

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

### April 28, 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 – 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

A.J. Johnston	Steve Taylor	Ted Bickart	Preston Driggers	Paul Imse

Councilor Oxman and Janis McBurney were also present. Henry Tiberi and Mark Heller were absent. Bill Fisher has resigned due to his recent election to City Council.

### Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of April 14, 2008. **Imse MOVED to approve the business meeting minutes. Bickart SECONDED.** Taylor requested a change in the Discussion/action regarding business attraction strategies paragraph. **All Commissioners present agreed, as amended.**

**Public Comment** - Vicki Wagner apprised the Board of the details of the Ladies Only Sample Tour coming to Golden on Thursday, May 1, 2008. She also mentioned that the Board should be receiving invitations in the mail for the Sundowners/Business After Hours event to be held May 7, 2008 at the Golden Visitors Center.

Barb Warden advised the Board of the availability and potential of an interactive link she created using GURA's downtown directory map. Ideas for using this tool including business attraction, supporting downtown merchants, and supporting tourism were discussed. Driggers suggested layering with categories such as Cultural and Real Estate, to make it more user friendly. Ideas regarding layering were exchanged. Taylor commented that this would be a good front-end for a kiosk. Warden stated that after listening to the discussions this evening, she will know more about the Board's thoughts and will then come up with a proposal for the Board's review.

### Reports of Committees/Matters for the Authority

**Finance Committee – Discussion/action regarding 1<sup>st</sup> Quarter 2008 Financial Report –** Johnston commented that the 1<sup>st</sup> Quarter Financial Report is in the new format. Driggers stated that he would like to see the headings on the last two columns changed to Year-To-Date Actual and Prior Year-To-Date. Johnston stated that he feels it is wise to continue to have Jeff Hansen review the financials due to his expertise in this area and to provide continuity since commissioners periodically change, and in the event the Executive Director should leave.

**Human Resources Committee –** none

**Communications Committee –** none

**Development & Operations - Discussion/action regarding business attraction strategies –** The discussion continued regarding Barb Warden's interactive version of GURA's directory. Several commissioners commented that they feel GURA should pursue this right away. Matters such as cost, including updating and maintenance, were discussed. These items will be included in Warden's proposal to be presented to the Board at the next meeting. Driggers expressed concern that we do not know how much retail square footage we have downtown. He suggested creating a database with this information,

and conducting an annual audit in an effort to maintain accuracy. Taylor expressed concern about developing Lots 2 and 4 without having an infrastructure in place regarding marketing and filling the space, and feels that this is GURA's weakest link doing downtown development. Imse stated that since we have three new commissioners coming in the next month, this topic should be deferred. Johnston agreed. Taylor noted that he and Heller also discussed this and decided that this item would be left on the agenda until a conclusion was reached.

**Discussion/action regarding documentary video project** – As this topic is in the discovery stage, ideas as to content were discussed. Chuck Baroch provided input and stated that he feels it will be more sellable if focused on economic development, and that there is a good chance that the Civic Foundation would make some sort of contribution to it. He stated that they will need more definition of what the video will be and what sort of financial assistance we would need. It was agreed that the commissioners who had not reviewed the video on downtown Denver would do so prior to the next meeting and further discussion will be held at that time.

**Other Business – Discussion/action regarding Grappa/Clear Creek Commons TIF request** – Chuck Baroch apprised the Board of a request for a loan that the Golden Civic Foundation received from Grappa. He stated that they reviewed the request, and agreed to provide them a loan of \$40,000 at an interest rate of 5% per annum based on the unpaid balance. During the first year, they will charge them interest only, and then amortize the rest of the funds over a four year period. Baroch asked the Board if GURA would reimburse the Civic Foundation for the loan with tax increment financing. A discussion was held. **Bickart MOVED that we authorize transfer of up to 75% of the TIF in years two through five of the agreement, not to exceed \$10,000 in any one year. Imse SECONDED.** Further discussion was held. The motion was amended, as follows: **GURA will directly reimburse the Civic Foundation an amount equal to the full amount (principal and interest) of the loan made to Grappa (said to be \$40,000 plus interest) over a maximum period of five years, or less if the loan is paid in full. GURA's sole source of payment revenue shall be in increments equal to 75% of the sales tax revenue generated by Grappa and received by GURA in a given tax year. All Commissioners present agreed to the motion as amended.** It was agreed that the Civic Foundation's lawyer would draft the agreement which would then be reviewed by GURA staff and commissioners.

**Commissioners Concerns** – Oxman expressed her appreciation and thanks to Driggers, Tiberi, and Fisher. She expressed concern with the Foss redevelopment, and requested an update at the next meeting.

Driggers expressed concern with the curb on the southeast corner of 11<sup>th</sup> Street and Washington Avenue. A brief discussion was held, including ADA compliance and the upcoming redevelopment of that corner. Johnston stated that we would ask Heller to check into this matter.

Taylor expressed his thanks and appreciation to Driggers, Tiberi and Fisher.

Bickart thanked Driggers and stated that he showed his dedication by bringing up his concern for one street corner still on his list. Bickart commented that he was pleased that while he was out of town the Board has gone forward with the banner mural project, and also very pleased that the Board supported Miner's Alley.

**Staff Report** – Johnston stated that we should be able to meet the banner/mural deadline of May 15. Imse asked about the placement of the bricks on the new sidewalk on Washington Avenue in front of Gateway Station. Johnston thanked Driggers and expressed his appreciation for his dedication and service, and presented him with a Certificate of Appreciation and a gift certificate for an engraved commemorative brick.

**Public Comment** – Ricardo Tondowski and Maurice Couturier from Grappa Mediterranean Bistro apprised the Board of the particulars of their new restaurant, as well as their background and experience, and thanked the Board for their support.

## Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting **Bickart MOVED to adjourn the meeting. Imse SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 8:05 p.m.

Mark Heller  
Executive Director

A. J. Johnston  
Vice-Chair

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