is a Golden slot.

Bickart – none

Oxman - none

Staff Report – Heller advised of his attendance at the Second Annual New Energy Summit on Saturday. Approximately 1000 people from federal, state and county levels were in attendance.

Public Comment – Wink mentioned that last fall, several NCAA officials attended a football game at the Colorado School of Mines. They were so impressed with our community involvement that Golden was one of five communities in the US chosen by the NCAA to showcase how government, university, business and residents get along, promote and the like. On April 29th, CSM will host an event with food, a climbing wall, volley ball, entertainment, and carriage rides, all basically 99% funded by the NCAA through the Colorado School of Mines.

Oxman invited everyone to the Merchant's Meeting to be held at 7:30 a.m. on March 27, 2007.

Adjourn

There being no further business, Bickart called for a motion to adjourn the meeting. **Imse MOVED to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 8:30 p.m.

Mark Heller
Executive Director

Preston Driggers
Vice-Chair