

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

Aug 25, 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:

Paul Imse	Lyndall McLetchie	Philip Baker	Ted Bickart	Annette Lyttle
A.J. Johnston				

Mark Heller and Janis McBurney were also present. Steven Taylor and Councilor Oxman were absent.

Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of Aug 11, 2008. **Lyttle 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 – none

Human Resources Committee – none

Communications Committee – Heller updated the Board on feedback received on the GURA Newsletter.

Development and Operations – Discussion/action regarding design and outreach ideas for monument at 13th and Ford - Heller stated that pursuant to Winston and Associates, there is enough space to permit some sort of welcoming monument / arch on the 13th Street Corridor. Heller directed Winston and Associates to proceed with the background work, and research ideas and pricing, which they will do in the coming weeks.

Other Business –Presentation by John McCallister / EMC Engineers regarding photovoltaic installation concept – John McCallister and Tom Johnson of EMC Engineers gave a presentation on photovoltaic systems including economics, financial incentives and installation. A discussion was held including photovoltaic systems in historical districts, structural loading, purchase agreements, the expiration of federal tax credits, and the use of LED lights in conjunction with solar electricity. At Baker’s request, McCallister and Johnson recommended other cities that we might consult with regarding their experience with photovoltaic systems. Heller will contact McKinstry to determine the feasibility of this idea and report back to the Board.

Presentation and discussion with Reilly Sanborn of Foothills Art Center regarding ideas for creating a contest for garage banner art – Reilly Sanborn, Executive Director of Foothills Art Center, shared ideas with the Board for creating and conducting a banner art contest. A discussion was held. It was decided that Sanborn will pursue the banner art contest keeping the Board apprised along the way, and that Heller will work with Sanborn to have another garage banner installed by October 1st. Bickart’s “title bar” idea will be explored as well.

Discussion/action regarding approach to parking and evaluation criteria for RFP on Lots 2 and 4 – Heller apprised the Board of his discussions with Steve Glueck and City Attorney Dave Williamson about parking. He advised the Board of three options for a new or changing business to comply with parking requirements. One is to actually create the spaces. Two is for GURA to convey ownership in the spaces in the Gateway Garage under a condominium association. Three is that the City can make any other kind of accommodation with the development that they wish, including cash in lieu or any other kind of waiver they may choose. A discussion was held. Heller provided background information on Jackson Court for the benefit of the new board members. With regard to evaluation criteria for the RFP on lots 2 and 4, a proposal evaluation form was distributed. It was noted; however, that the Board may make decisions based on other criteria if so desired.

Discussion/action regarding transportation strategies to/from downtown - Lyttle led a discussion stating that transportation to and from Golden is something that the Board should be aware of, if not actively interested in, in terms of downtown development. A discussion was held. Johnston commented that the transportation issues are far beyond the GURA district, and that perhaps Vision 2030 would be a more appropriate forum to address these issues. Bickart stated that perhaps we need a voice as a liaison to the committee that is looking at Vision 2030, because GURA did assume a certain amount of responsibility for business attraction and retention in the downtown, and transportation will be a part of it. In that regard, Johnston apprised the Board of a recent discussion he had with Mayor Smith wherein Mayor Smith requested that GURA prepare some sort of a Master Plan for Golden for the next twenty years. Johnston stated that the public transportation piece could be part of this Master Plan. Heller will speak with Theresa Worsham, who is coordinating Vision 2030, and request a meeting with her, Steve Glueck, A.J. Johnston and Annette Lyttle to discuss.

Commissioners Concerns – In the capacity of GURA liaison to EDComm, Baker advised the Board that they are contemplating a wind turbine give-away to the Golden business owner, to be selected from the highest user group, who uses the most energy and therefore would benefit the most. A brief discussion was held. Bickart suggested that if they are looking for something with high visibility, they might consider putting up sheds at the Farmers Market, instead of tents, using photovoltaic roofs. On another note, Baker suggested that the Golden Hotel's large blank brick wall that faces Washington Avenue would be a good location for a banner/mural. The Board agreed that this would be a great location. Heller will check into this matter with the building owner.

Staff Report – Heller shared a communication received from Chuck Baroch regarding our contingent contribution of \$10,000 for a laser light show as part of Golden's sesquicentennial celebration. They would like to receive the funds as soon as possible to be used as a deposit as required by the laser show provider. A discussion was held. Providing the \$10,000 is fully refundable to GURA in the event that the remaining funds are not raised, GURA will comply with this request. Heller advised that GURA was selected as the Governor's Award winner for the Colorado Community Revitalization Association's annual award with Gateway Station as the project of the year. This award will be presented at the CCRA Conference the second week of September in Steamboat Springs. Heller will be speaking at this conference, as well. Heller advised that Gateway Station has received their certificate of occupancy and that the remaining monies due to them will be wired forthwith. Heller stated that we received the preliminary property increment tax revenue estimate for next year, and that it is about \$116,000 shy of our budget target. Heller updated the Board on Barb Warden's progress regarding E-commerce for the downtown merchants. Heller advised that the dates that the movie production company will be filming in the new Jackson Street parking garage have been changed to September 8 and 9. Heller mentioned that the web and energy grant programs are currently seeing a better response, and updated the Board on the façade program progress.

Public Comment – none

Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting. **Imse MOVED to adjourn the meeting. Bickart SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 8:40 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair