

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

#### August 14, 2006

The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date in the Golden City Council Chambers 911 - 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

Preston Driggers at 7:22 p.m.	Lisa de Graaf	Henry Tiberi	Paul Imse	A.J. Johnston
Ted Bickart by phone				

Stanley was absent. Mark Heller, Debbie Ranguet, John Lasell, Vicki Wagner and Rick Gardner were also present.

### Approval of Minutes

Johnston requested a motion to approve the annual meeting minutes of July 24, 2006. **Tiberi MOVED to approve the annual meeting minutes. Bickart SECONDED.** There was discussion. The minutes were changed to read, "Tiberi will serve as GURA's Board Member on EDComm." **All Commissioners present agreed as amended.**

Johnston called for a motion to approve the business meeting minutes of July 24, 2006. **De Graaf MOVED to approve the minutes. Tiberi SECONDED. All Commissioners present agreed.**

### Public Comment – None

Johnston requested that the Gateway Station update and Linder façade discussion be moved to the last item under Development and Operations to allow Driggers time to participate.

### Reports of Committees/Matters for the Authority

**Finance Committee** – Johnston presented two resolutions created as a result of having new officers. **Imse MOVED to approve Resolution No. 64 authorizing signatories on accounts. Tiberi SECONDED. All Commissioners present agreed.**

**Tiberi MOVED to approve Resolution No. 65 giving access to City of Golden sales tax data. Imse SECONDED. All Commissioners present agreed.**

### Human Resources Committee – None

**Communications Committee** – Heller advised that the annual report was mailed on Monday, August 7. There was discussion regarding delivery of the report and positive comments from recipients.

### Development & Operations –

**Special Events discussion** – Heller summarized previous discussions regarding the City's role in special events and an evaluation of fees and permitting being conducted by the Citizen's Budget Advisory Committee. Heller advised that GURA is on the agenda for the upcoming CBAC meeting. There was discussion regarding fees, City expenditures, number of events, the impact on downtown merchants, street closures, GURA's participation in the reinvestment fund, direct and indirect benefits of events, and the permitting process. Heller will attend the CBAC meeting.

**Jackson Court update** – Heller advised that work is progressing on the sidewalk and that delays in getting the elevator has pushed completion to around August 21. There was discussion about how well the building blends with downtown and how well the project was run.

**Hot Zone Update** – Heller reported on an effort by a number of West Metro municipalities who are joining forces to attract a larger vendor for a hot zone proposal. There was discussion regarding the City's position, the pros and cons of participating in a joint project, and the cost for Golden to participate. The Board agreed that they are interested in learning more about the project. Heller will provide more information after his meeting with Mike Bestor and a consultant on the project.

**Downtown Task Force update** – Heller discussed the documents presented in the packet and advised that in the next few weeks, the group will be refining documents for their presentation to Council on September 21. He noted that the goal is to provide a framework for the issue to offer direction as they move forward to ensure more productive meetings during the public process. Heller asked that any comments be submitted within the next two weeks. Heller will include de Graaf on the email distribution to the Downtown Task Force group.

**Loveland Park update** – Heller advised that the lease with Century 21 was signed and that the design is being revised by the Table Mountain Garden Club. He noted that the Garden Club is compiling costs and applying for a grant from the Golden Civic Foundation. He noted that Century 21 has to sign off on the final design and that Parks and Recreation is interested in seeing the design.

Imse commented that an agreement was signed for the parking garage management firm. Heller noted that the previous manager worked to ensure a smooth transition.

There was discussion about the need for an irrigation system for Loveland Park, the use of xeriscape plantings, and irrigation issues on the area southeast of the Washington Avenue Bridge. Heller will check on the irrigation problems and advise.

Johnston noted for the record that Driggers arrived at 7:22 p.m.

**Gateway Station update: Linder façade discussion** – Heller summarized concerns surrounding NexCore's commitment to re-use bricks and other materials of the Linder façade after receiving their construction schedule with a reference to demolition and preservation of the lintels on the Linder building. Heller commented that after receiving the schedule he met with Lasell at the Linder site and his impression from that meeting and subsequent conversations was that NexCore was not intending to re-use anything besides the lintels for a variety of reasons. Heller advised that he felt it was important to explore the issue and keep the Board as well as Council and all of the other City boards and commissions up to date. He clarified that the issue is not one of preserving the entire façade but of determining and re-using what is feasible. After conversations with Lasell, Heller does not feel that NexCore is conducting sufficient investigation to determine feasibility.

Lasell was invited to the table. Lasell clarified that it is NexCore's understanding that there are three elements of the façade that are worthy of study to determine feasibility to save and re-use or not, including the cut stone lintels over the windows, an intermediate band of stone above the awning, and the brick. He discussed their plans for materials testing to determine if these elements meet material specifications required for use in modern buildings. When asked, Lasell confirmed that the demo of the Linder building would not take place until an understanding was reached with the City and/or GURA as to how the preservation of the façade would be conducted.

There was discussion regarding testing the materials, whether re-use would be structural and cosmetic, the demo schedule, how feasibility is determined, compliance with the PUD, the City's role and GURA's role in the feasibility decision, how NexCore's commitment to preserve the façade was key to moving the project forward, the use of alternative materials, history on the bricks, hiring a preservation expert, the process for recommending feasibility, and how delays from NexCore have forced issues to be handled in an unacceptably tight timeframe. Heller recommended that GURA hire an expert to represent the interests of the City and of GURA to determine feasibility. He pointed out that feasibility has an economic component and that NexCore is footing the bill.

**Tiberi made a MOTION to form a subcommittee of the Development & Operations Committee consisting of Preston as Chair and Imse with de Graaf as an alternate to work with Mark and a consultant in advance of the next board meeting to make a determination about how much of the original façade materials will be utilized in the new structure. Imse SECONDED. There was discussion. All Commissioners present agreed.**

**Economic Development Commission Update (Tiberi)** – Tiberi advised that he attended EDComm as a Board member and not as a liaison. Tiberi noted that Colorado School of Mines is investigating the feasibility of a university led research park focusing on the energy sector and has requested a \$10,000 contribution from EDComm which would be matched by Federal funds for the planning project. He advised that a capital grant request from Miners Alley was tabled and that the vendor fee ordinance issue was discussed.

**Other Business** – Mark - none

### **Commissioners Concerns –**

Tiberi requested that the issue of downtown pedestrian friendliness be put on a future agenda. Heller noted that the issue is on the City Council agenda for August 17 and he will provide a recap at the next GURA meeting.

Imse advised that a drinking fountain was being donated to GURA for placement in downtown Golden and that a location would need to be identified. Imse commented on having business cards for GURA Commissioners. The Board agreed that GURA would provide cards on an individual basis as requested. Imse discussed the CCRA Conference to be held in Greeley in September. There was discussion. The Board agreed that funds are budgeted to cover registration and travel expenses to attend the conference.

Oxman advised that she will be out of town for the August 28 meeting.

**Staff Report** – Heller advised that he will present the class project presentations at a future meeting. Heller commented on property tax fluctuations within the GURA district noting that the District as a whole experienced a 10 percent increase from 2004 to 2005. There was discussion. The Board agreed that while it is important for GURA to be knowledgeable about property taxes within the District individual property owners who have issues should use the County process to protest.

**Public Comment** – Vicki Wagner encouraged the GURA Commissioners to attend as many of the events in Golden as possible. Karen Oxman commented on a business card option for the Commissioners.

### **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 8:45 p.m.

Mark Heller  
Executive Director

Theodore A. Bickart  
Chair