

Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
August 28, 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 - 10th Street, Golden, Colorado, at the hour of 6:31 p.m. Commissioners present were:

Lisa de Graaf	A.J. Johnston	Preston Driggers	Henry Tiberi	Paul Imse
Ted Bickart	Roya Stanley by phone 6:47 p.m.			

Mark Heller and Debbie Rainquet were also present.

There was discussion regarding the agenda. The Board agreed to add discussion re: parking garage to the Gateway Station update under Item V, 4a. and to move Item VI. 3. Clear Creek Square garage hardscaping to the discussion of Jackson Court under Item V. 4b.

Approval of Minutes

Bickart requested a motion to approve the business meeting minutes of August 14, 2006. **Tiberi 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 – None

Human Resources Committee – None

Communications Committee – None

Development & Operations –

Gateway Station update: Linder façade preservation update; VCUP update and discussion re parking garage – Driggers reviewed the efforts by the sub committee consisting of Driggers, Imse, de Graaf and Heller to resolve issues regarding preservation of Linder façade materials. Driggers advised that the committee hired a preservation consultant, Chris Wolfe, who coordinated with NexCore and OZ to determine what materials could be re-used. Based on those recommendations, NexCore submitted a letter of agreement to summarize plans for reproduction of the façade including re-using the brick, matching the mortar, casting reproductions of the lintels and sill from rubber molds and re-using reclaimed sill material, and using purchased ornamental capitals and the end of the cornice. There was discussion regarding Chris Wolfe’s role during the reconstruction period, the City’s response to NexCore’s letter, and the process for PUD compliance.

Tiberi made a MOTION to approve additional spending with Chris Wolfe as appropriate up to \$4,000 out of the current year budget. Imse SECONDED. There was discussion regarding whether the motion was appropriate at this time. **All commissioners present agreed.**

Heller reported on the status of the VCUP and presented a map showing proposed injection and monitoring wells. There was discussion regarding the status of the remediation, implementation changes, the cost savings for fewer wells, minimizing drilling impacts, road closures and drilling timing, and injection of molasses versus brewers residual liquid. Heller discussed the goal of the remediation as it relates to receiving a No Further Action letter for the parking garage site and a No Action Determination letter for

the Phase 2 property. Heller advised that relocation of the utilities should begin by mid-September and that costs for secondary power reconnection are yet to be determined.

There was discussion regarding pending issues on the parking garage including the grill color, lighting study, lighting efficiency, and concrete wall color and a letter to NexCore communicating those issues to avoid potential project delays. Heller will follow up on the documentation for these issues. There was additional discussion regarding painting a mural on the north wall.

Jackson Court update: discussion re appropriate percentage of retail and Clear Creek Square parking garage hardscaping – Heller asked for the Board's input on allowing Dauer Haswell to lease to a tenant that provides medical spa services with a retail product component. There was discussion regarding GURA's desire to have retail tenants and the desired retail mix for Jackson Court. Heller will advise Dauer Haswell that the medical spa tenant is acceptable. Heller will follow-up with the Downtown Task Force to see if the experts from the CCRA grant can address how to determine how much retail is needed in downtown.

Driggers discussed his concerns about the condition of the ground between the Jackson Court building and the parking garage. There was discussion regarding possible options for landscaping or paving the space, drainage, and for limiting access for safety. Heller will contact Dauer Haswell to discuss possible creative solutions that address the Board's concerns.

Walkability/pedestrian friendliness update and PPT presentation – Heller presented the power point presentation that was given to City Council by Dan Hartman, the City's Public Works Director. There was discussion regarding the Board's desire to display signage at 8th and Washington and 14th and Washington to encourage automobiles to yield to pedestrians. The Board agreed to submit wording ideas to Heller for discussion at the next meeting.

Special events update – Heller reported on the CBAC subcommittee meeting and advised that as a result of their research, the subcommittee will be making a recommendation to CBAC for a special events policy.

Downtown Task Force update and PPT presentation – Heller presented and discussed several maps that were developed by the Downtown Task Force to show the greater downtown Golden area in a way that looks at character areas, or groups of land or structures that are more similar to themselves than elsewhere within that area. He noted that the task force has been working on the maps for the past year and that they will be used as the public process moves forward for expanding the GURA District and for developing design standards and guidelines for areas within the City.

Heller advised that GURA received a grant from CCRA and DOE's Rebuild America Program for experts to work with the Downtown Task Force to explore land use, business mix, integrated planning for Downtown Golden and Clear Creek, and resource efficiency.

Hot Zone update – Heller updated the Board on the status of participation in the Colorado Wireless Coalition. There was discussion regarding the community partnering, City of Golden's concerns, costs, first round funding and deadline, budget, risks, benefits, bandwidth, population, and coverage **Tiberi made a MOTION that the GURA Board authorize Heller to commit up to \$15,000 for participation in the hot zone coalition. De Graaf SECONDED. All Commissioners present agreed.** Heller will follow-up with the City.

Other Business –

2006 Work Plan update and 2007 Work Plan discussion

Discussion re priority of energy efficiency/renewable energy programs – The Board agreed to hold this item for discussion at the September 25 meeting.

Multiple Owner Participation Agreement (OPA) discussion – Heller summarized a request by the owners of Bent Gate asking GURA to enter into a new TIF deal for a separate business. There was discussion regarding multiple TIF deals with the same owner, how the funds would be used and GURA's criteria for granting money. Heller will advise that based on current practice and policy, GURA will decline to enter into a TIF deal at this time.

Further discussion continued regarding GURA's criteria for granting loans, public purpose, incentives, and urban renewal law. The Board requested that discussion regarding the criteria for support under urban renewal law be added to the work session at the September 25 GURA meeting. Heller will contact GURA's attorney to obtain an opinion based on urban renewal law and current practice among Colorado URAs.

Clear Creek Square Garage hardscaping – This item was moved to discussion under Development & Operations, Jackson Court update.

Commissioners Concerns – Driggers expressed concern over the number of A-frame signs in downtown.

Staff Report – Heller advised that he hired a planning student intern, Kristin VanValkenburg, and noted that she will be working on an affordable housing study, administering the business survey and taking the XCEL rebate program to GURA District building owners.

There was discussion regarding the CCRA annual conference and the tour of Millstone.

Public Comment – None

Adjourn

There being no further business, Bickart called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Imse SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 9:28 p.m.

Mark Heller
Executive Director

Theodore A. Bickart
Chair