

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

August 10, 2009

The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date at the GURA office at 922 Washington Avenue at the hour of 5:30 p.m. followed by a 1 hour walking tour of the GURA district north of 10th Street before continuing on to the City of Golden Council Chambers at 911 – 10th Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

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

Mark Heller and Janis McBurney were also present. Lyndall McLetchie was absent.

Approval of Minutes -

Lyttle called for a motion to approve the business meeting minutes of July 27, 2009. **Imse MOVED to approve the business meeting minutes. Baker SECONDED.** After Taylor's request for clarification regarding the redevelopment options for Lots 2 and 4, **all Commissioners present agreed.**

Public Comment – none

Reports of Committees/Matters for the Authority

Finance Committee – Heller noted that we are awaiting the preliminary property tax assessment from the county.

Human Resources Committee – none

Communications Committee – Heller advised that if the Community Service Block Grant conference call goes well, we will publish a newsletter and begin outreach for this project.

Development and Operations – Discussion/action regarding redevelopment options for Lot 2 – With regard to the possibility of putting a park on lot 2, Heller distributed a copy of an e-mail received from Rod Tarullo, Director of Parks, Recreation and Golf, to the Board for their review. Various options were discussed. Baker will contact the Golden City Brewery to see if they have any interest in lot 2, as well.

Discussion/action regarding walking tour of GURA district - The Board discussed their walking tour of the north side of the GURA district including property ownership, getting ready for the holiday season and lighting the new pedestrian bridges, and bridge signage. Heller will check on bridge signage, and report back to the Board with his findings.

Discussion/action regarding support for Hurricane Fish House – In addition to the update contained in his packet memo, Heller advised that NexCore is going to ask the City to convert a number of parking spaces on 13th Street into sidewalk that NexCore will pay for which will increase sidewalk seating. Bickart requested that Heller ask NexCore if they would consider paying for the sidewalkscaping further to the east, if we give up the parking spaces in question. A discussion was held including other GURA TIF transactions. Further consideration will be given to this matter after the preliminary property tax assessment is received, which is due in late August.

Discussion/action regarding Golden Cinema update – Heller advised that a meeting is set at Foss Auditorium Thursday night, Aug 13, at 7:00 p.m. to discuss the proposed cinema with the community. Discussion ensued including the success of the DocuWest Film Fest. Johnston noted that unless we can get a core group that is interested in taking this and running with it, then the rest of this effort is really not worth it, and hopefully this meeting will bring enthusiasts forward.

Other Business – Discussion/action regarding NexCore property tax assessment appeal –

Heller advised that he has been in contact with both NexCore and Carolynne White and that the taxes in question are a lot higher than the other units. Johnston stated that he feels this is really a non-issue, that this is standard operating procedure when you get your tax bill, and this is not out of the ordinary. Heller stated that GURA and NexCore worked out together what the property tax increment would be, and based on that GURA committed to taking out a loan, and now NexCore is attempting to reduce the amount of money that GURA will get to pay back the loan. Johnston replied that he thinks NexCore is saying that they want to be assessed fairly, and reiterated that this is nothing out of the ordinary. Imse and Johnston agreed that in the event that the taxes are reduced, the dollar amount in question is very minor.

Commissioners Concerns – Imse stated that he is happy to be back! He inquired about painting the lettering on the Gateway Arch. After discussion, this was placed on hold.

Taylor commented that his daughter works at the Coors tour lot and that she receives a lot of feedback from the visitors, and that the new Gateway Arch is working! She receives many questions about the historic wording on the arch. He stated the two main inquiries from tourists include what is historic about Golden, and what does the “M” on Mt. Zion mean. He noted that the Miller-Coors tours are much busier when the Colorado Rockies have home games. With regard to the DocuWest Film Fest, there was a group of attendees from Boulder who commented that they could only stay for the afternoon because the last bus to Boulder from Golden left at 6:00 p.m. Taylor asked about the usage of the two recycling containers downtown, and was advised that they have been over-flowing. Discussion ensued. Heller will check into getting more containers. Upon request from Taylor, Heller gave the limited update that he has on the Bradley Building. Discussion ensued, including the permitting process.

Bickart asked for an update on the Golden Liquor Store, which Heller provided. He also asked for an update on the Gateway Arch pavers, which Heller also provided. Bickart gave a recap of the last Historic Preservation Board meeting, and advised that he will attend the 2030 meeting on Wednesday.

Baker suggested contacting a 501(c)(3) CPA expert regarding the tax issues facing the proposed Golden Gem Cinema, and discussion ensued.

Lyttle mentioned that she will have an opening at the Dove Inn on a part-time basis beginning August 18.

Staff Report – Heller reported that the Civic Foundation Auction is scheduled for November 14 at the Denver West Marriott, and asked that the Board let us know if they will be able to attend. The cost for a spouse to attend is \$85. GURA will donate bricks. Heller read a note of thanks from the Rocky Mountain Quilt Museum that was received today. He commented on the generous thank you effort from Foothills Art Center. He noted that he had an interesting conversation with the property manager of Clear Creek Square in that the owner and lender are going to meet here in the coming weeks to attempt to work out some sort of deal on the office building and their interest in the garage. She also stated that she would be interested in seeing a PV bid for the garage and office building. Heller will share information received with her. He reported that the new pet store will be opening this Friday the 14th. He noted that some upgrades have been made to Loveland Garden, including flagstone work and repairing the fence door. He reminded the Board that the Arts Festival is this coming weekend. He also gave a brief transit update.

Public Comment – none

Adjourn -

There being no further business, Lyttle called for a motion to adjourn the meeting. **Imse MOVED to adjourn the meeting. Baker SECONDED. All Commissioners present agreed.** Lyttle adjourned the meeting at 7:35 p.m.

Mark Heller
Executive Director

Annette Lyttle
Chair