

**Golden Urban Renewal Authority  
City of Golden, Colorado  
Business Meeting  
September 13, 2004**

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 Conference Room 911 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:30 p.m.

Commissioners present were:

Suzie Benz	Ted Bickart	Preston Driggers	Roya Stanley	Henry Tiberi

Green was out of town. Behm arrived at 6:41 p.m. Also present were Vicki Wagner and Len McBroom.

**Approval of Minutes**

Stanley asked for approval of the August 9, 2004, and the August 23, 2004, minutes. **Driggers moved to accept the minutes. Bickart seconded. All Commissioners agreed.**

**Public Comment** – Vicki Wagner made a request on behalf of the Golden Civic Foundation. The Civic Foundation would appreciate the support of the GURA Board at the Civic Foundation’s upcoming Silent Auction event with either a donation or the purchase of a table. Heller and Wheatley will follow-up with this request.

McBroom informed the Board that the Clear Creek Office Building is 97% leased, 94% occupied. There is 3,400 sq. ft. left to lease. Insta-Prints will be opening soon. Poor Boys is under construction and scheduled for November 1, 2004, occupancy. There are eight offers to purchase the building at this time. McBroom is still negotiating with the Credit Union regarding the parking situation at the office building or construction on the pad site. McBroom also has a deli interested in the pad site. Discussion ensued. McBroom will inform the Board of any plans for the pad site. Discussion ensued regarding the impact of the Buffalo Rose patio on the pad site. Benz questioned the timeline presented by McBroom for construction on the pad site. McBroom further explained the timeline and the possibilities of structures that can be constructed. Stanley stated that McBroom will bring any changes relative to developing the pad sit to the Board of Commissioners for their review.

McBroom gave a Millstone update. McBroom informed the Board that Sovereign Communities of Colorado will be signing as a partner for this development. McBroom anticipates groundbreaking for the first building at Millstone to be December 1, 2004. McBroom will bring any changes in the project to the GURA Board for review. The Commissioners would like clarification regarding notification to the GURA Board of any project changes. Would these changes need GURA approval or would the changes be reviewed with the GURA Board as a courtesy? Heller will confer with Benedetti regarding these concerns. McBroom further explained the Millstone project. McBroom also asked the GURA Board of Commissioners to allow Sovereign to leave the trailer in its present location until such time as Sovereign can move into a model unit in the first building. McBroom informed the Board that this may interfere with construction on the pad site. McBroom proposes that 11<sup>th</sup> Street be fenced off in front of Lot 3 and the trailer be placed at the end of the cul-de-sac. McBroom is discussing this option with the City. Discussion ensued. Heller

suggested that this matter be further discussed as an agenda item at an upcoming GURA Business Meeting.

## **Reports of Committees/Matters for the Authority**

**Finance Committee** – Benz submitted and explained the June and July Financials. Discussion ensued. **Tiberi moved to accept the financials, as submitted. Benz seconded. All Commissioners agreed.**

Stanley thanked Benz for her time and effort with the financials. The Board agreed that this work should be handled mainly by the bookkeeper and not Benz, as Treasurer. Benz informed the Board that the bookkeeper is doing most of the work, however, the changes in accounting have required more time in the beginning.

**Human Resources Committee** – Stanley informed the Board that the Human Resource Committee provided feedback to Mark Heller regarding his performance as Executive Director of the Golden Urban Renewal Authority to date. Stanley asked that if anyone had additional comments, the Human Resource Committee would be happy to share that.

**Communications Committee** – Heller reported that he is communicating with Susan Sears and will be submitting more information to the public relations firm for their review and input.

## **Development & Operations**

**Discussion/action regarding Major Grant Guidelines** – Driggers presented the Major Grant Guidelines as written. Discussion ensued. Heller will note the changes on the next “draft” of the document and submit the new “draft” to the Board before the next meeting.

