

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

### June 23, 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 – 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:34 p.m. Commissioners present were:

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

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

### Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of June 9, 2008. **Baker MOVED to approve the business meeting minutes. Lyttle SECONDED. All Commissioners present agreed.**

**Public Comment** – none

### Reports of Committees/Matters for the Authority

**Finance Committee** – The final printed version of the 2007 Audit was distributed to the Board.

**Human Resources Committee** – none

**Communications Committee** – Heller gave an update on the up-coming newsletter. He advised that the draft has been prepared and that he is in the process of negotiating with the designer. Newsletter content and distribution were discussed.

**Development and Operations – Discussion/action and presentation by Paul Kuhn regarding “Coors Corridor” improvement concepts** –Heller presented preliminary drawings for four different Coors Corridor options. A discussion was held, including sidewalk width, materials (concrete and brick), bump-outs and color. Also discussed were the issues of cost, cross-walks, street parking, businesses along the corridor, and lane width. It was noted that narrowing lanes is actually a good traffic calming technique. Oxman pointed out that the south side of 13<sup>th</sup> Street stays icy in the winter because it is in the shadows, and further discussion was held. Heller will apprise Kuhn of the inputs of the Board, and will organize a stakeholders meeting with adjacent property/business owners and other interested parties to review the drawings. This input, as well as the input from the Walkability Task Force, will inform the final plan which will be submitted to the city’s 2009-2019 Capital Improvement Plan budget for possible inclusion.

**Discussion/action regarding Gateway Station – Mutual Release** - Having been discussed at previous meetings, the Mutual Release was presented to the Board for approval, and a brief discussion was held. **Imse MOVED to approve the Mutual Release Agreement and to authorize Heller to execute same. Baker SECONDED. All Commissioners present agreed.**

**Garage Work Update** – Heller advised that the Shelton mural/banner will be installed on the north side of the garage tomorrow. Paving of Lot 4 will be accomplished Thursday through Saturday.

**Other Business – Retreat topics of discussion- 2008 Work Plan review** – Heller went over the 2008 Work Plan for the benefit of the new board members, and provided updates as well. It was decided that kiosks would be placed on hold for the time being.

**Business Attraction and Retention** – The Board shared their thoughts on this matter with each other and discussions were held. Councilor Oxman requested support from GURA to continue with moving the smoking ordinance consistent with the state statute. At Heller's suggestion, and as a resolution for the short-term, he will meet with the Development and Operations Committee and come back to the Board with specific suggestions as to how to proceed.

**Improvements to “north” and “south” GURA** - Thoughts and ideas were exchanged regarding making north and south GURA attractive and inviting. Councilor Oxman commented that we should wait until the bridge at 58<sup>th</sup> and Washington Ave. is completed with the biking and pedestrian access and then see what GURA might want to do in an effort to dress up that area.

**Improvements to “Coors Corridor”** – This topic was discussed earlier in the meeting under Development and Operations.

**Merits of “Bowling Alley Point”** – Johnston commented that although Bowling Alley Point is not in the GURA District, it is certainly an area that could use our attention. He requested input from the Board, and sought Heller's advice as to what GURA's options are in this regard. Heller recommended that we first go to Council and ask them if they would like us to investigate it. A lengthy discussion was held. It was decided that Heller will meet with the property owners and receive their input first. Dependant upon the outcome of that meeting, Councilor Oxman may then approach Council to see if there is any enthusiasm to create another urban renewal district.

**GURA sunset** – Johnston described this issue as whether there is some rationale for extending GURA as it is now. A discussion was held, including blight factors. If projections turn out as they are now written, in 2014 GURA will have funds available after all debts have been paid off. The question is if GURA has residual funds in 2014, does GURA have the ability to use these funds or can the funds be taken by another entity? Although Heller believes the statute provides that GURA can retain the funds, he will research this matter further.

**Policy Governance** – Heller gave an abbreviated explanation of policy governance for the benefit of the new board members. A brief discussion was held.

**Commissioners Concerns** – Baker requested clarification regarding the best format to use to bring new ideas to the attention of the Board. He was advised to call or send Heller a note requesting said ideas are placed on the agenda. Baker asked for an update regarding inviting a representative from the Police Department to attend a GURA meeting to discuss their patrol policy. Heller advised that Officer Glenn Moore is scheduled to attend our July 14 meeting.

Taylor asked for clarification as to what specifically is the definition of Commissioners Concerns. Is it a forum for specific concerns, comments, or the time to make suggestions for agenda items? A brief discussion was held basically noting that this is the time for comments, but not a lengthy discussion. Lengthy discussion topics will be added as an agenda item for a later meeting. It is an appropriate time to request adding an agenda item, if so desired.

Lyttle apprised the Board of a conflict with regard to meeting with the Development and Operations Committee this week. Heller said that they would try and schedule the meeting for the following week. Lyttle enquired about taking a tour of Gateway Station, which Heller will follow-up on. With regard to Heller's memorandum that said “Staff would like the Board's direction on whether to pave Lot 2 or whether to investigate other options,” Lyttle suggested the idea of putting in a pocket park until the lot is developed. This will be added as an agenda item for a future meeting.

Johnston requested clarification in writing on the e-mail issue. Heller apprised the board of the Open Meetings Law, and will follow-up in writing. Taylor suggested discussing our agenda for the following meeting at the current meeting. Brief comments were made, and it was noted that Heller sends out the draft agenda one week in advance at which time he asks for additional agenda items, which is reasonable given that the meetings are generally two weeks apart.

**Staff Report** – Heller advised that Grappa has an upcoming hearing with the Liquor License Board and that it is not inappropriate should anyone on the GURA Board wish to contact the Liquor License Board on Grappa's behalf. With regard to Lot 2, Heller commented that he has been contacted by people who are interested in developing it. Heller advised that he has been meeting with Craig Morgan and Barb Warden of Clear Creek Books, and are going to try to bring something for the Board to review at the next meeting. Heller shared a letter distributed by the City Manager which complained about the motorcycle noise in Golden. McBurney provided an update on bids received for painting the retaining wall on Washington Ave. between 18<sup>th</sup> and 19<sup>th</sup> Streets.

**Public Comment** – none

## **Adjourn**

There being no further business, Johnston called for a motion to adjourn the meeting. **Imse MOVED to adjourn the meeting. Lyttle SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 9:25 p.m.

Mark Heller  
Executive Director

A. J. Johnston  
Chair