

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

Nov 10, 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 6:35 p.m. Commissioners present were:

Paul Imse	Lyndall McLetchie	Philip Baker	Steve Taylor	A.J. Johnston

Mark Heller and Janis McBurney were also present. Ted Bickart, Annette Lyttle and Councilor Oxman were absent.

Approval of Minutes -

Johnston called for a motion to approve the business meeting minutes of October 27, 2008. **Imse MOVED to approve the business meeting minutes. McLetchie SECONDED. All Commissioners present agreed.**

Public Comment – LuAnn Dale from the Historic Preservation expressed her concern that the developers had not notified HPB earlier of the potential for the relocation or demolition of the Banks building.

Reports of Committees/Matters for the Authority

Finance Committee – Discussion/action regarding preliminary approval of 2009 Draft Budget – After discussion, **Taylor MOVED to approve the 2009 draft budget as the actual budget for 2009, pending Council review. Baker SECONDED. All Commissioners present agreed.**

Human Resources Committee – none

Communications Committee – none

Development and Operations – Discussion /action regarding preliminary approval of 2009 Work Plan - As the work plan goes hand-in-hand with the budget, the work plan was approved as well.

Discussion/action regarding 13th Street Arch design and cost estimate – A discussion was held on the greatly refined estimate from Winston Associates for the 13th Street Arch, including the cost of street and sidewalk work necessary to install the arch. The Board decided that due to the lengthy agenda this evening, they will revisit this matter at a later meeting.

Other Business – Presentation by Steven Williams on 3D Google maps of downtown – GURA Intern Steven Williams gave a demonstration of the process he has been using to create a 3D representation of the core downtown area on Google.

Presentations by Courageux Development LLC and Pine Ridge Development regarding their proposals to redevelopment Lots 2 and 4 – Each development team reviewed their proposals and answered questions from the Board. Johnston advised the developers that if they were chosen and negotiations pursued, that GURA would always reserve the right to take the property back if the developer did not proceed with what the intended use was. He further advised that the Board will discuss their proposals in Executive Session this evening following the Board meeting, and will get back to the developers with the Board's decision as soon as possible.

Discussion/action regarding citizens serving on multiple city boards – Heller provided an update to the Board pursuant to the memo received from the City attorney regarding the ordinance amending restrictions on members of boards, commissions, and authorities in Golden Municipal Code.

Discussion/action regarding City Council meeting on December 4 – Heller advised that GURA is scheduled to appear before City Council on December 4 to brief them on our work plan and budget for 2009, and also to comply with the Carver Governance Process.

Commissioners Concerns – none

Staff Report – Heller advised that he received an update today from Arcadis regarding the monitoring wells, and that monitoring will be continued through 2009. He reported that the asphalt on Lot 2 will be poured Thursday, November 13. Imse mentioned that we may want to check into the existing striping for the on street parking so that it will coincide with the entrance to Lot 2. Heller will check into that matter. Heller provided a PV update. Baker shared a newspaper article regarding Jeffco seeking more green partnerships. Heller will follow-up. With regard to the Golden video, Heller reported that he spoke with Chris Lane and was advised that the video will be completed by year-end. He announced that the City has hired a new Public Information Officer. Heller advised the Board of his progress regarding Bowling Alley Point. Lastly, he reported that the holiday lights have been installed.

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 9:00 p.m. and ended at 10:20 p.m.

Johnston confirmed that the participants in the Executive Session included A.J. Johnston, Paul Imse, Lyndall McLetchie, Philip Baker, Steven Taylor, 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, the Board directed Heller to notify Pine Ridge Development that the GURA Board wants to wait and hear from the Historic Preservation Board and from the community, and also continue to talk about the parking issue, before the GURA Board will move forward with the Pine Ridge proposal for Lot 4. The GURA Board also directed Heller to begin negotiations with Courageux for the redevelopment of Lot 2, beginning with the provision of parking.

Adjourn -

There being no further business, Johnston called for a motion to adjourn the meeting. **Imse MOVED to adjourn the meeting. Baker SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 10:25 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair