

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

May 12, 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:

A.J. Johnston	Steve Taylor	Ted Bickart	Paul Imse (via phone)	Philip Baker
Lyndall McLetchie	Annette Lyttle			

Mark Heller and Janis McBurney were also present. Councilor Oxman was absent. The new commissioners and current commissioners introduced themselves and gave their background information.

Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of April 28, 2008. **Bickart MOVED to approve the business meeting minutes. Taylor SECONDED.** Imse requested a change under Commissioners Concerns. **All Commissioners present agreed, as amended.**

Public Comment - Bill Fisher congratulated the new commissioners and expressed his thanks to the GURA staff and commissioners for allowing him the opportunity to get involved over the past year.

Reports of Committees/Matters for the Authority

Finance Committee – Discussion/action regarding 1st Quarter 2008 Financial Report – A discussion was held regarding Jeff Hansen’s suggestion that the Board consider to reapportion the Capital Projects budget items (Capital Projects, Contingency, and Project Professional) into actual project budgets. Heller will proceed with Hansen’s suggestion. With regard to the Audit Report, Heller advised that a draft should be available at the June 9 meeting.

Human Resources Committee – none

Communications Committee – none

Development & Operations - Discussion/action regarding Gateway Station updates – Mutual Release – Heller gave background information on the Mutual Release for the benefit of the new commissioners, and advised that we should have that agreement for the Board’s approval at the June 9 meeting.

Garage Work Update - Heller apprised the Board of unfinished items in the parking garage and also of Lots 2 and 4, as part of the over-all garage redevelopment. He stated that the City is going to require the north lot be paved according to current city standards. He explained the complicated subsurface easement agreement, and advised that it was negotiated and approved previously subject to amendment once the project was complete and actual measurements could be taken. Heller provided a hand-out showing a variance of 2.10 feet. Imse commented that we may need to have some sort of burden placed in the agreement to accommodate development of the south lot. Bickart added that we will have to demonstrate that such development would not affect the use of the underground easement. Heller will check into this matter.

Discussion/action Grappa Sales TIF Agreement – Heller provided an update on the Grappa Sales TIF Agreement, and advised that we will probably have that Agreement available at the June 9 meeting. Heller proposed amending the motion to state that we will give the Civic Foundation 75% of the increment

over the average of what Rhapsody's was producing, without change to the rest of the motion. A discussion was held. **Imse MOVED to make the adjustment to use Rhapsody's as the base for the increment. Baker SECONDED. All Commissioners present agreed.** It was noted that this matter can be revisited if necessary.

Discussion/action regarding draft RFP for Lots 2 and 4 – Heller provided background information for the benefit of the new Board members. He advised that we will be publishing a RFP, and requested the Board's feedback and suggestions to incorporate into the draft. A discussion was held including LEED certification, specific language, and specifying a rent target. Three items that Heller will incorporate into the draft are no residential on the first floor on either lot, retail desired on the first floor on both lots, and LEED silver or higher on both lots. Heller will try to have the draft available at the June 9 meeting.

Discussion/action regarding Golden video documentary – Johnston apprised the new Board members about the video documentary idea. A discussion was held and ideas exchanged. Questions posed were: Would the project be for Golden's 150th anniversary celebration or to show developers and cut in portions about economic development and business attraction? If we do pursue this, how do we begin and get it done in a timely fashion? Heller advised that the City is working with a group of film students to do something along these lines. It was suggested that the Communications Committee meet and come back to the Board with direction and guidance. Baker volunteered to work with Imse. Heller will speak with the City, after which time Heller will meet with Imse and Baker on this matter.

Discussion/action regarding interactive map – Heller gave brief background information of three different efforts currently underway to make interactive maps, including the proposal by Barb Warden, Intern Steve Williams' Google Earth project, and the Planning Dept's project with the School of Mines. A discussion was held. Warden provided input and answered questions of the Board. Kiosk ideas were shared, along with the fact that technology is changing quickly. The budget was also discussed. **Bickart MOVED that we accept the project as proposed by Warden. Lyttle SECONDED.** Further discussion was held regarding the budget. Heller stated that he feels it should be taken out of the Targeted Business Assistance budget, since the Web Design and Maintenance budget is specifically to re-do GURA's website. He mentioned; however, that maintenance costs might be able to come from the Web Design and Maintenance budget. **All Commissioners present agreed.**

Discussion/action regarding business attraction programming – Heller passed around a matrix that summarized research efforts of what other cities have done, and summarized why or why not it pertains to Golden. Taylor stated that at a previous meeting, the Board agreed to take on business attraction programming. Johnston agreed, but noted that we haven't determined the methodology and the degree to which we are going to do it. Heller noted that we haven't yet decided what "it" is going to be. Taylor pointed out that all of the applicants to the GURA Board felt that we need to have some sort of business attraction program in place. It was suggested that instead of getting into a detailed debate on this issue now, that it be debated at the retreat. The retreat is set to be held at the June 23rd business meeting.

Other Business – Discussion/action regarding strategic planning meeting/retreat – Johnston stated that he and Heller would like to set aside a period of time to discuss history, current issues and the like, with the new and existing Commissioners. They would like to limit the business portion of the meeting, and then devote an hour-and-a-half or so as a retreat for discussion and debate.

Discussion/action regarding committee and liaison appointments – Johnston noted that the Annual Meeting is set for the second meeting in June, at which time committee appointments will be made. There was some concern that there may be a gap where we need someone on a committee or as a liaison. After brief discussion, it was noted that Tiberi was GURA liaison to EDComm, and Fisher was back-up. If anything critical with EDComm should arise, Heller will contact Bickart or Imse to act as liaison until the appointments are made.

Discussion/action regarding downtown parking re-evaluation – Heller advised that Council requested that Steve Glueck begin rethinking how we do parking downtown. Glueck has solicited GURA's input so that we can update Council on GURA's thoughts, as well. Heller highlighted areas that may be in need of some attention, including the ratio used to determine the amount of parking spaces per land use and the exception made for evening events at the Buffalo Rose. Gateway Station, capacity, shared spaces and summer seating were discussed. It was noted that a full season should pass before any evaluations are done regarding the new parking garage, as well as the existing parking garage on Jackson Street, keeping in mind the street closures over the past couple of years as well. Heller will convey that the

Board is basically in agreement with the three bulleted items under Potential Management and Code Issues in Glueck's memo.

Commissioners Concerns – For the benefit of the new Commissioners, Johnston briefly summarized this agenda item. Bickart commented that this is an opportunity to put something on the table for future consideration.

Imse asked about the status of the 13th Street Corridor design. Heller advised that he has a meeting later in the week to go over preliminary designs and in preparation for a stakeholder meeting where we can present some alternatives. Imse also welcomed the new Commissioners.

Bickart requested an update on the mural. It was noted that this item will be covered in the Staff Report.

Staff Report – Heller gave an update on the mural/banner project. Turn-around times for production and installation were discussed, as well as various banner sizes. Heller will order something in the range of a 30' x 50' banner. With regard to the retaining wall at 19th and Washington Ave., Heller advised that the property owners have been contacted and gave their permission to have the retaining wall painted or stained, and that we are in the process of receiving bids. Heller gave a retail update on some new downtown merchants. He added that he spoke with Pat Foss, and they are confident that they will lease their spaces once marketed.

Public Comment – none

Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting **Bickart MOVED to adjourn the meeting. Lyttle SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 8:55 p.m.

Mark Heller
Executive Director

A. J. Johnston
Chair