

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

May 8, 2006

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 – 10th Street, Golden, Colorado, at the hour of 6:34 p.m. Commissioners present were:

Joe Behm	Roya Stanley	A.J. Johnston	Preston Driggers	Henry Tiberi (at 6:48 p.m.)
Suzie Benz	Ted Bickart			

Mark Heller, Debbie Rainguet, Karen Oxman, Vicki Wagner, Peter Davis, John Lasell, and John Coleman were also present.

Approval of Minutes

Bickart requested a motion to approve the minutes. **Driggers made a MOTION to approve the minutes of April 24, 2006. Benz SECONDED. All Commissioners present agreed as corrected.**

Behm announced his resignation from the GURA Board effective Monday, May 8, 2006, due to his election as a Ward Two City Councilor. In recognition of his service as a GURA Commissioner, Bickart presented Behm with a certificate for a commemorative brick in Downtown Golden on behalf of the GURA Board.

Public Comment – Vicki Wagner commented on an initiative to form a city-appointed committee to administer Golden’s public art program and encouraged people to contact Council urging them to keep the program running as is.

Reports of Committees/Matters for the Authority

Finance Committee –

Approve 2005 Audit – Tiberi presented the draft Audit report. There was discussion regarding corrections. The sentence in Notes 9 and 14 will be corrected to read “The property will be used as a portion of the site on which the parking structure will be built.” and the cross reference in Note 9 will be changed to “Note 14.” **Tiberi MOVED that the audited financial statements be approved as presented with the corrections noted. All Commissioners present agreed.**

Human Resources Committee –

Elect Vice Chair – Bickart called for nominations for Vice Chair. **Johnston MOVED to nominate Driggers as Vice Chair. Stanley SECONDED.** There was discussion regarding officer term limitations. **All Commissioners present agreed.**

Communications Committee –

Annual Report Update – Stanley invited Peter Davis of Fixler Davis to discuss design concepts for the 2005 annual report. There was discussion regarding the cover wording, historical focus, costs, use of script, language changes, and timing. The Board discussed the two options and agreed to proceed with the folded poster layout option for 2005 and the booklet option for 2006.

Development & Operations –

Discussion/action regarding parking garage design changes – There was discussion regarding the Gateway Station presale requirements of NexCore’s construction loan, the status of approximately \$170,000 in pre-construction payments by GURA, and the planning commission meeting and subsequent approval of the parking garage design with options. John Coleman of OZ Architecture discussed changes to the schematic drawings necessary to meet load requirements and noted that the spandrel panels were modified to be 1 foot taller and window proportions were also modified. There was discussion regarding

changes to the elevation drawings, airflow restrictions, whether the design changes were aesthetically acceptable, whether eliminating the glazing in the stairway was acceptable, and whether to pursue the merits and costs of exploring alley side modifications to increase airflow to allow for glazing the stairway. Heller commented that the garage design as approved by planning commission came in at approximately \$363,000 which was under the approved budget of \$411,000. There was discussion on glazing the stairway, safety concerns, maintenance issues and lighting. Lasell was directed to make the lighting study a higher priority. The Commissioners voiced concerns over the type of lighting, efficiencies, style, lighting impact on nearby businesses and residents, and street lighting.

The metal framework, metal grids, and color options for windows were discussed. Coleman clarified that the vertical bars in the windows were designed to mimic window mullions to counteract the vacant window look and that the 3x3 metal grillwork or grids were similar to window dressings or curtains. He recommended that the framework and bars be painted the same color, preferably light, and that the grids be either the same as the framework or a darker color if the goal was to make them less visible.

Coleman will show the light framework and vertical bars with dark grids on the next set of drawings. As part of the photometric study, Lasell will request a 3D lighting model and check into real life examples.

Heller discussed a potential \$50,000 cost increase for moving the transformer and adding a secondary feed once the utility lines are relocated. There was discussion regarding relocation options and whether the expense was part of the fixed price agreement contingency budget. Heller will report back.

Discussion/action regarding RLF loan and collateral – Heller commented on the RLF Board consensus to loan GURA approx. \$283,000 and discussed options for borrowing the remaining \$220,000 either under the same terms or by pledging collateral. Heller advised that by pledging the garage as collateral, GURA could borrow \$220,000 for 8 years at 2% with 4 years being interest-only. There was discussion regarding the use of the parking garage as collateral, TIF obligations, deals for zoning credit, and liens. Heller was directed to negotiate a deal with the RLF for a loan on the remainder of the funds, minus any grant money received, which does not preclude GURA's ability to do other zoning credit deals.

