

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

July 14, 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:

Lyndall McLetchie	Steve Taylor	Ted Bickart (via phone)	Philip Baker	Paul Imse
Annette Lyttle				

Mark Heller and Janis McBurney were also present. A.J. Johnston and Councilor Oxman were absent.

Approval of Minutes

Imse called for a motion to approve the annual meeting minutes and business meeting minutes of June 23, 2008. **Taylor MOVED to approve the annual meeting minutes. Baker SECONDED. All Commissioners present agreed. 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 – Appoint Chair – Steven Taylor was elected chair person of the Finance Committee.

Human Resources Committee – Appoint Chair – A. J. Johnston was elected chair person of the Human Resources Committee.

Communications Committee – Appoint Chair – Paul Imse was elected chair person of the Communications Committee.

Development and Operations – Appoint Chair – Annette Lyttle was elected chair person of Development and Operations.

Update regarding business attraction program – Heller reported that the Development and Operations Committee met last week to begin discussions on developing GURA's programming in this area, and that the Committee will meet again to continue the discussions on July 15.

Discussion/action regarding Gateway Station update – Heller advised that the trees on Jackson Street have been planted and the shrubbery is on-site; however, the tree grates are yet to be finished. The Linder Hardware sign has been painted on Gateway Station, which satisfies NexCore's obligation regarding historical façade preservation.

Surface Treatment for Lot 2 – Heller commented on the current asphalt shortage. The issue of run-off from the dirt was discussed, as well as the pros and cons of both asphalt and gravel. Per Imse's request, Heller will contact NexCore with regard to dirt removal from the lot. Pursuant to Bickart's request, Heller will obtain an estimate on gravel versus asphalt that would last a couple of years, in an attempt to make a final decision at the next meeting. GURA should have possession of Lot 2 within a few weeks.

Other Business – Discussion/action regarding Grappa sales tax TIF – Ricardo Tondowski appeared on behalf of Grappa, Inc. He passed out a hand-out with their financials to-date, and commented that business thus far has exceeded their expectations. Heller requested a copy of their first sales tax return as well, which Tondowski will provide tomorrow. The Board went through the draft agreement that was prepared by the attorney for the Civic Foundation, and changes were noted. **Baker MOVED to allow Heller to make the necessary changes noted by the Board to the Grappa contract agreement and to proceed with execution. Taylor SECONDED. All Commissioners present agreed.**

Discussion/action regarding adding flower pots to Washington Avenue – Baker led a discussion regarding adding flower pots to the street light posts on Washington Avenue. A discussion was held including automatic irrigation and watering by hand. Heller advised that the City would not be able to hand water any such flower pots, and mentioned that watering services do exist. Taylor mentioned that we have also been looking at possibly replacing the light pole banners. After further discussion, it was decided that when Heller explores banners, permanent and replaceable, he will explore flower pots as well.

Discussion/action regarding banner art contest – Baker presented an idea whereby GURA would sponsor a local banner/mural art competition to hang next to the Shelton banner/mural on the Gateway garage after the Art Festival banner (which has yet to be hung) is removed in an attempt to receive community input. A discussion was held, and concerns expressed. It was noted, however, that this would only include a very small portion of the community. Discussion included who would do the voting and would there be a theme. Other ideas such as painting boots, burrows, hats, etc. hanging from light posts were discussed. Heller commented that it is fine if the Board makes conscious decisions to alter the work plan; however, he would like to be certain that the Board's direction considers all of the other priorities. Lyttle suggested that possibly another organization could take the lead and GURA could provide assistance. A sub-committee including McLetchie and Baker will explore this idea in terms of practical approaches and report back to the Board.

Discussion / action regarding photovoltaic panels on downtown roofs - Baker provided information on photovoltaic panels and the successes other cities have had in this regard, and stated that he feels it would be good to help Golden's image as a center of renewable energy. Concerns were expressed, including technology changes. Bickart commented that he feels that the price will come down as production volumes go up, and that will happen faster than we will get new technology into high level production. Baker will attempt to schedule a photovoltaic panel representative to speak at an upcoming Board meeting.

Commissioners Concerns – Bickart expressed concern with e-mails in regard to the Open Meetings Law. The Board was reminded to not use "reply to all" when responding to an e-mail.

Baker requested clarification on the Community Energy letter contained in the packet, which Heller clarified, and noted that it is possible to switch companies if someone local was found. Baker advised that he has an upcoming meeting with a local company, and will find out what they offer and report back to the Board. With regard to the financial analysis contained in the packet, Baker pointed out that the numbers were not adjusted for inflation over a ten year period.

Lyttle commented about an enquiry the Dove Inn received regarding the possibility of building a boutique hotel downtown.

Staff Report – Heller summarized the Parking Use Study memorandum contained in the packet, and a discussion was held. He advised that the Planning Commission will be considering the Downtown Design Guidelines on July 16. Height zones in the downtown area were discussed. It was noted that both Lots 2 and 4 are in height zone C. Heller will check into the height requirement contained in the RFP. With regard to the C-Com update, Heller advised that this keeps changing and that the vendor has not yet obtained financing. Heller provided a sample holiday lights sign, and shared the idea that it could be sold to businesses with their name and logo on it and placed in the planter boxes over the holiday season to help raise funds for Golden's holiday lights. Heller provided a black and white copy of the newsletter, and advised that it will be sent out soon. Heller advised that the Google Earth project is about half-way to completion, and the downtown directory map on GURA's website is coming along fine. He advised that the Walkability Committee cannot host a stakeholders meeting for the 13th Street Corridor

design. Heller recommended that we have a stakeholders meeting at the next GURA meeting. Heller advised that a number of finalists have been selected for the city Sustainability Coordinator position, and that he will be part of the interviewing committee on July 16. Heller gave an update on our financial report as of the most recent deposit.

Public Comment – none

Adjourn

There being no further business, Imse called for a motion to adjourn the meeting. **McLetchie MOVED to adjourn the meeting. Lyttle SECONDED. All Commissioners present agreed.** Imse adjourned the meeting at 8:30 p.m.

Mark Heller
Executive Director

Paul Imse
Vice Chair