

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

April 23, 2007

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:

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| Theodore Bickart | A.J. Johnston | Preston Driggers | Paul Imse by telephone | |
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Mark Heller, Janis McBurney, and Councilor Karen Oxman were also present. Commissioners Stanley and Tiberi were absent.

Approval of Minutes

Bickart called for a motion to approve the business meeting minutes of April 09, 2007. **Driggers MOVED to approve the business meeting minutes. Johnston SECONDED. All commissioners present agreed.**

Public Comment - none

Reports of Committees/Matters for the Authority

Finance Committee – Heller advised of a meeting set April 24, 2007, with Jeff Hansen to review the 1st Quarter 2007 financials as earlier requested and invited all commissioners to attend. The 1st quarter financial report will be delayed until the May 14 meeting to gain the input of Hansen, and to include the 1st quarter TIF payments. Heller further advised that we should receive a draft of our audit in approximately one week.

Human Resources Committee – none

Communications Committee – Pursuant to a request at the April 9, 2007, meeting, Heller presented copies of the Annual Reports for 2004 and 2005. A brief discussion was held regarding the cost. Heller advised that we will not be using the fold-out format for the 2006 Annual Report.

Development & Operations –

Discussion/action regarding Gateway Station update – Heller advised that Gateway Station has reached the 75% mark with regard to residential sales, and noted that this is important because it is the trigger for Phase II. [Correction: Nexcore has contracts reaching the 75% mark, but the trigger is for closed transactions, not just contracts.] Heller further advised that since either party can terminate the agreement as to Phase II, it is effectively an option. A discussion was held. Heller gave an update regarding construction, and advised that it is going well.

Update on Sustainability programming - Heller advised that the City staff committee is currently preparing the RFP for the energy audit of city operations, and that it should be completed in a few weeks. We are continuing to refine our small business energy audit program, and will bring a proposal to the Board at the May 14, 2007, meeting. The community working groups are preparing their draft proposals, which are due to the Coordinating Committee by May 9, 2007. Heller mentioned various non-profits that he has been meeting with that can provide assistance to the staff and community efforts. A discussion was held.

Update on Downtown Character Committee – Heller mentioned that we had our first work day on the pocket park on April 21, 2007, and advised of the progress made. A brief discussion was held. With regard to the Downtown Character survey, Heller advised that the committee has approved a summary of

the open houses and is continuing to analyze the comments. Additionally, the committee has prepared a survey which will be distributed via various websites including GURA.

Update on Hot Zone RFP responses – Heller advised that the CWC (Colorado Wireless Communities) received eight responses to the RFP that they are currently evaluating. The City of Golden received an independent and unsolicited proposal for a wireless installation just for downtown. As the independent proposal does not comply with the RFP, it has been put on hold and will be scheduled for Council review on May 24, 2007 along with the CWC recommendations on the RFP responses.

Discussion/action regarding speed control on Washington Avenue – A discussion was held regarding a draft concept sketch of how the speed control and traffic signs might be installed in and along Washington Ave., as well as costs, letter height, various mountings, colors, etc. Driggers provided a detailed handout regarding his research on this matter, and a discussion was held regarding same. Johnston inquired if others should be involved in making this decision. Bickart suggested taking it to the Downtown Character Committee, and also the Chamber. Heller commented that we are meeting with Council soon and could discuss this as well, and also that he would mention it at the Downtown Merchants meeting on April 24, 2007.

Other Business –

Discussion regarding review of Bylaws - Heller stated that several Commissioners had requested a discussion on reviewing the Bylaws due to a specific concern regarding the sections pertaining to officers. **Johnston MOVED to amend the bylaws. Driggers SECONDED for purposes of discussion.** A discussion was held. Johnston's suggestion will be put in writing to be reviewed at the next meeting. **Driggers MOVED to table the motion. Imse SECONDED. All commissioners present agreed.**

Discussion/Action on Resolution 69 – Sales tax authorization for Janis McBurney – With regard to the requirement of the City that all persons with access to City sales tax data have documentation of access authorization, **Imse MOVED to approve. Driggers SECONDED.** A brief discussion was held. **All commissioners present agreed.**

Commissioners Concerns - Driggers commented on an article regarding downtown Denver's new vitality planning documents and noted that they are quite similar to Golden's efforts.

Oxman questioned Heller and Bickart regarding an update on Building 3 at Millstone. Heller advised that he was informed by Sovereign Homes that it is supposed to be completed by Thanksgiving.

Staff Report – Heller advised that the next GURA meeting is May 14, and also noted that a meeting with Council is scheduled for May 17, 2007, and that all Commissioners are encouraged to attend. He remarked that the applications for GURA Commissioners are due Wednesday, April 25, 2007.

Public Comment – none

Adjourn

There being no further business, Bickart called for a motion to adjourn the meeting. **Johnston MOVED to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 8:03 p.m.

Mark Heller
Executive Director

Ted Bickart
Chair