**Discussion/action regarding McBroom Proposal on 1717 Washington Avenue** - McBroom presented the proposal for 1717 Washington Avenue and submitted costs for ADA and Life Safety Building Code Improvements required for the building. Discussion ensued. Stanley asked McBroom to provide additional information with regards to projections of property tax increment, ADA shower requirements and quantity, elevator requirements, and if there are any environmental issues with the existing lighting in the building as well as the specifications for the lighting meeting current level expectations, and a projection of additional dollars that would be spent in the downtown as a result of the building being occupied. The Board would like this information for the next GURA Business Meeting.

**Discussion/action regarding extension of lease on Lot A.** Stanley asked that the Board move “New Business a. Discussion/action regarding extension of lease with McBroom for Lot A” to this part of the meeting. All Commissioners agreed. McBroom explained the agreement as presently written and asked for extension of that lease. Heller informed the Board that the lease expires at the end of September and recommended that the lease be extended to the end of March 2005, the same date as the option for Lot A. McBroom expressed concerns with the use of the parking lot by the patrons of the Buffalo Rose as well as the signage on the Parking Garage building. Discussion ensued regarding the use of the parking lot for the public as well. Heller was directed to evaluate signage on the parking structure.

**Adopt Ex-Officio Bylaw Amendment** – Heller informed the Board that the language has been published, as required, in the Transcript and now this Amendment is being submitted by the Committee. **Driggers moved that Article II, Section 10 Ex-Officio Commissioners, be approved as part of the Golden Urban Renewal Authority By-laws. All Commissioners agreed.**

**Discussion/action regarding 2005 Work Plan and City Council Work Session / Glueck memo regarding the Reinvestment Fund** – Driggers presented the “draft” 2005 GURA Work Plan for comments. Heller commented on what he thought might be questioned by City Council. Discussion ensued. The Board of Commissioners will wait to see what comments are received from City Council before finalizing the 2005 GURA Work Plan.

Heller informed the Board that he met with Glueck regarding the Reinvestment Fund and that Glueck’s memo is attached for review by the GURA Commissioners. Discussion ensued. Driggers asked that an announcement be placed in the newspaper for Reinvestment Fund requests for 2005. Heller asked that the Board wait until after consideration and discussion with EDComm for the 2005 Reinvestment Fund budget.

## **New Business**

**Presentation of “Merchant U” Business Retention Plan by Vision Committee** - Heller asked Wheatley to present the “Merchant U” program. Wheatley presented the “Merchant U” program and how it will be implemented. Wheatley will provide copies of the “Merchant U” program to the GURA Board of Commissioners when it is finalized. Driggers suggested points could be earned from high scores obtained from a “Mystery Shopper.” Heller stated that this program could be assisted by the Reinvestment Fund.

**Discussion/action regarding Calvary Church plans re: Arapahoe between 13<sup>th</sup> & 14<sup>th</sup> Streets** – Heller updated the Board on the agreement between the City and Calvary Church for vacating Arapahoe and the church’s plans for future development of their campus. Discussion ensued. Heller will summarize the input received from Calvary and the downtown merchants and bring that information to the next GURA Business meeting.

**Commissioners Concerns** – Driggers presented pictures of the trees that are in the downtown and the idea of trimming and removing trees to create a better view of the businesses. Discussion ensued. Driggers will follow-up with this plan, working with the City Forester.

## **Staff Report**

Heller informed the Board that the downtown directory signs are up and have been well received. Heller will ensure the pavers underneath the signs are repaired as well as other areas in the downtown needing pavers re-set. Heller reported that Ton Kiphardt purchased the building where D’Deli is located and sold the business. Heller informed the Board that the building is in need of serious repairs. Discussion ensued. Heller will work with Ton to see if GURA can assist with his repairs. Behm suggested that Ton ask for assistance from the State of Colorado’s Historic Preservation Society.

## **Public Comments –**

Wagner commented on the “musical” businesses downtown; that is, downtown businesses moving around.

## **Adjourn**

There being no further business, Stanley adjourned the meeting.

Mark Heller  
Executive Director

Roya Stanley  
Chair