

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

June 9, 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	Annette Lyttle	Philip Baker	

Councilor Oxman, Mark Heller and Janis McBurney were also present. Ted Bickart, Paul Imse and Lyndall McLetchie were absent.

Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of May 12, 2008. **Taylor MOVED to approve the business meeting minutes. Baker SECONDED. All Commissioners present agreed.**

Public Comment – none

Reports of Committees/Matters for the Authority

Finance Committee – Discussion/action regarding 2007 Financial Audit – After brief discussion, Lyttle **MOVED to approve the 2007 Financial Audit. Taylor SECONDED. All Commissioners present agreed.**

Human Resources Committee – none

Communications Committee – Website evaluation – Baker summarized his Golden Website Assessment contained in the packet, and a discussion was held. Heller will contact and advise Sabrina D’Agosta, Communications Manager, of the recommendations discussed and that it was the Board’s opinion that she should manage a comprehensive reevaluation process. Baker added that he would be available to provide guidance if needed.

Development & Operations - Discussion/action regarding Gateway Station updates – Gateway Station final payment - After discussion, it was decided that the final payment to Gateway Station will be made when they have satisfied all conditions required by the conditional Certificate of Occupancy and upon GURA’s receipt of NexCore’s Certificate of Occupancy.

Mutual Release – Heller advised that he has not yet received Nexcore’s response to our draft of the Mutual Waiver, but hoped to have it by the next meeting.

Garage Work Update – Heller gave an update on the remaining work on the garage, and advised that we are withholding payment of NexCore’s latest invoice of approximately \$44,000 for developer fees and overhead until their work is completed. He advised that the safety fence on the bottom level has been installed.

Discussion/action regarding draft RFP for Lots 2 and 4 – Heller prepared a draft RFP for the redevelopment of Lots 2 and 4 at either end of the new Gateway Station Parking Garage, for the Board’s review. A discussion was held regarding the process and content. Heller will modify the draft as directed by the Board’s discussion. It was decided that September 15 will be the deadline to respond to the RFP.

Discussion/action regarding Golden video documentary - A discussion was held. It was noted that Communications Manager Sabrina D'Agosta has been working with a group of volunteer film students to produce a Golden video documentary; therefore, GURA will not pursue this matter further. Baker stated that he would like to see the interim steps including a progress report at three months into the project.

Other Business – Retreat topics - discussion may include the following and others as suggested: Business Attraction and Retention; Improvements to “south” GURA; Merits of “Bowling Alley Point” urban renewal area; Policy Governance; Others - A discussion of retreat topics was held. With regard to improvements to “south” GURA, it was decided that “north” should be added as well. 2014 Options will be added as another topic, and any others that the Board might suggest prior to the next meeting.

Commissioners Concerns – Oxman advised that Council will be looking at the parking requirements and issues, and will be discussing the goals for parking in the center of downtown. Given many recent complaints, she expressed concern with the outdoor seating in downtown including smoking, drinking, bad language, music noise and motorcycle noise.

Taylor reiterated Oxman's concern regarding the outdoor seating problems. Although he isn't sure if it is GURA's role to go to the police department with this matter, he suggested that we let them know that it is our Board's position that we would like a walking/biking visible police presence downtown. Heller suggested inviting someone from the police department to a GURA Board meeting to apprise the Board of their patrol policy. Taylor also expressed concern with the awning program in that it is moving very slowly. Johnston suggested that perhaps we need to facilitate the program more.

Lyttle expressed concern with noise enforcement including the motorcycles and the Super Cruise. Heller advised of an event held recently by the police department wherein they are trying to provide public education combined with an enforcement drive, using the slogan Silence is Golden.

Baker also expressed concern with the outdoor seating issues and advised the Board of a recent incident when he was downtown eating and two people appeared to be drunk and were screaming in their outdoor seating area on Washington Ave. Law enforcement was again discussed. Oxman commented that even when the police are called, by the time they arrive, the individuals are gone. It was suggested that Heller write the Chief of Police so that he will be aware of the Board's concerns.

Johnston shared an article on recyclable trash bins in Denver, and expressed concern that we don't have something such as this in place in Golden, further stating that this is a core issue of sustainability. Heller advised that Golden's trash contractor has not been cooperative in this matter, and that a meeting is set Thursday, June 12, with the City Facility Manager Keith Isenberger and the trash contractor at the GURA office in an attempt to get a recyclable trash program in place.

Staff Report – Heller advised that we are in the process of soliciting bids for painting or staining the retaining wall at 19th and Washington, and a discussion was held. With regard to the Shelton mural/banner, Heller reported that the artwork for the mural is nearly complete and installation is scheduled for the coming weeks. Wall placement was discussed. With regard to the newsletter, Heller stated that we are hoping to get it out by the end of the month.

Public Comment – Barb Warden advised that she is now part-owner of Clear Creek Books, and that they sometimes have issues with motorcycle noise and the loud outdoor music. She complained about the smoking downtown as well. Various ideas were exchanged to remedy the situation.

Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting. **Baker MOVED to adjourn the meeting. Lyttle SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 8:45 p.m.

Mark Heller
Executive Director

A. J. Johnston
Chair