

Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
April 12, 2010

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:

Paul Imse	Steve Taylor	Philip Baker	Annette Lyttle	Lyndall McLetchie
Ted Bickart	AJ Johnston			

Staff in attendance: Mark Heller. Guests and members of the public included: Barb Warden, Tedd Johnson, Mark Dore, Tracy Evanko, John Spear, Sabrina D'Agosta, and the staff and several members of CSAB: Theresa Worsham, Chuck Baroch, Karen Smith, Susan Buhr, and Gunter Ritter.

Approval of Minutes -

Lyttle called for a motion to approve the business meeting minutes of March 8, 2010. **Imse MOVED to approve the business meeting minutes. Bickart SECONDED. All Commissioners present agreed.**

Public Comment – None

Finance Committee – The Board approved the 2009 Draft Audit as presented and will not make any changes to the 2010 Budget at this time.

Human Resources – None

Communications – None

Development and Operations –

Blue Canyon: Tedd Johnson and Mark Heller briefed the Board on the prior discussions regarding the Blue Canyon, including the Board's offer to provide sales TIF assistance when Mr. Johnson was contemplating the new location. Mr. Johnson informed the Board as to the amounts and nature of his debts relating to the build out of the new restaurant space and about the greatly improved cash flow during the 1st Quarter of 2010. Additional discussion followed on these topics and on the appropriate amount of sales taxes to share back through a sales TIF agreement. **Imse MOVED to direct Heller to draft a sales TIF agreement to share back incremental sales taxes generated by Blue Canyon at its new location compared to its prior location, which agreement shall terminate by its terms at the earlier of the payment of a total of \$20,000.00 or the passing of 36 months. Bickart SECONDED, all Commissioners present agreed. Subsequently, Imse MOVED to set April 1, 2010 as the effective starting date of the sales TIF agreement. Taylor SECONDED. All Commissioners present agreed.**

GREAT/Golden Gem: Tracy Evanko, John Spear, and Sabrina D'Agosta appeared to update the Board regarding the history and programming of GREAT, and to discuss the proposal to expand the GREAT Board to accommodate GURA's Golden Gem Cinema project. The proposal would have expanded the GREAT Board to five members, including Ms. Evanko, Mr. Spear, Ms. D'Agosta, and two members from the Golden Gem Cinema steering committee yet to be named. Mr. Heller and the GURA Board recommended Mr. Heller to the GREAT Board, but that recommendation was rejected by GREAT. Discussion included the past successes and recent dearth of new projects from GREAT, the recent efforts by Mr. Heller and GURA in support of the Golden Gem, the various concerns/benefits raise with Mr. Heller serving on the GREAT Board, and the various attempts at reconciling this last issue. With no progress on the subject seeming likely during the meeting, the Board directed Mr. Heller to schedule a

meeting with the appropriate parties to try again to craft a compromise and to report at the May 10, 2010 GURA meeting.

Other Business –

Joint MSEI grant application with CSAB: Theresa Worsham, Golden Sustainability Coordinator, and members of the Community Sustainability Advisory Board (CSAB), appeared to discuss the imminent release of the Main Street Efficiency Initiative, (MSEI) which will be a competitive grant program of the Governor's Energy Office (GEO). Discussion included the kinds of projects that could be supported by such a grant, where the grant funds could be spent, and how GURA and other funders might bolster Golden's application. Heller and Worsham will provide an outline of the grant application for additional review by GURA and CSAB prior to submitting the grant formally. Ms. Worsham and Philip Baker will brief EDComm as well.

Commissioners Concerns – Commissioner Johnston urged progress on installing the video monitor at the Coors bus stop pavilion. Commissioner McLetchie updated the Board about the rescheduled May 11 Golden Vision 2030 meeting. Commissioner Bickart reminded staff about getting the downtown post office locally designated and about including the designation in the letter to our Congressional delegation. Commissioner Baker requested metrics from the Woody's PV installation. Commissioner Taylor mentioned an update on new streetlights near the new bridge from Public Works Director Hartman and inquired about the possibility of converting all streetlights to LED bulbs, and requested that the area around the Coors bus loading area should be power-washed.

Staff Report – Heller informed the Board about the coming Clear Creek Master Plan meetings and the invitation from Parks and Recreation to appoint a GURA liaison to the Advisory Board.

Public Comment – Barb Warden informed the Board about her role in assisting a CNN report on downtown Golden.

Executive Session – Lyttle **MOVED to go into Executive Session for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. 24-6-402(4)(a) regarding the real property known as the "Downtown Golden Post Office."** Imse **SECONDED. All Commissioners present agreed.** The Executive Session began at 9:03 p.m. and ended at 9:31 p.m.

Lyttle confirmed that the participants in the Executive Session included Annette Lyttle, Philip Baker, Lyndall McLetchie, Ted Bickart, Paul Imse, AJ Johnston, Steve Taylor, and Mark Heller, and called for notification of any improper actions in violation of the Open Meetings Law. Lyttle acknowledged that there were none.

The Board directed Heller to continue inquiring about possible lease term limitations for the USPS, to investigate additional strategies to facilitate a sale that preserves the post office building, and to monitor the situation and appraise the Board as appropriate.

Adjourn -

There being no further business, Lyttle called for a motion to adjourn the meeting. **Imse MOVED to adjourn the meeting. Taylor SECONDED. All Commissioners present agreed.** Lyttle adjourned the meeting at 9:37 p.m.

Mark Heller
Executive Director

Annette Lyttle
Chair