

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

Oct 13, 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 Council Chambers 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
A.J. Johnston	Ted Bickart (via phone)			

Councilor Oxman, Vicki Wagner, Mark Heller and Janis McBurney were also present.

Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of September 22, 2008. **Imse MOVED to approve the business meeting minutes. Baker SECONDED. All Commissioners present agreed.**

Public Comment – none

Reports of Committees/Matters for the Authority

Finance Committee – Heller reviewed Jeff Hansen’s memo titled GURA’s 3rd Quarter Financials contained in the packet. After discussion of Hansen’s three options set forth in the memo, the Board decided to continue to provide balance sheets quarterly.

Human Resources Committee – none

Communications Committee – Heller announced that Mayor Smith requested that the city produce an annual report including updates from all departments to enhance city government communications during next year’s 150th anniversary, and requested direction from the Board as to whether GURA should continue its annual report or join in with the city. After discussion, the Board decided to continue with GURA’s annual report, and possibly contribute a page to the city’s report. It was noted that GURA’s quarterly newsletter was mailed on October 8.

Development and Operations – Discussion/action regarding 2008 Work Plan update:

Discussion/action regarding Coors Corridor and monument at 13th and Ford – Johnston advised that he, Heller and Imse met with City Council and presented GURA’s plan for the Coors Corridor, and also discussed the plan for the arch gateway. Although Council generally supported the design, the project was not funded in the Capital Improvement Plan. A discussion was held on how GURA might construct and fund the project incrementally. Heller will speak to Winston Associates regarding the proposed theme and report back to the Board at the next meeting. Heller apprised the Board of scheduling matters through year-end.

Discussion/action regarding support for “Foss” lot resurfacing – A discussion was held regarding the cities requested support from GURA on the “Foss” lot resurfacing project. Due to GURA’s many current on-going projects, it was decided that GURA will not provide assistance with the “Foss” lot resurfacing.

Discussion/action regarding surface treatment for Lot 2 – After brief discussion, it was decided that Lot 2 will receive a three inch layer of recycled asphalt in the near future.

Discussion/action regarding banner design contest - Heller updated the Board with regard to scheduling matters for the public banner design contest to be conducted with Foothills Art Center, stating that the 150th Anniversary Show has been rescheduled for mid-year. After discussion, it was decided that GURA will continue with the 150th Anniversary Show and get the winning banner hung as soon as possible in conjunction with this show. Other banners currently in production were also discussed, as well as the possibility of hanging a banner on the south side of the Gateway Station garage.

Discussion/action regarding “Bowling Alley Point” and “Goosetown” urban renewal studies - A discussion was held regarding Heller’s meetings with the property owners in the “Bowling Alley Point” area. Blight studies and associated costs were discussed as well. Heller will continue meeting with the property owners one on one, and report back to the Board with his findings. Heller will also make an effort to meet with “Goosetown” owners.

Other Business – Discussion/action regarding grant requests from Golden Cultural Alliance – After discussion, **Taylor MOVED that we honor the grant requests of the Golden Cultural Alliance for website assistance in the amount of \$1,000 and brochures in the amount of \$500, and the Rocky Mountain Quilt Museum for website assistance in the amount of \$2,000. Lyttle SECONDED. All Commissioners present agreed.**

Discussion/action regarding grant request from Rocky Mountain Quilt Museum – (see previous paragraph)

Discussion regarding 2009 Work Plan and Budget – Heller led a discussion on the 2009 Work Plan and draft budget including a line by line review. Heller presented a scenario showing the full \$760,010 draw from the Colorado Business Bank loan and a second scenario showing zero draws from that loan. The Board expressed general agreement with a few suggestions for the amounts and line items in the budget, and directed Heller to provide a third budget scenario showing loan draws for half the available amount for review at the next meeting.

Commissioners Concerns – Oxman expressed concern with the liquor store at 13th St. and Ford St. and would like to see improvements made immediately. Oxman also made suggestions on continuity throughout the city regarding the proposed gateway for the Coors Corridor. She advised that she will be unable to attend the November 10 meeting.

Imse also expressed concern with the liquor store at 13th St. and Ford St. and requested that GURA develop a plan for it.

Lyttle reminded the Board that she will be unable to attend the November 10 meeting.

Baker advised that he will be present at the November 10 meeting.

Bickart advised that he expects to be at the October 27 meeting; however, he will be unable to attend the November 10 meeting.

Staff Report – Heller advised that the Chamber of Commerce is in need of storage space, and that he offered the Chamber the use of GURA’s storage space in the lower level of the Gateway Garage. After brief discussion, there were no objections to this offer. Heller passed along an invitation to the Board to attend a ground breaking on October 14 from 4 p.m. to 6 p.m. at the Flats at Clear Creek. Heller noted that he has a meeting set with Jeff Lyng from the Governor’s Energy Office regarding PV panels on October 23. Heller commented that he has been receiving negative feedback from merchants regarding Jimmy John’s coming to Gateway Station, in that they feel Golden has enough sandwich shops in downtown. He suggested that we use a newsletter edition to explain leasing laws. McBurney asked the Board to be thinking about a name for their 2009 Scrambowl team that pertains to Golden history, including a first and second choice. She also reminded the Commissioners who do not have a bio on GURA’s website that they may submit it at any time.

Public Comment – none

Executive Session – IMSE MOVED to go into Executive Session for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. 24-6-402(4)(a) regarding the real property known as “Lot 2 and Lot 4 of the Golden Gateway Station Minor Replat Number 2.” McLetchie SECONDED. All Commissioners present agreed. The Executive Session began at 8:50 p.m. and ended at 9:50 p.m.

Johnston confirmed that the participants in the Executive Session included A.J. Johnston, Paul Imse, Lyndall McLetchie, Philip Baker, Steve Taylor, Annette Lyttle, Ted Bickart, Mark Heller, and Janis McBurney, and called for notification of any improper action in violation of the Open Meetings Law. Johnston acknowledged that there were none.

After the conclusion of the Executive Session, Imse MOVED that we notify Prep Partners Communities and McBroom Company that their proposals have not been accepted. Taylor SECONDED. All Commissioners present agreed. Imse further MOVED that we contact Courageux Development LLC and Pine Ridge Development and advise them that the Board wishes to explore their proposals further and that we will be submitting questions to them and request their attendance at the November 10 meeting to submit their proposals, noting that with regard to Courageux Development LLC the proposal would be for Lot 2 only. Taylor SECONDED. All Commissioners present agreed.

Adjourn -

There being no further business, Johnston called for a motion to adjourn the meeting. Imse MOVED to adjourn the meeting. Lyttle SECONDED. All Commissioners present agreed. Johnston adjourned the meeting at 9:55 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair