

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

November 14, 2005

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 Chambers 911 10th Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

A.J. Johnston	Henry Tiberi	Roya Stanley	Ted Bickart	

Joe Behm, Suzie Benz, and Preston Driggers were absent. Mark Heller, Debbie Rainguet, Don Stover and Gene Andrist were also present.

Approval of Minutes

Bickart requested a motion to approve the November 7, 2005, meeting minutes. **Tiberi MOVED to approve the minutes. Stanley SECONDED. All Commissioners present agreed.**

Public Comment – None

Reports of Committees/Matters for the Authority

Finance Committee –

Approve October Financials – Tiberi presented the financials and noted that the Profit & Loss Year-to-Date Comparison did not include January through October 2004 totals. There was discussion regarding monthly summaries and statements, quarterly reporting and narratives, and compliance with the Bylaws. **Tiberi MOVED to approve the financial statements for October 2005 subject to correcting the Profit & Loss Year-to-Date Comparison to include January through October 2004. Stanley SECONDED. All Commissioners present agreed.**

Discussion/action regarding loan approval from Colorado Business Bank – Heller presented the Loan and Security Agreement, Tax Increment Revenue Note, Tax Compliance Certificate and Resolution No. 58. Don Stover of Kutak Rock and Gene Andrist of Andrist Capital Advisors discussed the loan agreement. There was discussion regarding the final year increment, maturity date, notice of default, automatic payments, section numbering within the loan agreement, debt service coverage ratio, definition of Proposed Redevelopment Projects, the private use of tax exempt financing, and the use of private funds to pay for tax exempt financing. **Johnston MOVED to adopt Resolution 58 with Section 3 of Resolution No. 58 amended to read maturing no later than December 1, 2015. Stanley SECONDED. All Commissioners present agreed.**

Heller requested that the loan documents be ready for signature in Golden prior to November 22. There was discussion regarding the bank accounts for operating and income funds. Heller will contact Commercial Federal.

Human Resources Committee – Bickart advised that he, Johnston, Driggers, and Heller will conduct GURA attorney interviews on November 17.

Communications Committee – Heller commented that Rainguet is preparing to contact designers for the annual report to discuss price and schedule. There was discussion regarding copyright. Heller will check into restrictions. Stanley requested that the annual report be put on the December 12 agenda.

Bickart commented about the article in the Denver Post regarding the NexCore redevelopment project.

Development & Operations –

Discussion/action regarding Redevelopment Agreement for Dauer Haswell “Lot A” proposal – Heller advised that the final redevelopment agreement should be ready on November 28. There was discussion regarding the status of hiring a consultant to work with Dauer Haswell and NexCore on energy efficiency related design options to ensure that system layout and zoning was considered along with the use of energy efficient equipment in the design of the building. Heller advised that Jessica Morgan, GURA’s intern, is contacting potential consultants. Heller will let Dauer Haswell and NexCore know that it is GURA’s desire to have buildings be as energy efficient as possible and that GURA will hire a consultant to work with them to advise them on energy efficiency design options. Bickart would like the Annual Report to discuss GURA’s efforts to encourage energy efficient buildings. Heller advised that discussions with the parking condo association regarding encroachments onto Lot A are ongoing. He noted that Dauer Haswell revised their schedule to break ground in January and finish around the end of September.

Discussion/action regarding Redevelopment Agreement for NexCore “Washington Square” redevelopment, aka Hested’s/Evans parcels – Heller advised that Windholz continues to negotiate an environmental services contract and that Benedetti is working on various other related contracts.

Heller advised that he hopes to have drafts of the redevelopment agreements for both projects to adopt on November 28.

Economic Development Commission – Heller advised that EDComm retained a new PR/Marketing firm other than Cohn Marketing.

Other Business – None

Commissioners Concerns – Johnston mentioned he saw a “Save Golden” bumper sticker and asked if anyone was familiar with what it represented. Tiberi wished Heller happy birthday.

Staff Report – Heller distributed a letter from Steve Glueck inviting the Board to a Kickoff Meeting for a Downtown Design Regulations Project on November 29 at 7:00 p.m. in the Planning Department offices. There was discussion regarding the Comprehensive Plan, guidelines versus regulations, and new ways of drafting regulations. Heller advised that a draft of GURA’s 2006 Budget will be presented at the November 28 meeting. Stanley expressed concerns over Heller’s workload and encouraged him to consider hiring additional staff. Rainguet commented that it is her one year anniversary with GURA. She asked the Board to hold the evening of January 31 for the City’s Board Appreciation Dinner, tentatively set for 6:30 p.m. at Fossil Trace.

Public Comment – None

Adjourn

There being no further business, **Tiberi MOVED to adjourn the meeting. Stanley SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 8:25 p.m.

Mark Heller
Executive Director

Theodore Bickart
Chair