

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

April 24, 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 6:32 p.m. Commissioners present were:

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|--------------|---------------|------------------|--------------|------------|
| Roya Stanley | A.J. Johnston | Preston Driggers | Henry Tiberi | Suzie Benz |
| Ted Bickart | | | | |

Behm was absent. Debbie Rainguet, Tedd Johnson, Vicki Wagner, Conrad Gardner, Rick Gardner and Councilor Oxman were also present.

Approval of Minutes

Bickart requested a motion to approve the April 10, 2006, business meeting minutes. **Driggers made a MOTION to approve the minutes. Benz SECONDED.** There was discussion. The motion under "Discussion/action re parking garage design and approval process" was amended to read, "Tiberi MOVED to proceed with Option C as designed and as budgeted with \$411,000 being the maximum budgeted amount for the building enhancements pending further detailed budget review by Heller and Rossini." **All Commissioners present agreed as corrected.**

Public Comment – Conrad Gardner of 805 13th Street building discussed plans by the Bradley family to expand the old Bent Gate building that would potentially block part of the historic Quaintance Block building where his office is located. He requested that GURA consider acquiring the property to possibly pursue a vest pocket park which would be in line with Golden’s Vision 2010 plan. There was discussion regarding the availability of the property and possible environmental contamination on the site from the former Conoco station.

Reports of Committees/Matters for the Authority

Finance Committee –

First quarter financial report – Tiberi presented the financial statements covering the first quarter. There was discussion regarding the abbreviations, writing off the Mitchell retail pad, and accumulated depreciation. **Tiberi MOVED that we accept the finance report with the condition that we make the adjustment to the Mitchell School retail pad. All Commissioners present agreed.**

Human Resources Committee – Bickart noted that an intern has not been hired. Stanley suggested that Heller contact Mines.

Communications Committee –

Update on 2005 annual report – Stanley reported that the copy had been through several edits and requested that Heller have the copy reviewed for PR focus. Rainguet noted that the designers were working on layout ideas.

Development & Operations –

Downtown Planning Task Force update – Preston reported on the task force meetings. There was discussion regarding the initial revitalization plan, the strategy and process for appended areas, character areas, whether the area from Hwy. 58 north would be included in future maps, definitions, and zoning and appearance issues.

Economic Development Commission Update – Council Oxman reminded the Board that the EDComm presentation for the new marketing plan is scheduled for Wednesday, April 26, from 6 to 8 p.m. at the Coors Tasting Room.

Other Business –

Citizens' letter re walkability memo with Dan Hartman – Dan Hartman discussed the background and procedures that are used to determine placement of pedestrian, bicycle and motorist signage and cross walks. There was discussion regarding visual clutter, safety issues, national guidelines, aesthetics, and zoning issues. Hartman discussed the existing bike master plan, the status of implementing that plan, and plans for developing a pedestrian master plan which will require input from several Boards, City Council, concerned activists and the public through a Charette process. Hartman commented on the process and the need to define goals that would allow his department to present appropriate alternatives for public consideration and comment. There was discussion regarding traffic enforcement for speeding and motorist's disregard of pedestrian crosswalks. Hartman will meet with Heller, Glueck and Bestor to discuss how the plan will move forward and to address a response to the letter. Hartman also commented on the status of the Washington Avenue and Hwy. 58 bridge replacement.

Karen Oxman and Suzie Benz excused themselves during the discussion on Blue Canyon Bar & Grill.

Update re Blue Canyon request for streetscape change – Tedd Johnson of Blue Canyon Bar & Grill presented a drawing of the proposed request for a sidewalk extension along 13th Street. **Driggers MOVED that the Blue Canyon Bar & Grill outdoor patio as shown in the drawings distributed at the meeting be approved in concept by the GURA Board.** There was discussion. **All Commissioners present agreed.**

Discussion re resource efficiency program options – Stanley discussed ASHRAE 90.1 and noted that she would like Heller to check with the City to determine what they use, look at other options, and determine if there are ways to write in incentives to encourage people to comply with resource efficiency. Bickart suggested that based on the Belmar article, GURA may wish to have a presentation from that group about their sustainability efforts.

Discussion re adding a list of business types to the Compatible Business Guidelines – Driggers discussed a proposed procedure for updating a list of compatible businesses that GURA will encourage through its funding of redevelopment projects. There was discussion regarding an existing list of business types by SIC code, whether GURA, the Chamber or EDComm was the appropriate entity to compile and update this type of information, how the information is made available to potential businesses coming to Golden, and how the process would work. Driggers will refine the procedure to eliminate some detail, include a list of businesses, and include a spreadsheet that includes how various businesses fit in.

Discussion re holiday lighting improvements research (Ranguet) – Ranguet discussed the holiday lighting research that was compiled at the request of Mike Bestor and a meeting that was held with a committee that included representatives from City staff, Downtown Merchants, Golden Civic Foundation, the Chamber and GURA. There was discussion about funding such improvements. GURA will arrange for recommendations from lighting design consultants.

Commissioners Concerns – Tiberi discussed the loss of sales tax revenue to GURA due to relocation of the Farmer's Market. Tiberi discussed Conrad Gardner's request and the idea of pursuing a pocket park for that property. There was discussion. The Board requested that Heller meet with Steve Glueck to determine if there are options to pursue the park idea.

Staff Report – Ranguet advised that Golden was selected as 2006 All America Cities Award finalist. She noted that power washing was completed and that GURA is working on a pocket park idea for the lot next to Century 21.

Public Comment – Vicki Wagner advised that planters in the lot by Century 21 belong to the owner of Pickets. She added that merchants will begin staying open until 8:00 p.m. on Fridays and recapped a similar discussion regarding the Golden Gem redevelopment project.

Adjourn

There being no further business, Bickart called for a motion to adjourn. **Tiberi MOVED to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 9:10 p.m.

Mark Heller
Executive Director

Theodore Bickart
Chair