

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

April 14, 2008

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:

Henry Tiberi	Steve Taylor	Bill Fisher	Preston Driggers	Paul Imse

Mark Heller, Councilor Oxman and Janis McBurney were also present. A.J. Johnston and Ted Bickart were absent.

Approval of Minutes

Imse called for a motion to approve the business meeting minutes of March 24, 2008. **Driggers MOVED to approve the business meeting minutes. Taylor SECONDED. All Commissioners present agreed.**

Public Comment

– Rick Gardner advised that they have a new tenant, a restaurant by the name of The Golden Skillet, moving into the former Good Karma Cookies location at 807 13th Street. They are a breakfast and lunch restaurant, and should be open in approximately one month. Gardner gave a brief history of the building, and shared drawings of the proposed restorative design of the façade with the Board. He stated that they are in the process of receiving bids, and that they hope to come back to the Board once all bids have been received.

Barb Warden gave an update on onlineGolden.com. She provided a graph showing the growth in traffic from March 2007 to-date, including average visits per day and average page views per day, and also shared an online.Golden postcard that she has been placing at various locations throughout the city. She advised that the Civic Foundation is going to sponsor the calendar for the next year. Warden also reported on the status of the GURA-sponsored Retail Web Project.

Reports of Committees/Matters for the Authority

Finance Committee – Heller reported that the draft audit should be completed by the end of the week, and also that our bookkeeper will be finishing the new reporting format soon.

Human Resources Committee – none

Communications Committee – Heller advised that the 2007 Annual Report was completed and mailed, and that we have received all positive feedback thus far.

Development & Operations – Discussion/action regarding Gateway Station – Lot 2 Option – Heller stated that pursuant to the e-mail from NexCore that he forwarded the Board previously, NexCore decided that they do not want to pursue the Lot 2 Option after all.

Mutual Waiver – Heller advised that NexCore has a couple of minor proposed changes and expects to get back with GURA early next week for review and approval. He apprised the Board of his conversation with Chris Wolfe regarding the brick treatment on the Linder Building, and also gave an update on the number of units sold at Gateway Station, which should be completed by the end of May. With regard to Lots 2 and 4, it was noted that the Board needs to start discussing an RFP to market the lots.

Discussion/action regarding energy efficiency standard - The Board continued its discussion regarding the establishment of an energy efficiency standard for GURA funded projects. Driggers proposed that we go back to the green standard with both Lots 2 and 4. He suggested that we use the existing design or variations of that design on Lot 2 in an effort to have continuity with Gateway Station and the parking garage. He presented various options with regard to setting the price on these lots. Heller requested direction on the building standards and uses. A discussion was held. **Imse MOVED that Heller begin drafting a proposed RFP regarding developing Lots 2 and 4. Taylor SECONDED. After further discussion, all Commissioners present agreed.**

Discussion/action regarding garage banner concepts – Heller advised that the Shelton family has agreed to allow one of Hal Shelton's paintings to be converted to a banner to hang on the garage wall, and provided three images for the Board's review. After discussion, an image was selected and Heller will proceed forthwith.

1st Quarter Work Plan Review – Heller summarized the current status of work plan items, and lead a discussion on the 2008 GURA Work Plan contained in the packet. It was noted that unless other priorities arise, the work plan items can be achieved with current staffing.

Discussion/action regarding business attraction strategies – GURA's role in attracting new businesses to downtown was discussed, as well as EDComm's current efforts. Pros and cons were discussed in-depth. It was noted that in most cases, attempting to target specific retailers has not proven to be a cost-effective activity, although Taylor felt that may not apply to the newly developed properties. Fisher stated that he feels it is our responsibility to look at how we can continue to help downtown improve. Many ideas and concerns were exchanged, including demographics, merchant success stories, and the possibility of hiring a full-time dedicated business attraction employee. As no decisions were made, Heller will try to come up with some other way to frame the debate and/or present options.

Other Business – Discussion/action regarding Miners Alley grant request – Rick Bernstein, Executive Director of Miners Alley Playhouse, appeared in support of a proposal requesting a \$40,000 grant over the next four years to offset the expense of the theater. A discussion was held. **Tiberi MOVED that we grant \$10,000 to Miners Alley Playhouse to be payable in 2009, with \$5,000 coming from 2008 funds and \$5,000 from 2009, and where GURA will continue to make such grants on an annual basis unless modified. Driggers SECONDED. All Commissioners present agreed. It was noted that this matter will be re-visited annually through 2012.**

Discussion/action regarding Golden documentary film project – Commissioner Johnston suggested that GURA and the community in general consider commissioning a documentary history on Golden to be prepared for the sesquicentennial celebration. A discussion was held including available funding and various production companies. Heller told the Board about a company that claims they have a projector that is visible in daylight. Heller will follow-up on both the projector and film ideas.

Commissioners Concerns – none

Staff Report – Heller advised that there will not be any new urban renewal bills this session. He reported that he has two meetings concerning Lot 4 later this week. He reminded the Board that he will not be present at the next Board meeting due to attending the American Planning Association National Conference. Heller stated that Colorado has four delegates to the APA National Policy Board, and that he will be one of Colorado's delegates formulating the climate change policy for the National Conference. He advised of another upcoming meeting with the owners of Grappa and Amory Host.

Public Comment – none

Adjourn

There being no further business, Imse called for a motion to adjourn the meeting **Fisher MOVED to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Imse adjourned the meeting at 9:50 p.m.

Mark Heller
Executive Director

Paul Imse
Vice-Chair