

**Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
October 8, 2007**

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:

Ted Bickart	Steve Taylor	A.J. Johnston	Preston Driggers	Henry Tiberi

Councilor Oxman, Mark Heller and Janis McBurney were also present. Paul Imse and Bill Fisher were absent.

Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of September 24, 2007. **Bickart 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 – Taylor advised that prior to the business meeting he went over the work plan with Heller, which will be discussed later in the meeting.

Human Resources Committee – none

Communications Committee – Heller advised that he has started on the list for the 2007 Annual Report.

Development & Operations –

Discussion/action regarding Gateway Station project update – A vote was taken regarding the color of the paint for the north and south walls of the Gateway parking garage. Beige was chosen for both walls. Heller advised that the lease for lots 2 and 4 will be at \$500 per lot per month on a month-to-month basis with an end date of April or May, and requested the Board’s authorization to negotiate the amendment to the RDA to accommodate the new lease, which was granted. Heller advised the Board of certain construction issues, including possibly deficient concrete pours and the repair to the City electric lines along 13th Street.

Elevator delay – Johnston advised that Heller received a request from NexCore in which they have asked the Board to reconsider its position that it will not agree to open the garage unless the elevator construction is complete. Heller gave an update on changes that have been made since the previous week, explained various options, and a discussion was held. The Board directed Heller as follows: If the building inspector will give NexCore a temporary certificate of occupancy and it does not compromise GURA’s position on the completion date, the Board will agree to open the garage prior to the completion of the elevator.

Holiday Light update – Heller advised the Board of various alternatives and options regarding installation of the holiday lights, given the fact that Bobby’s Banners had been sold. Heller requested an additional \$10,000 to respond to the recent sale. A discussion was held. The Board directed Heller to

adjust the lighting strategy to stay within the previously adopted budget, or to raise the additional funding from other sources.

Discussion/action regarding programming ideas for 2007 and 2008 – Heller gave a presentation including three spreadsheets for consideration, a 2007 Work Plan Update, a draft 2008 Work Plan, and an 8 Year Work Plan, which were projected on screens during the meeting, and which allowed the Board to make real time priority decisions within the budget constraints. The Board made preliminary budget decisions which will be refined and finalized during the next few meetings.

Other Business – none

Commissioners Concerns -

Driggers advised that he contacted Jefferson County recycling regarding the disposal of compact fluorescent bulbs, was advised of the cost, and suggested that we may be able to help in some way.

Oxman commented that she felt the Downtown Character Plan was excellent and a tremendous job was done. Oxman also commented on her affordable housing and sustainability initiative staffing concerns.

Staff Report - Heller advised that the federal paperwork had been finished for the EPA grant. He briefed the Board on the Colorado Chapter of American Planning Association Conference held in Colorado Springs that he attended last week, and commented about an affordable housing development that he toured. He further advised of scheduling for the beginning of 2008. Heller reminded the Board of the upcoming Civic Foundation dinner on November 10.

Public Comment – none

Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 8:43 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair