

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

#### April 25, 2005

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 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:30 p.m.

Commissioners present were:

|              |                  |             |              |            |
|--------------|------------------|-------------|--------------|------------|
| Janet Green  | Preston Driggers | Ted Bickart | Henry Tiberi | Suzie Benz |
| Roya Stanley |                  |             |              |            |

Behm was absent. Mark Heller, Debbie Ranguet, Vicki Wagner, Diane Pasquarelli, Sharon Wheatley, Judy Bolis, Bobby Ortega, Chris Ball, Len McBroom, the University of Colorado at Denver Planning Class and 15 to 20 additional attendees who did not sign in were also in attendance.

### Public Comment –

Sharon Wheatley had questions regarding square footage, rent and ADA accessibility for GURA's current and new office space. Heller advised that the current space is approximately 907 sq. ft. and the new space is 1,196 sq. ft. Monthly costs are approximately \$1,200 now and \$1,600 for the new space. Heller noted that the new space is at a higher rental rate for more square footage that will also house an intern. Heller noted that the new space will be ADA accessible within 30 days.

Judy Bolis asked for information about the new bike racks and an opportunity for public comment. Heller advised that a rack design has been selected. He noted that the racks cost approximately \$350 each and that the number of racks to be purchased will be based on installation costs and budget. Heller commented that some of the existing racks may be moved to a different location and replaced with the new racks, however, that decision would be based on installation costs. Heller confirmed that the racks will be purchased from a manufacturer in Minnesota and noted that local fabrication was too expensive.

Pasquarelli commented that the new bike rack design is clever but questioned the number of bikes that can be parked per rack. Heller advised that the new racks are designed to hold four bikes per rack.

### Presentations by CU-Denver Planning Class regarding Urban Renewal Area Build-out Scenarios

Heller provided background on the presentations by the University of Colorado at Denver Masters in Urban and Regional Planning Studio II class. Professor Korkut Onaran provided an overview of the presentations and thanked Steve Glueck, Gary Wink, Ken Snyder, Jeff Winston and the GURA board for their time working with his class. Four groups delivered oral presentations of build-out scenarios for the GURA District. These presentations were followed by general discussion and a breakout session that offered a closer view of the detailed plans and an opportunity to speak with each group individually.

### Approval of Minutes

Stanley called for approval of the April 11, 2005, minutes. **Bickart MOVED to accept the minutes. Driggers SECONDED. All Commissioners present agreed.**

### Reports of Committees/Matters for the Authority

#### Finance Committee –

**Discussion/action regarding 2004 Audit** – Stanley asked for comments on the draft of the 2004 Audit. **Tiberi made a MOTION to approve the draft Audit of the Financial Statements. Bickart SECONDED.** There was discussion. Benz presented a list of adjusting entries for Stanley’s signature and noted that the adjusting entries are included in the draft Audit. Benz and Heller confirmed that a management letter was not issued because there was no comment on management by the auditors. Stanley requested that the final report be presented at the next meeting. Stanley called for a vote on approval of the draft audit. **All Commissioners present agreed to approve the draft audit with adjustments.**

**Discussion/action regarding March Financials** – Benz presented the March financials. There was discussion. Stanley called for approval of the March financials. **Tiberi MOVED to accept the March financials. Driggers SECONDED. All Commissioners present agreed.**

**Human Resources Committee** – None

**Communications Committee** – None

**Development & Operations** –None

**Economic Development Commission Update** – None

## **New Business**

**Update on pending state legislation** – Heller updated the Board on three Senate bills. He advised that SB 63, which prohibits Urban Renewal activity on agricultural land, was killed and that a new amendment may or may not resurrect the bill; SB 224, which changes the relationship between newly created or substantially modified Urban Renewal Authorities and Counties that would allow Counties to negotiate for a portion of property tax, will likely pass in some form to be effective in July; and SB 152, the telecom bill, will likely be approved, thus GURA will wait until the session ends to issue the RFP.

**Commissioners Concerns** – Green advised that she will not reapply for another term because she is expecting. Driggers commented that some Urban Renewal Authorities provide dinner to the Board before the meetings and that the Board may want to consider doing so utilizing local restaurants. Bickart commented that he would not support providing dinner out of public money.

## **Staff Report**

Heller reported on the Rocky Mountain Land Use Conference which he attended last week.

Heller advised that City Council discussed changing or removing the Economic Incentives Charter Amendment at last week’s meeting. Heller noted that changing or removing it would require a vote of the people. Heller added that the Amendment sets Golden apart from its neighboring communities and puts the City at a disadvantage because it doesn’t allow the City to offer economic incentives.

Heller confirmed that the GURA office is moving on May 5 to allow the Rocky Mountain Quilt Museum to expand in time for their May exhibition opening.

Heller advised that the Lot A RFP was mailed to 10 people and published in the Transcript, Colorado Real Estate Journal, and on the GURA website. Heller noted that proposals are due on May 23. He added that questions may be asked in writing and that questions and answers will be posted on the web link. There was discussion regarding a bidders conference. Heller advised that one may be held if needed based on the number of questions received.

Heller confirmed that the intern position was advertised with the Master’s Programs at CU Boulder and Denver and at DU in the business, real estate and planning colleges. Heller noted the position will cost about \$8,600 for 16 hours per week at \$12 per hour.

Heller announced that Jan Zehr of Travel All is shutting down her business and that GURA is purchasing file cabinets, a phone system, and partitions. Heller added that the current tenant in GURA's space is leaving a suite of office furniture.

Heller advised that he is presenting a GURA overview to Downtown Merchants tomorrow at 7:30 a.m.

There was discussion regarding the availability of the oral and written class reports and how to proceed with public comment on the class presentations, covered walkways, streetscape analysis, and downtown design guidelines.

Heller confirmed that he contracted with Winston for the streetscape analysis at a fee of \$12,500.

## **Public Comment –**

Pasquarelli commented on the fabulous ideas presented by the planning class and noted that she would like to see them address problems they might encounter. She encouraged GURA to support City Council in its efforts to repeal the Charter Amendment. Pasquarelli commented on the new bike racks. There was discussion about budget, costs and reasons for choosing that style.

Wagner congratulated the class on their presentations. She commented that she would like to hear more detailed information about what GURA is doing at the meetings.

Pasquarelli encouraged everyone to get tickets for *Run for your Wife* at Miners Alley in May.

McBroom commended the class on their presentations and thanked the Board for providing dinner.

Stanley requested a motion to go into Executive Session. **Tiberi made a MOTION to go into Executive Session at this time. Bickart SECONDED. All commissioners present agreed.**

**Stanley read the Executive Session policy. The Executive Session began at 9:00 p.m.**

**The Executive Session concluded at 9:10 p.m. and the public meeting was continued.**

Stanley confirmed that the participants in the Executive Session included Janet Green, Preston Driggers, Ted Bickart, Henry Tiberi, Suzie Benz, Mark Heller and Debbie Rainguet and called for notification of any improper action in violation of open record law. Stanley acknowledged that there were none and moved to the next agenda item.

## **Adjourn**

There being no further business, Stanley requested a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Bickart SECONDED. All Commissioners present agreed.** The meeting was adjourned at 9:12 p.m.

Mark Heller  
Executive Director

Roya Stanley  
Chair