

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

July 9, 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:

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

Mark Heller and Janis McBurney were also present. Councilor Oxman arrived at 7:20 p.m. Steve Taylor was absent.

After a brief discussion, it was determined that an Executive Session was not necessary.

Approval of Minutes

Johnston called for a motion to approve the minutes of June 25, 2007. **Tiberi MOVED to approve the annual meeting minutes. Bickart SECONDED. All Commissioners present agreed. Tiberi MOVED to approve the business meeting minutes. Bickart SECONDED. All Commissioners present agreed.**

Public Comment - none

Reports of Committees/Matters for the Authority

Finance Committee – Heller advised that the audit that was distributed was the revised audit. The 2nd quarter financial report will be presented at the August 13 meeting. Johnston advised that with regard to the next meeting, the Board will receive documentation in their packets pertaining to approval of a loan from Brownfields, which we have already received approval for. Johnston briefly described the particulars of said loan. Heller advised that Darryl Shulte of Colorado Business Bank has reviewed it and finds it to be in order.

Human Resources Committee – none

Communications Committee – Heller advised that the Annual Report had been sent to the printer last week, and that we are awaiting a status update from Fixler Davis.

Development & Operations –

Discussion/action regarding Gateway Station dispute and project update - Heller gave an update and stated that they are basically on schedule. He advised that although the budget covers the sign that says “Public Parking,” it does not provide for any lights to shine on it. Heller received a quote from Nexcore in the approximate amount of \$1800, which includes the installation and cost of three lights. **Imse MOVED to approve the cost of the lights and installation. Bickart SECONDED. All commissioners present agreed.** Heller summarized the legal procedure when a city vacates streets and alleys, and as such, stated that a 10 x 15 foot parcel of land that houses the new transformer and other items, technically belongs to Eileen Banks. Heller advised that she will give us a Quitclaim Deed for that parcel of land. Driggers asked about the grates. Heller said that although he was told to ask in September, he would ask again.

Discussion/action regarding response to Foss closing – In an effort to provide whatever help and guidance we can to Mesa Meadows, Heller advised that he and Steve Glueck are trying to locate a retail market expert broker who would be able to provide a report within a few months. A discussion was held.

It was noted that this would not be funded by GURA. With regard to Jackson Court and Gateway Station, Heller mentioned a conversation he had with Ester Kettering about businesses that were interested in buying the commercial space as opposed to renting it. Heller said that he would write Kettering reiterating GURA's position that we want actual retail there.

Mid year review of 2007 Work Plan – Driggers summarized in depth the work of the Downtown Character Committee as it relates to our work plan, advising that we have 19 elements on the work plan related to the Downtown Character Committee's scope of work. Items addressed included façade, sidewalks, historic preservation, essential housing, business mix and land use, Clear Creek Corridor, Gateway – Colorado 58th & Washington, Clear Creek embankment and Parfet buildings. Heller summarized and provided the status of the regional wireless network, energy efficiency audit, public improvement grant program, locator signs and banners, trees, sidewalks, Loveland Rest Stop, and holiday light upgrade including a discussion regarding energy usage, vandalism and breakage. Heller also mentioned pedestrian friendly amenities, website redesign, property owner outreach, and sustainability. He advised that the affordable housing study will be resumed shortly. Bickart reminded the Board that the work plan was intentionally overloaded, and council had been advised that many of the items were place-holders for the out years.

Hot Zone Update – Heller gave a status update during the review of the 2007 Work Plan.

Other Business – none

Commissioners Concerns -

Imse provided an update regarding the status of the websites for the downtown merchants.

Oxman mentioned the Downtown Character Committee groups, the Sustainability groups, the Park & Rec's master plan including our walkable bikeable community, the Planning Commission and Foss. She reminded the Board of the kick-off of the Original Shopping District to be held July 10 at the Buffalo Rose.

Fisher mentioned Foss, and a brief discussion was held.

Tiberi advised that he will be unable to attend the August 13 meeting and asked if the EdComm alternate would be able to attend the next meeting. Arrangements were made.

Johnston reminded the Board that the next regularly scheduled meeting, July 23, 2007, had been canceled. The next meeting is August 13. As discussed during the Gateway Station project update, the August 13 meeting will convene at 6:00 p.m. at Gateway Station at which time the Board will walk through the town together observing and noting various projects and the like.

Staff Report – Heller asked the Board if anyone needed a hard copy of the Sustainability Initiative Report. Arrangements were made.

Public Comment – none

Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Bickart SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 8:00 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair