

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

June 11, 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:

Preston Driggers	A.J. Johnston	Henry Tiberi	Paul Imse	Ted Bickart
Bill Fisher	Steve Taylor			

Councilor Karen Oxman, Mark Heller and Janis McBurney were also present.

Approval of Minutes – Bickart called for a motion to approve the business meeting minutes of May 14, 2007. **Driggers MOVED to approve the business meeting minutes. IMSE seconded. All commissioners present agreed.**

Public Comment - Vicki Wagner welcomed the new board members.

Other Business –

Discussion/action regarding grant request from Robert Chisholm - Heller gave an overview regarding a grant given previously to Doug Smith and Robert Chisholm to defray the cost of removing awnings. Chisholm then presented a model and documents in support of his request for an additional façade grant. Driggers asked if Chisholm had presented his ideas to the Planning and Development Director's office. Chisholm responded that he had and that they had approved it. A lengthy discussion was held. **Tiberi MOVED that we grant \$3,000 toward the improvements of Chisholm's building at 1108 Washington Avenue provided it is completed within a reasonable timeline. Johnston SECONDED.** After further discussion, and Chisholm's statement that the improvements will be completed by September 1, 2007, **all commissioners present agreed.**

Reports of Committees/Matters for the Authority

Finance Committee – Discussion/action regarding 2006 audit – A brief discussion was held, and it was noted that Don Warn's comments were incorporated in this audit. **Johnston MOVED that we approve the audit for 2006 as presented. Driggers SECONDED. All commissioners present agreed.**

Human Resources Committee – none

Communications Committee – Annual report update – Heller advised that we are waiting on the designers, and that we should hear back from them soon.

Development & Operations –

Discussion/action regarding Gateway Station update - Heller provided an overview with regard to the delays in this project, as well as communication efforts. NexCore requested a formal response on June 26. Heller advised that he will not respond with letter "5" until after reporting back to the Board at the Executive Session on June 25th, at which time he will report the details of his meeting with Carolynne White, to be held on Thursday, June 14. Heller advised the Board of another issue regarding the irrigation lines and electric lines that run along Washington Avenue. The Gateway construction has cut some of these lines along 13th Street, which has taken out the power to all of the tree grates south of the arch. These lines are used for Golden's summer events. Due to time constraint of the Wild West Auto Round-up on June 16th, Andy Dina will do the work and Nexcore will be charged back. Heller also provided an update regarding the shoring easement for Image Designers and Banks Insurance.

Update on Sustainability programming – Heller reported on the Sonoran Institute Training held in Grand Junction on June 6 – 9, which he attended along with intern Peter Rusin, Mayor Chuck Baroch, Sabrina D’Agosta, and three members of the community working group. Heller commented that it was productive training, and that we are on the right track. Heller advised that the community working group will try and have the text finalized in approximately two weeks, and that it needs to be ready for City Council on July 19. The second group will present to City Council on July 26. The third week City Council will meet with Natural Capitalism Solutions with regard to direction and priorities. Consultant Natural Capitalism Solutions will take a look at the working group recommendations, and give their opinions to City Council, as well. With regard to the staff side, Heller stated we are hopeful to be publishing the RFP within the coming weeks.

Update on Downtown Character Committee – Driggers advised that the next meeting is Wednesday, June 13, and that they will be looking at some land use policies. Heller advised that the survey is online until the end of June.

Update on CWC and Hot Zone – Heller gave a brief history on the ten city project for the benefit of the new commissioners. Heller advised that they are still interviewing vendors. Each city will be given one vote. The actual negotiating team has not yet been selected. Heller stated that we have some interesting models and very well qualified vendors. The target date for the first install is the fourth quarter of this year.

Discussion/action regarding Section 1 of the Bylaws – Johnston MOVED that we approve the motion to amend the bylaws. Imse SECONDED. All commissioners present agreed.

Discussion regarding Millstone update – Bickart requested that we add a Millstone update to the agenda. Oxman provided an update and stated that they are planning on the project being done, closed and occupied by the end of 2007.

Commissioners Concerns – Johnston expressed concern with the upcoming Executive Session due to an article he read in the paper about a technical issue. Bickart stated that we have been conducting our sessions correctly. Heller commented that he has been advised by counsel that it is not really clear that urban renewal authorities have to comply with the open meetings law at all, but we do.

Taylor also expressed concern with regard to Executive Session procedure.

Fisher inquired about available funds and what sort of structure is in place with regard to façade grants. Heller advised that a work plan is key to the budget, and that we have a work plan in place, including a line item for façade improvements. Fisher also inquired about the very high figure of \$850,000 in dispute discussed by Note 14 of the 2006 GURA Audit, and Heller clarified that the number is actually about \$160,000.

Bickart asked about the status of the trailer park on Jackson Street near the Golden High School. A brief discussion was held regarding contractor issues, and a broker and architect change. Bickart further asked for an update on the affordable housing report. Heller advised that at the current time his main focus is the sustainability matters.

Staff Report – Heller advised that he is working on the sustainability matters. He mentioned that the GURA Annual Meeting will be held June 25. Lastly, Heller mentioned that the Civic Foundation’s Good News Social is Friday, June 15, and that he will be unable to attend and use his ticket. Tiberi will attend in place of Heller.

Bickart reminded the old Board members and advised the new Board members that we are not to use e-mail to conduct business and distribute information.

Imse updated the Board regarding the web marketing joint pilot program between GURA and EdComm.

Public Comment – Oxman reported on issues of blight in the GURA District regarding trash along the creek and unsightly planter boxes on Washington Avenue. Oxman advised that they have an expert in walkable and bikeable communities who will be conducting an assessment, and a meeting will be held at the Community Center at 6:00 p.m. on June 20 regarding same. She further advised that they have hired an expert in Park and Recreation who will be there as well. They will be coming back with a Park and Recreation master plan by late fall. Oxman commented that the First Friday will be again on July 6. She remarked that Governor Ritter may be at the Farmers Market either June 16 or June 23. Oxman reminded everyone that the Wild West Auto Round-up is Saturday June 16.

Adjourn

There being no further business, Bickart called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Imse SECONDED. All Commissioners present agreed.** Driggers adjourned the meeting at 8:15 p.m.

Mark Heller
Executive Director

Ted Bickart
Chair