

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

Sept 8, 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 Conference Room at 911 – 10th Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

Paul Imse	Lyndall McLetchie	Philip Baker	Steve Taylor	Annette Lyttle

Mark Heller, Councilor Oxman and Janis McBurney were also present. A.J. Johnston and Ted Bickart were absent.

Approval of Minutes

Imse called for a motion to approve the business meeting minutes of Aug 25, 2008. **Lyttle MOVED to approve the business meeting minutes. Baker SECONDED.** Baker requested clarification with regard to his comment under Commissioner Concerns wherein he apprised the Board about a wind turbine giveaway that EDComm is considering. **All Commissioners present agreed as amended.**

Public Comment – none

Reports of Committees/Matters for the Authority

Finance Committee – Discussion regarding 2009 budget and work plan schedule - Heller went over the suggested budget and work plan schedule set forth in his memorandum contained in the packet with the Board. The RFP schedule for Lots 2 and 4 was also discussed, and a meeting was set for September 16 at 3:00 p.m. at the GURA office for initial review of the responses to the RFP.

Human Resources Committee – none

Communications Committee – none

Development and Operations – Discussion/action regarding design and outreach ideas for monument at 13th and Ford - A lengthy discussion was held on the preliminary designs as researched by Winston & Associates. Ideas for obtaining public input, including publications and surveys, were discussed. Heller will contact Winston & Associates to find out what it would cost for them to prepare the design work. In an effort to save resources and to give the design firm a bit more direction, McLetchie suggested doing some of the research ourselves. McLetchie and GURA staff will, as time permits, research general concepts and report back to the Board at the next meeting.

Discussion/action regarding approach to parking, schedule, and evaluation process for responses to RFP on Lots 2 and 4 – Discussion relating to the RFP response review process for Lots 2 and 4 continued. Parking was discussed in-depth; however, it was noted that such discussion is speculative until the RFP responses are received. The real estate market in general was also discussed, and it was decided that Heller will contact Bob Lowry with regard to the remaining available Foss spaces. As noted above, the Development and Operations Committee will meet September 16 at 3:00 p.m. at the GURA office for initial review of the responses to the RFP.

Funding of 150th laser light show - A discussion was held regarding the 150th Committee’s request for a \$10,000 contribution from GURA to help fund a laser light show. Concerns were discussed, including the fact that the deposit is non-refundable. Oxman commented that the citizens would have to be

engaged enough to stay downtown until it is dark enough for the suggested laser light show to begin. Lyttle and Oxman noted that they would prefer GURA's contribution be for something more permanent. Taylor and Baker also expressed concern. **Imse MOVED that GURA release \$2500 towards the non-refundable deposit, and retain the contingency on the remaining \$7500. Taylor SECONDED. The motion failed.** Further discussion was held. **Baker MOVED that if the 150th Committee raises a total of \$15,000 and pays the deposit, then GURA will contribute \$10,000 for the balance of the funds needed for the laser light show. Taylor SECONDED. All Commissioners present agreed.** At Heller's request, roles were discussed with respect to approval of grants. It was decided that if the grant request is for a current project such as websites, that Heller may proceed without first reporting to the Board. Otherwise, the Board would like to be apprised of the request to discuss and evaluate.

Other Business – Discussion/action regarding grant request for streetscape improvements to San Francisco Row condominium at 14th and Washington Avenue – Heller advised the Board of the specifics of the grant request from San Francisco Row condominiums, and a discussion was held. **Lyttle MOVED that GURA contribute \$5,000 toward their request providing the work is completed in 2008. Baker SECONDED. All Commissioners present agreed.**

Discussion/action regarding grant request for tenant improvements to a Foss space for Vital Outdoor clothing store – David Livingston appeared on behalf of Vital Outdoors, a potential tenant for a Foss space, requesting assistance in the amount of \$15,000 for tenant improvements including indoor electrical work and lighting. A lengthy discussion was held, including tax increment financing, business attraction and business retention. **Lyttle MOVED that GURA grant \$7500 to Vital Outdoors to be used towards the electrical and lighting tenant improvements. Taylor SECONDED. All Commissioners present agreed. Lyttle further MOVED that GURA investigate a TIF for Vital Outdoors for future consideration of the Board. Taylor SECONDED. All Commissioners present agreed.** Livingston will provide the necessary financial documents to Heller as soon as possible so that he may begin working on the TIF idea.

CIRSA insurance requirements - With regard to insurance options for the Gateway Station Garage, Heller advised the Board that the City is requiring GURA to be insured at the same levels as the City, either with CIRSA or through another provider. As the Board is in disagreement with this requirement, Heller will investigate the matter further.

Commissioners Concerns – Lyttle advised that she will be unable to attend the November 10 meeting. She will; however, attempt to appear by phone.

Baker advised that he will be unable to attend the November 10 meeting.

Staff Report – Heller advised the Board of upcoming scheduling matters. He noted that letters had been sent out today to the property owners in the area of 24th and Ford Streets requesting their attendance at a meeting on September 25th at 3:00 p.m. at the GURA office. With regard to banner image choices, we have just received the final votes so we will begin finalizing that. Heller advised that the Golden Hotel would be happy to host a banner providing they have veto power over the image. He commented that he spoke with McKinstry Associates about the idea of photovoltaic downtown and that they are in the process of setting up a meeting, including the solar program coordinator from the governor's energy office, to discuss this and a new solar grant program. With regard to the façade program, Heller presented the design renderings prepared by Peter Ewers to the Board, and a discussion was held. The Board agreed to participate in the Quilt Museum's sesquicentennial quilt to be presented to the Mayor in 2009. The Board also agreed to participate in the 2009 Scrambowl, which supports the holiday lights on South Golden Road. Heller will follow-up with Reilly Sanborn on the banner contest discussed at a previous meeting. Heller provided updates on various upcoming new businesses in downtown, the web site program, the energy program, street pole banners, and the video documentary.

Public Comment – none

Adjourn

There being no further business, Imse called for a motion to adjourn the meeting. **Lyttle MOVED to adjourn the meeting. Taylor SECONDED. All Commissioners present agreed.** Imse adjourned the meeting at 9:00 p.m.

Mark Heller
Executive Director

Paul Imse
Vice Chair