

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

Aug 24, 2009

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:

Lyndall McLetchie	Steve Taylor	Philip Baker	Ted Bickart (arrived 7:25)	A.J. Johnston
Paul Imse	Annette Lyttle			

Mark Heller and Janis McBurney were also present.

Approval of Minutes -

Lyttle called for a motion to approve the business meeting minutes of Aug 10, 2009. **Imse MOVED to approve the business meeting minutes. Baker SECONDED.** McLetchie requested that the word “enquired” be changed to “inquired” in the second sentence under Commissioner Concerns. **All Commissioners present agreed as amended.**

Public Comment – Emmy Dimitroff with the Golden Parks and Recreation Board appeared and advised that their Board absolutely supports pursuing the development of a park on Lot 2. Discussion ensued including development and maintenance funding.

Reports of Committees/Matters for the Authority

Finance Committee – none

Human Resources Committee – none

Communications Committee – With regard to the August newsletter and “Hire a Senior” program, Baker requested clarification and asked if we lose the funding if we don’t have enough participation. Heller will check and report back.

Development and Operations – Discussion/action regarding redevelopment options for Lot 2 – Johnston and Taylor recently attended a Golden Parks and Recreation Board meeting. In that regard, Johnston advised that they are unanimous in their support of pursuing a park. Funding was again discussed. Johnston noted that when the GURA Board prioritized what they wanted to do a year ago, Coors Corridor was perhaps GURA’s number one priority of where emphasis should be put, and the park would fall right into that. He advised that Councilor Oxman also attended the Parks and Recreation meeting, and she commented that it would be nice not to have a corridor of buildings all the way along 13th Street, and to have an open space. Johnston stated that he is not convinced that we do not have the funding and provided various options, and he thinks there is room for GURA to put money into this project. He further stated that GURA would be putting money into it if it were a building, so why not put the money into the development of a park. He commented that it is part of GURA’s task to improve and make Golden a better place, and a park would do that. Taylor noted that he agrees with Johnston and that we ought to pursue looking into it further and try to see what we can do with regard to funding. Baker also expressed his support. A discussion was held. In terms of funding, Lyttle advised that we still need the tax estimate from the county before we know what we will be able to do at all. She suggested that in the meantime, the committee take a look into more specific ways at what kind of park might be possible on Lot 2, and expressed some concerns as well. Johnston commented that we should definitely have public meetings and receive the input of the community. Further discussion ensued. Gateway Station resident John Haggstrom appeared and expressed his support in pursuing a park. **Johnston MOVED that the Board re-examine the funding for the remainder of GURA’s duration including**

assumptions for our funding and our expenditures between now and 2014 to see realistically what monies are available for projects. Taylor SECONDED. Discussion continued. Johnston requested that the project number budget be included in the next packet. **All Commissioners present agreed.**

Discussion/action regarding sales TIF support for Hurricane Fish House – Heller noted that we have not yet received the preliminary property tax increment letter from the County. He advised that NexCore is petitioning City Council this Thursday to build out the sidewalk along 13th Street which will increase seating space for any restaurant that would go into Gateway Station. A discussion was held, including handicap parking issues. The GURA Board decided to remain neutral until guidance is received from City Council. Gateway residents John and Cheryl Haggstrom, and Mike Souder appeared and expressed concern with exhaust odors and the hours of operation.

Discussion/action regarding support for Blue Canyon Bar and Grill – After discussion including confirmation that Blue Canyon will not remain in the building for which GURA authorized a ventilation remodel grant, **Imse MOVED that we rescind the grant to Blue Canyon Bar and Grill for their ventilation system improvements. Baker SECONDED. All Commissioners present agreed.**

Discussion/action regarding support for Golden Liquors – Heller apprised the Board of the progress made with the improvements at Golden Liquors. **Taylor MOVED that we pay for 100% of the sign, 100% of the electrical (health and safety), and 50% of the paint per the façade program. McLetchie SECONDED.** A discussion was held. **Bickart MOVED to amend the motion to cap at \$12,000 which includes 100% of the sign, 50% of the paint, and as much of the electrical work as possible up to the cap.** After further discussion, **All Commissioners present agreed as amended.**

Discussion/action regarding paver and traffic signal issues with the new arch - Heller advised that with regard to the traffic signals, we have not yet received a schedule. With regard to the pavers, they will be re-installed within twenty-one days.

Other Business – **Discussion/action regarding holiday light proposal for Hwy 58 bridge** - Options from A Cut Above, contained in the packet, were discussed. The Board decided that they would like to see an example or demonstration of “fading” snowflakes. McBurney will check and report back.

Commissioners Concerns – Imse expressed concern about the noise issues with the Buffalo Rose. Discussion ensued including motorcycle noise, sound bouncing off the new buildings, and decibel levels. Heller will write a letter saying that we support Council to take action however they choose to apply enforcement mechanisms to the sound problem downtown.

Taylor mentioned that when the tourists at Coors ask what’s historical about downtown, the greeters have been instructed to point them down Arapahoe St. towards the Astor House and Clear Creek History Park. In that regard, he suggested exploring sprucing up Arapahoe St. in the next budget. He also suggested lighting consistent with Washington Avenue instead of the existing lighting. He asked Heller to obtain some preliminary costs.

Bickart gave an update of the 2030 Vision Meeting.

Baker gave an EDComm update, including the fact that they do not have any money left for sign grants.

Lyttle mentioned that a beer tasting and chili cook-off fundraiser for the Chamber will be held at the former Foss parking lot on October 10.

Staff Report – Heller apprised the Board of an incident at the Gateway Garage during the Fine Arts Festival wherein two individuals were discovered nearly unconscious in their idling vehicle in the lower level of the garage. He noted that our carbon monoxide testers have since been set at the lowest level possible, and everything is working fine. He commented on staff scheduling over the Labor Day holiday. He advised that our current intern has gone back to school, so he has advertised for a second intern. He provided a note on our spending in that we budgeted to go into the red, and that is beginning to happen. Our accounts will be adjusted accordingly. He advised that he met with a parking consultant today and we have about 200 fewer spaces than the code requires, privately and publicly combined. The next step will be to look into reducing the parking ratios in the downtown district, and perhaps reducing the cash in lieu rate in the downtown district in an effort to make it easier for new development to occur downtown.

Taylor expressed concern with the ratios that we are using. Heller will speak with Steve Glueck concerning same. Heller updated the Board on urban renewal legislation amendments, which he will continue to monitor. He advised that there is a Downtown Colorado, Inc. annual conference in Colorado Springs September 23-25 that the commissioners are welcome to attend. Heller mentioned an idea wherein recycling bins could be combined with the sidewalk signs.

Public Comment – none

Adjourn -

There being no further business, Lyttle called for a motion to adjourn the meeting. **Bickart MOVED to adjourn the meeting. Imse SECONDED. All Commissioners present agreed.** Lyttle adjourned the meeting at 8:55 p.m.

Mark Heller
Executive Director

Annette Lyttle
Chair