

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

May 14, 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 – 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

Preston Driggers	A.J. Johnston	Henry Tiberi	Paul Imse	Roya Stanley

Mark Heller and Janis McBurney were also present. Commissioner Bickart and Councilor Oxman were absent.

### Executive Session –

**Driggers MOVED to go into the Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and/or instructing the negotiators, under C.R.S. 24-6-402(4)(e).** The Executive Session began at 6:32 and ended at 7:00 p.m., noting that the Executive Session did not take a full twenty-eight minutes. Due to difficulty hearing because of a hail storm, the meeting was paused several times.

Driggers confirmed that the participants in the Executive Session included A.J. Johnston, Henry Tiberi, Paul Imse, Roya Stanley, Mark Heller and Janis McBurney, and called for notification of any improper action in violation of the Open Meetings Law. Driggers acknowledged that there were none and moved to the next agenda item.

### Approval of Minutes

Driggers called for a motion to approve the business meeting minutes of April 23, 2007. **Tiberi MOVED to approve the business meeting minutes. Imse SECONDED.** Tiberi remarked that the language in the second sentence in the Gateway Station update is very confusing, and suggested that the word sales be changed to contracts. Driggers advised that in the Communications Committee paragraph, we will not be using the fold-out format for the 2006 Annual Report. Driggers further advised that with regard to the Update on Downtown Character Committee paragraph that one survey had been done, and not another survey as stated in that paragraph. Also, in the Discussion/action regarding speed control on Washington Avenue paragraph that says Character Committee, it should say Downtown Character Committee. **IMSE moved that we accept as amended. Tiberi seconded. All commissioners present agreed.**

### Public Comment - none

### Reports of Committees/Matters for the Authority

**Finance Committee – Discussion regarding meeting with Jeff Hansen –** Johnston and Heller summarized the meeting with Jeff Hansen in which they went over the first quarter financials. Although Hansen found our first quarter financials to be in order, he did suggest a number of changes that he felt should be made to conform to government accounting. He proposed that we add an addendum to the financials each quarter that would show our project spending on Gateway Station. A discussion was held regarding the suggested changes, which were approved, and will be made to the 2<sup>nd</sup> Quarter 2007 financials.

**Discussion/action on approval of 1<sup>st</sup> Quarter 2007 financials** - After discussion, **Tiberi MOVED to accept the 1<sup>st</sup> Quarter 2007 financials. Imse SECONDED. All commissioners present agreed.**

**Discussion/action regarding 2006 audit** – Heller advised that he received a hard copy draft which will be distributed to Johnston, and which will possibly be on the agenda for approval at the June 11, 2007 meeting.

## **Human Resources Committee – none**

**Communications Committee – Update on annual report** – Stanley commented that we are close to completion. Heller advised of the progress, as well.

**Development & Operations – Discussion/action regarding Gateway Station update** – Heller provided an update including the extensive concrete work and remarked that the elevator shaft is into the third story. He also advised of a controversy with Nexcore involving the condo declarations. A discussion was held regarding same. Heller announced that we received an EPA grant, and that a press conference is set May 17<sup>th</sup> at 2:30 pm. Heller is congratulated by the Board on doing an outstanding job.

**Update on Sustainability Programming** – Heller advised that all of the community working groups have turned in their first drafts, and that we are in the process of drafting the RFP for the city program. He commented on various interesting and creative proposals contained in the drafts. Heller applied for, and received, a competitive training grant from the Sonoran Institute, and advised that he will be traveling to Grand Junction with a team of seven the first week of June to attend this training session.

**Update on Downtown Character Committee** – Heller remarked that the committee is wading through another compilation of analysis from the open house surveys, as well as integrating those to the new very lengthy downtown survey. He stated that we will try to have that group's recommendations to Council this summer.

**Update on Hot Zone RFP responses** – Heller advised that interviews for two of the three responders are set for May 17. A telephone interview with the third responder is set May 18. Heller further advised that he is in the process of setting up an interview with an unsolicited responder next week. Imse indicated concern with regard to the unsolicited responder.

**Discussion/action regarding amending Section 1 of the Bylaws** – Johnston refers to the proposed revised language for Article II – Officers, set forth in the packet. **Tiberi MOVED to post Article II - Officers in preparation for adoption of the language. Stanley SECONDED. All commissioners present agreed.**

## **Other Business –**

**Discussion/action regarding energy audit program draft** – Peter Rusin, GURA Intern, presented research into the idea of creating a subsidized energy audit program for GURA's businesses. Rusin provided a program overview, including eligibility and the benefits of an energy efficient business. Rusin advised of GURA's responsibilities, the merchant's responsibilities, and what is to be included in the audit. Rusin stated that the overall goal is to reduce energy usage by at least 15%. After discussion, Heller suggested that we should strive for a 20% decrease instead of a 15% decrease.

**Discussion/action regarding downtown marketing and GIS project** - GURA Intern Kristin VanValkenburg presented a PowerPoint demonstrating how GIS can be used to spatially display traditional demographics as well as a newer concept called psychographics, to better understand the feasibility of projects requesting assistance, or by prospective businesses seeking to understand whether Golden would be a good market. The floor was opened for suggestions, and a discussion held. VanValkenburg also provided an update with regard to the status on the Pocket Park project.

**Commissioners Concerns** - Driggers announced that Stanley's term on the Board of Commissioners has been completed, and presented her with a complimentary brick certificate. Heller mentioned that Bickart regretted that he was unable to attend the meeting, and asked him to pass along his appreciation to Stanley for her leadership with all of the sustainability programming that has blossomed into a city-wide initiative.

Stanley commented that the annual report should be thought of as a PR document, and that we should proceed accordingly.

Driggers mentioned that he and Imse visited Stresscon in Colorado Springs for the purpose of reviewing construction samples and material for the new garage. Driggers also commented that he and Imse were on an interview committee for our retail web designer, made the selection, and that the contract is being written.

**Staff Report** – Heller gave a reminder about the Thursday press conference at 2:30 pm and noted that the Council Session will be held at 8:00 pm.

**Public Comment** – none

## **Adjourn**

There being no further business, Driggers called for a motion to adjourn the meeting. **Imse MOVED to adjourn the meeting. Stanley SECONDED. All Commissioners present agreed.** Driggers adjourned the meeting at 8:25 p.m.

Mark Heller  
Executive Director

Preston Driggers  
Vice Chair