

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

October 23, 2006

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:

Lisa de Graaf	A.J. Johnston	Preston Driggers	Henry Tiberi	Paul Imse
Ted Bickart				

Stanley was absent. Mark Heller, Debbie Rainquet, Councilor Oxman, Doug Smith, Vicki Wagner, and Carolynne White were also present.

Executive Session

Bickart requested a motion to go into Executive Session with regard to the Gateway Garage Fixed Price Contract for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. 24-6-402(4)(e). Imse MOVED and Driggers SECONDED. All Commissioners present agreed. The Executive Session began at 6:32 p.m. and ended at 7:17 p.m.

Bickart confirmed that the participants in the Executive Session included Ted Bickart, Preston Driggers, Lisa de Graaf, Paul Imse, A.J. Johnston, Henry Tiberi, Mark Heller, Debbie Rainquet, and Carolynne White and called for notification of any improper action in violation of open meetings law. Bickart acknowledged that there were none and moved to the next agenda item.

Approval of Minutes

Bickart requested a motion to approve the business meeting minutes of October 9, 2006. **Driggers MOVED to approve the business meeting minutes. Imse SECONDED. The motion carried.**

Public Comment – None

Reports of Committees/Matters for the Authority

Finance Committee –

3rd Quarter Financial Report – Johnston presented the 3rd Quarter financials for approval. Heller discussed budgeted revenue adjustments due to property tax reductions and collections and the debt service ratio on the Colorado Business Bank loan. There was discussion regarding estimated expenditures for 2006, GDGID funds, and special fund revenues. Johnston summarized that GURA will end 2006 with approximately \$740,000 cash on hand, due to the scope of the NexCore project which resulted in several work plan items from 2006 being pushed to 2007, and noted that GURA will end 2007 with approx. \$29,000 cash on hand. There was further discussion of the balance sheet, sales tax increment, retained earnings, the Denna Carr contract, and current note payable. Heller will follow-up and distribute updated financials. **Tiberi made a MOTION to accept the financials. Imse SECONDED. All commissioners present agreed.**

2007 Draft Budget – Johnston discussed the draft budget. He pointed out that expenses are projected at \$544,000 less than 2006 and noted that GURA will be operating on a very tight budget for 2007. There was discussion of year-to-date balances, general fund income, payroll taxes, property development costs, project contingency, work plan budgeted line items, City Services, capital projects, hot zone, and grants. Heller discussed the debt service ratio and how it is applied. He will provide the Board with an update of the debt service calculation for the Colorado Business Bank loan. The Board asked Heller to reconcile the budget based on any changes to the budgeted line items following the work plan discussion.

Human Resources Committee – None

Communications Committee – None

Development & Operations –

Discussion regarding 2007 Work Plan – Driggers commented on the expanded the work plan. There was discussion regarding the budgeted amounts for the regional wireless project, Loveland Park project, holiday lights, pedestrian friendly amenities, and addition/revision to the GURA plan areas. There was additional discussion regarding the status of the pedestrian friendly signs, revisions to items listed under Downtown Task Force, and the Hwy. 58 and Washington Avenue bridge design. Driggers suggested that the Board develop a process to tag funds for expenditure line items beginning in 2009 when GURA's estimated revenues will improve. Heller will present a revised work plan at the November meeting.

Gateway Station update –

Heller discussed street closures, construction impacts, utility relocations, site progress, unit sales, and the process for notifying downtown businesses. There was discussion regarding decisions that remain on the parking garage including window frames and metal work colors and lighting. Heller noted that NexCore was made aware that those items remain and need to be resolved to avoid project delays. The Board requested that Heller follow-up with NexCore. There was discussion of the status of the remediation. Heller advised that negotiations are in progress with Wells Fargo regarding the possibility of locating point of compliance wells on their property to allow for the most efficient and cost effective remediation solution.

Other Business –

Discussion/action regarding Doug Smith awning project funding request – Heller introduced Doug Smith and discussed his request for funding from GURA to assist with façade upgrades on two buildings which he purchased on Washington Avenue. **Tiberi MOVED to grant \$12,300 toward the improvement of the two buildings as proposed by Doug Smith in his letter dated October 17, 2006. Driggers SECONDED.** There was discussion regarding the project scope, total project costs, awning removal, a cooperative commitment from a neighboring building owner to complete façade improvements, cost sharing, design guidelines, interior upgrades, energy efficiency, and the owner's commitment to only allow retail occupancy. The issue was tabled until the November meeting. Smith will submit contractor estimates and discuss his plan with Steve Glueck to determine if it meets the requirements, as they stand now, of the downtown design guidelines developed by the Downtown Character Committee.

Aspen Climate Change conference update – Heller discussed materials from the conference and a program by ICLEI that was implemented in Salt Lake City. The Board agreed to review materials from the conference and decided to start the November 13 meeting at 5:30 p.m. to allow time for discussion on this topic. Heller advised that GURA received a grant from NREL which Commissioner Stanley is administering to help GURA develop incentives and programs for the City of Golden.

CCRA Annual Conference update – Imse shared information from the CCRA conference including ideas for a farmer's market structure, options and considerations for event permit cost increases, and suggestions for developing policies for mixed-use area neighbors that addresses expectations, communication channels, and conflict resolution methods.

Discussion/action regarding Qwest easement – Heller discussed the Qwest easement request and proposed change to the agreement. **Driggers MOVED to approve the easement agreement with Qwest subject to the changes as presented by Heller. Imse SECONDED. All commissioners present agreed.**

Holiday lighting update – Heller advised that GURA was coordinating holiday lighting enhancements for downtown lights including upgrades to the trees along Washington, the large pine tree at 10th and Washington, and on the Washington Avenue bridge. He noted that the Civic Foundation, the City, and the Downtown Merchants agreed to contribute additional funds to retain a contractor and implement the enhancements for 2006. The Board agreed to commit an additional \$5,000 to the effort.

Commissioners Concerns – De Graaf inquired about the 7-11 at Hwy. 58 and Washington Avenue. Heller will follow-up. Imse requested an update on the status of the Old Capitol Grill and asked for clarification on public art requirements for capital projects. Heller will follow-up on the Old Capitol Grill

timing and advised that GURA is not obligated to commit a percentage of capital expenditures to public art.

Staff Report – Heller updated the Board on Dr. Courtad's wind turbine project and advised that it is pending until receipt of a business plan.

Public Comment – Wagner commented on the project at 17th and Jackson. There was discussion regarding several projects that were under way based on the requirement of their building permits.

Bickart confirmed that the November 13 meeting will begin at 5:30 p.m. for the purpose of discussing the environmental program.

Adjourn

There being no further business, Bickart called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 9:30 p.m.

Mark Heller
Executive Director

Theodore A. Bickart
Chair

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