

**Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
August 13, 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	Paul Imse	Steve Taylor	Bill Fisher

Mark Heller and Janis McBurney were also present. Councilor Oxman arrived at 6:35 p.m. Ted Bickart and Henry Tiberi were 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 business meeting minutes of July 9, 2007. **Imse MOVED to approve the business meeting minutes. Driggers SECONDED. All Commissioners present agreed.**

Public Comment - none

Reports of Committees/Matters for the Authority

Finance Committee –

2nd Quarter Financial Report and discussion of report format and standards; presentation by Jeff Hansen - Hansen gave a summary of the changes he recommended in a prior conversation with Heller and Johnston, including Hansen's feeling that it is better to compare actuals to an annual budget instead of a quarterly budget. A discussion was held regarding adding a reserve line item in anticipation of knowing that some sort of capital expenditure may occur, i.e. roof on the public restroom. Hansen suggested that GURA may want to enlist the services of the City Facility Manager to perform an inspection of the structure so that GURA would have an idea when such expense may be incurred and the approximate dollar amount involved. A discussion was held regarding new money vs. the redistribution of monies already being spent, and about concerns for the future of downtown retail development. Hansen stated that with regard to GURA's 2nd Quarter Financial Report, everything looks good.

Human Resources Committee – none

Communications Committee – Imse reported that the 2006 Annual Report had been distributed.

Development & Operations –

Discussion/action regarding Gateway Station dispute and project update – Heller provided an update, as follows: the expected completion date of the garage is mid to end of October, and the mixed-use portion is expected to be finished by March 2008. They want to be weathered in by November 2007, at which time they hope to be able to take down the covered walkway. Heller mentioned that we should begin thinking about a color to paint the concrete wall at the northern end of the garage, and also the possibility of a mural. A discussion was held regarding same, including checking with art schools in an effort to reduce mural costs. Heller and Imse stated that they will begin researching muralists, including their thoughts on what the best base color to work from would be.

Discussion/action regarding Sustainability Initiative – Heller advised that the citizens and Natural Capitalism Solutions have made all of their presentations to City Council, and that we are awaiting their direction. Heller further advised that GURA had seven audits performed on downtown businesses, and the results should be back in approximately two weeks. With regard to the City's sustainability effort, Heller stated that the responses to the Energy Efficiency Audit are due Wednesday, August 15. A discussion was held regarding the memorandum from Heller to the GURA Board of Commissioners entitled Sustainability Report Notes from Commissioners Taylor and Driggers, contained in the packet. It was decided that the GURA Board would hold off taking positions or allocating funds pursuant to the Sustainability Report until after receiving the response from City Council.

Discussion/action regarding response to Foss closing – Heller summarized a meeting held last week with SunFlower Market, including that the SunFlower Market representative felt that our demographics would not work for them. A discussion was held regarding a technique called a gravity model, which has to do with plotting where similar businesses are and what their patronage is. Possible incentives were also discussed.

Downtown Character Committee update - Imse advised that at the next meeting set August 22, they will try and pull together all of the additional changes that the citizens want to make, followed by the final draft by Glueck, which will be subject to polishing before presentation to City Council in the latter part of September. Heller asked for guidance after the final draft is received, with regard to simply presenting the final draft to City Council, or if the GURA Board would prefer to review it first. After discussion, it was decided that the GURA Board would prefer to review it collectively prior to presenting the draft to City Council.

Hot Zone Update – Heller stated that he will be able to say publicly who we are negotiating with at the next meeting. He advised that they are wrapping up a letter of intent with one particular company, after which time they will make a press release. A brief discussion was held regarding patents.

Other Business –

Discussion/action regarding approval of Colorado Brownfields Revolving Loan - Johnston called for a motion to approve the Colorado Brownfields revolving loan. **Imse MOVED to approve. Driggers SECONDED.** A discussion was held, wherein Heller stated that although GURA's counsel would be happy if the documents were signed exactly as written, they would prefer being able to get all of the language exactly as they would like. Johnston asked if everyone was in favor of approving the documents substantially as submitted subject to final approval by legal counsel, to go along with the motion. **All Commissioners present agreed.**

Commissioners Concerns -

Oxman asked for an update on the property at Jackson Court. Heller provided an update regarding the spa that is under construction at that location, and other various activity. Oxman shared ideas and thoughts with regard to the Foss closing.

Taylor mentioned putting together a material list in response to the energy audit of the GURA office, and also setting up a work day in an effort to reduce costs.

Driggers distributed a hand-out he prepared regarding website advertising for Jackson Court. He also mentioned that he took the Coors tour recently and remarked that the 2 Hour Vacation scratch-off cards were passed out and talked about during the tour.

Imse commented that he had the pleasure of speaking with the owner of the Golden Hotel at the Chamber of Commerce picnic, and was advised of expansion plans of the hotel. Imse further commented that with regard to the website program for the downtown merchants, that we have six new merchants coming on-line.

Johnston advised that he will be unable to attend the August 27 meeting.

Staff Report – Heller advised that Wells Fargo is very interested in redeveloping their operations block. Heller asked for the Board's financial support with regard to taking the American Institute for Certified Planners test, which was granted.

Public Comment – none

Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting. **Imse MOVED to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 8:45 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair