

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

April 9, 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	Roya Stanley
Henry Tiberi				

Mark Heller, Janis McBurney, Councilor Karen Oxman, and Barb Warden were also present.

Approval of Minutes

Bickart called for a motion to approve the business meeting minutes of March 26, 2007. **Johnston MOVED to approve the business meeting minutes. Imse SECONDED.** Driggers mentioned that the last sentence of the update on sustainability and downtown character committee programming failed to include GURA as well as Council. Driggers further mentioned that with regard to Commissioners Concerns, he would like the following wording substituted in the first paragraph, second sentence: “high variability of lumens for the same advertised wattage,” and the rest of the sentence deleted. Tiberi asked for clarification on page 2 with regard to marketing downtown properties, which Heller clarified for him. Commissioner Imse discussed GURA’s requirement for a demonstration of commitment by downtown Golden’s merchants into the Original Shopping District marketing effort. **All commissioners present agreed.**

Public Comment - Barb Warden, designer and manager of our website, appeared before the Board seeking advice with regard to her new website, onlinegolden.com. Discussion was held regarding the positive feedback she has been receiving, calendaring and legal issues involved. Warden has been looking into some necessary new software; however, it is very expensive. Warden asked for advice as to possible revenue sources. Oxman suggested that possibly the Civic Foundation may be a place that Warden could apply for a grant to help with the software. After further discussion about calendaring and attracting locals as well as tourists, Bickart requested that Warden keep GURA apprised of her progress with regard to her website.

Reports of Committees/Matters for the Authority

Finance Committee – None

Human Resources Committee – None

Communications Committee – Stanley mentioned the Annual Report and the items that it should contain. Since the other committee member has resigned, she is seeking another committee member. Imse stated that he would provide assistance. Stanley advised that she and Heller have discussed the Annual Report, and that Heller will prepare rough drafts of most of the articles, with the assistance of the GURA interns. Stanley will participate in some of the editing, and may contribute other things, as well. Heller advised that the first draft should be available in two or three weeks – possibly the first meeting in May. Discussion held regarding the language to be contained in the report. Stanley requested that Heller bring last year’s report and the format chosen for this year to the next meeting.

Development & Operations –

Discussion/action regarding Gateway Station update including responsibility for soils, fire line, Xcel and Comcast costs, and construction update – With regard to Comcast costs, Heller advised that this had been resolved. With regard to the fire line, Heller is awaiting a response to a letter and backup documentation from the city engineer that he forwarded on April 6th. Discussion was held regarding the fire line, a fire hydrant, and a fire line loop, and also the fact that Neenan did not come to GURA/NexCore with a change order prior to the work. Heller advised that he has requested a draft letter from Carolynne White for use in the future stating that this is a fixed price contract, and that only GURA can authorize a price increase. Heller also advised that there is not a process for NexCore filing a claim under the Fixed Price Agreement; however, it does contain a dispute resolution paragraph. Heller stated that the excavation of the entire dry cleaner parcel has been completed. Heller mentioned concern due to the fact that Golden's original power plant was located somewhere around the site; however, upon researching that issue, his concern has lessened.

Update on Sustainability programming - Heller advised that the community working groups have been meeting, that they are excited and working very hard. He also advised that the Yahoo Group issues have been ironed out and that the working group's are using this communication tool. Heller mentioned that Peter Rusin, Sustainability Intern, has been doing good work with the ICLEI climate change software inputting the city's Xcel power and gas data. After this data has been entered, and the city's various facilities and operations for the audit have been characterized, an RFP will be published. Imse inquired about the status of the RFP on the wireless. Heller advised that due to receipt of three requests for extension of time, the due date has been extended to April 13, 2007.

Discussion/action regarding speed control on Washington Avenue - Heller distributed a map of Washington Avenue speed count locations for the month of February 2007, in support of the traffic count data included in the Commissioner's packets. Heller advised that we are awaiting sign designs from Dan Hartman. A discussion was held regarding traffic counts at various locations and various times throughout the day, and also about our signs being code compliant with Colorado statutes. Imse suggested that we provide Ester Kettering a copy of the traffic count information. Bickart commented that two things have come out of this discussion, being the issue of safety and the opportunity to use the data to improve the commercial image.

Other Business – none

Commissioners Concerns -

Oxman mentioned that utilities are the second largest expense of the City after personnel, and a discussion was held.

Stanley updated the Board as to her conversation with City Manager Bestor urging a higher level of sustainable design in the new fire station.

Driggers mentioned touring Stresscon in Colorado Springs to review mock ups of window grates on May 4th, and inquired as to who would be attending. Driggers provided a hand-out entitled "Summary of Rick's Memo's on Awnings for Downtown," which included the historic name as well as the current name of the buildings in question, and a brief discussion was held concerning this information and the comments provided.

Staff Report – Heller commented that two new merchants, The Windy Saddle and Paprika, will be opening soon. Heller advised that he took a tour of the city shops site and the new reservoir, and that this month is the goal for the opening with the exception of one building. The Fire Dept. hopes to be moved out by summer, at which time the current building will be demolished and the new construction will begin. Heller mentioned a meeting held earlier in the day with the Garden Club in regard to the upcoming Pocket Park, and also mentioned that Kristin VanValkenburg is working on the awning program. With regard to the energy audit program, Heller mentioned a conversation he had with our Xcel representative, Steve Smith, about the possibility of doing a survey or conducting an audit and which would be a better use of our resources, and a brief discussion was held. Heller advised that with regard to affordable housing, we are going to try and get that information to the GURA board and in front of the Council by the end of May. A discussion was held. Heller commented that one of the energy efficiency working groups is in the process of developing a proposal for a highly efficient affordable home.

Public Comment – none

Adjourn

There being no further business, Bickart called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Imse SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 8:15 p.m.

Mark Heller
Executive Director

Ted Bickart
Chair