

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

#### April 26, 2010

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 – 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

|             |              |              |                |                   |
|-------------|--------------|--------------|----------------|-------------------|
| Paul Imse   | Steve Taylor | Philip Baker | Annette Lyttle | Lyndall McLetchie |
| Ted Bickart | AJ Johnston  |              |                |                   |

Mark Heller and Marcie Miller were also present.

### Approval of Minutes -

Lyttle called for a motion to approve the business meeting minutes of April 12, 2010 as amended. **Bickart MOVED to approve the business meeting minutes. Baker SECONDED. All Commissioners present agreed.**

### Reports of Committees/Matters for the Authority

**Finance Committee** – Heller reported that the audit has been finalized, and noted that its completion was much earlier than in previous years. Heller also reported that the first quarter sales tax numbers were approximately \$5,000 higher than for the same quarter 2009.

**Human Resources Committee** – Heller advised that John Hageman, one of GURA's redevelopment interns will be graduating this spring, and that he has applied for a planning position with the City of Golden. The other intern, Lynn Acton, will continue working part time with GURA through the summer.

**Communications Committee** – none

**Development and Operations – Discussion regarding collaboration with EdComm on downtown vitality** – Heller reported that he and the GURA subcommittee had met with EdComm regarding a number of projects that they have in common with GURA, and ways in which the two groups might prioritize those projects, and structural ways to meet project goals in order to make a recommendation to Council on May 20, 2010.

**Discussion regarding the future of GURA**– Heller advised that the Board might want to revisit the subject of the future of the agency. Questions the Board might want to consider include whether GURA should sunset prior to 2014; the possibility of a transitional DDA; and whether there are other urban renewal areas to focus on. Heller listed several neighborhoods that could benefit from urban renewal. There was some discussion regarding the legal distinctions between a DDA and a URA and how each are affected by TIF.

**Discussion regarding a grant request for assistance with food waste composting at Woody's Pizza** – Heller reported that in keeping with the City's sustainability initiative, Woody's Pizza would like to test the viability of composting nearly all of their food waste. Imse noted that the request is for transitional assistance for 12 months at 25% of the cost, and wondered what the current charges for conventional waste pick up are. Bickart stated that while he supports helping this test project get off the ground, he would like to see a complete cost breakout. Heller noted that this is also a matter of defining GURA's broader public policy regarding funding this sort of project, because if every restaurant needs help getting their program off the ground, it's not a sustainable business practice. The Board concluded that they are receptive, but desire more information as to the net cost.

**Discussion/action regarding authorization for access to sales tax information**– Heller requested that Marcie Miller be given access to confidential sales tax information in order to perform her job function. **Bickart MOVED; Imse SECONDED. All Commissioners present agreed.**

**Discussion regarding the Golden Gem Theater project.** Heller reported that the articles of incorporation are complete, and that the major lease negotiations should be done this week. He suggested that initially, the Board of Directors should consist of Heller plus two GURA commissioners, creating a three-person board controlled by GURA. The idea is to provide initial stability until a steering committee comprised of Golden Gem volunteers can assume the responsibility for direction of the group. Imse recommended that it should be a membership organization. Bickart agreed and commented that the membership needs to reach a certain size before conversion to the independent board of directors. Heller noted that the Gem/GURA board will approve the articles, bylaws, and lease in the near future.

**Discussion regarding the prioritization of GURA projects** - Heller presented and explained his progress and time commitments on a two-page list of projects that he is currently working on. He pointed out that while some of the items are ongoing and his involvement is minimal, some projects require a significant investment of time, focus and energy. Given the sheer number of items on his list, Heller feels that his resources are spread too thin, and requests direction from the board regarding their priorities for his time. Imse wondered if this matter requires a staffing solution, and if so, what type of employee should be considered. Heller and Lyttle will meet to discuss what might be done to ease the burden and move ahead with all our projects.

**Discussion/action regarding strategies for completion of the Bradley building at 13<sup>th</sup> and Washington** - The Board was in agreement that something needs to be done to encourage the owner of the property to move ahead with his building project at the corner of 13<sup>th</sup> and Washington. It was noted that the lot has been a construction site for a number of years, and detracts from the general refurbishment of downtown. The site has become a problem for other merchants in the area, who feel that their businesses are negatively impacted by the property. After lengthy discussion about the appropriate level of intensity that GURA should exhibit, the commission agreed that Heller would prepare a recommendation to City Council urging aggressive action.

### **Commissioners Concerns –**

**Imse** – the Bradley property at 13<sup>th</sup> and Washington, as discussed; attended the Clear Creek Corridor steering committee meeting and encourages public to contribute their vision to the process

**Johnston** – noted that his Commission service is nearly over, and advised that he will not be seeking reappointment

**McLetchie** – none

**Taylor** – wants to make sure GURA is involved as the Colorado State Historical Society addresses the disposition of the historically significant Golden Downtown Post Office

**Bickart** – none

**Baker** – Wonders what's next for EDComm? Notes a new solar installation at MIE in the Corporate Circle area; the Downtown Golden Residents' Association meeting – creating community and neighborhood in downtown Golden; American Mountaineering Library is a great place to research, meet, relax.

**Staff Report** – none.

**Public Comment** – Vicki Wagner also attended the Clear Creek Corridor meeting, and also encourages the public to attend. Barb Warden noted that there will be three meetings addressing different constituencies regarding the Clear Creek Corridor master plan that will be held on Saturday, May 1, 2010.

### **Adjourn -**

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

Mark Heller  
Executive Director

Annette Lyttle  
Chair