Discussion/action regarding changes to Compatible Business Guidelines – Driggers presented proposed changes to the Compatible Business Guidelines. There was discussion regarding the list of suggested businesses and business types, how the list and guidelines would be used and distributed, inclusion of the guidelines in current contracts, concerns about the statistical validity of the list, existing documents and contacts for prospective business owners, and the role of GURA, the Chamber and EDComm relative to economic development. Stanley requested copies of the existing economic development documents. The Board agreed to retain Section I of the guidelines as previously adopted. Heller will contact EDComm and the Chamber to pursue their endorsement of the guidelines and tabulation of the list and to determine the appropriate agency to coordinate the program.

Heller presented a memo from Fuller outlining marketing efforts for Jackson Court to comply with the terms of the RDA. There was discussion. Heller will communicate to J&B that the Board is satisfied with their efforts to date and understands the need to broaden their marketing however it encourages them to continue local marketing efforts.

Discussion/action regarding pedestrian improvements to downtown – Driggers presented a draft of Pedestrian Plan Goals for downtown Golden based on discussions with Dan Hartman at the previous GURA meeting. He noted that the goals are a series of talking points to assure GURA's unified position on pedestrian safety as the issue moves forward. There was discussion regarding safety, pedestrian perception of safety, measurement options, the use of surveys, police and citizen enforcement, and a desire to have Golden recognized as a place where pedestrians are respected.

Update and discussion regarding Hot Zone and conference – Heller commented on the Digital City Expo conference. He will explore the issues of service speed, infrastructure size and the City's participation in providing the backbone for public service as well as public use with other municipalities and conference contacts. Stanley encouraged Heller to hire an intern to assist with the research.

Discussion/action regarding Johnson proposal for streetscape changes – Heller noted that Blue Canyon will be in front of City Council on May 11 with their request for proposed streetscape changes. There was discussion. Heller clarified that at the last GURA meeting, the Board agreed that conceptually it was a good thing for downtown Golden to expand the sidewalks on the 13th Street corridor to allow

more people and activity outdoor even if it sacrificed parking spaces, but that GURA had not taken a position on Johnson's proposal specifically.

Economic Development Commission Update – There was discussion regarding appointing a new representative for EDComm. The Board will wait until the new Commissioners are appointed.

Other Business –

Discussion/action regarding canceling May 22 meeting – After discussion, the Board agreed to cancel the May 22 meeting.

Discussion/action regarding paying for pay phones on Washington Ave. – There was discussion regarding public telephones in downtown Golden. The Board agreed to retain and pay for one telephone in downtown and to add a telephone sticker on all directory signs. Heller will confirm whether the City has communication lines on Washington that can be tied to an emergency phone that rings direct to the City.

Discussion/action regarding support for 2006 All America Competition June 8-11 – There was discussion. **Driggers MOVED that GURA approve \$5,000 to support the City's participation in the 2006 All America City Competition. Tiberi SECONDED. All Commissioners present agreed.** Heller added that one GURA representative can be chosen to attend.

Discussion/action regarding pocket park lease adjacent to Century 21 building – Heller discussed efforts to create a pocket park on the vacant lot next to Century 21. There was discussion. Heller will negotiate a lease with Century 21.

Heller commented on plans for the Bradley building and noted that they are not interested in selling, that they are planning on building it within the terms of their building permit, that they are interested in leasing the finished building, and that it will block the Gardner's building. There was discussion regarding options for acquiring the property and confusion as to why the guidelines that applied to the Gateway Station project for blending facades, complying with setbacks and not obstructing sightlines did not apply to the Bradley project.

Commissioners Concerns – Stanley encouraged Heller to hire an intern to assist with the work load. Driggers discussed an article in the *Denver Post* that showed how historical tourism generates money for cities.

Staff Report – Heller advised that he will be out of town from May 13 through May 31 and confirmed that the next GURA meeting is Monday, June 12. Tiberi will attend the Chamber luncheon on May 18.

Public Comment – None.

Adjourn

There being no further business, Bickart called for a motion to adjourn. **Tiberi MOVED to adjourn the meeting. Johnston SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 9:14 p.m.

Mark Heller
Executive Director

Theodore Bickart
Chair