

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

#### November 13, 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 - 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were

A.J. Johnston	Preston Driggers	Paul Imse	Henry Tiberi (at 5:48 p.m.)	Ted Bickart

Stanley and de Graaf were absent. Mark Heller, Debbie Rainguet, Councilor Oxman, Vicki Wagner, Diane Pasquarelli, Kristy Judd, Lena Cazeaux, Phil Powers, Dr. Chuck Courtad, Tim Schlichting, John Lasell, Murray Martinez, Kenny Lee, Barb Warden, Brad Haswell and Jim Dauer were also present.

### Discussion/action regarding sustainability initiative

#### Discussion/action regarding endorsement of ICLEI Resolution –

Heller discussed Councilor Smith’s proposal to City Council to adopt goals that would reduce energy use and increase the use of renewable energy within 10 years. Heller also discussed a program that organizes such an effort from ICLEI. He noted that City Council will be required to adopt a resolution in order to gain the benefit of the ICLEI system. There was discussion regarding GURA’s support for such a proposal in Golden. **Imse MOVED to endorse ICLEI and its principles. Driggers SECONDED.** There was discussion of the ICLEI program and membership fees, other programs available, goal setting, and the inventory process.

#### Discussion/action regarding resource efficiency and renewable energy goals and strategies –

**Driggers MOVED to endorse the 25 50 and 10 goals for the City and the 15 25 10 goals for the residents and businesses specifically including the downtown Golden within the GURA District. Further, GURA endorses the ICLEI approach to improving the City’s use of renewable energy and improving energy efficiency and recommends that City Council adopt ICLEI’s resolution and implement its program. To that end, GURA will contribute the first three years of ICLEI membership fees.** There was discussion. **All Commissioners present agreed.**

Bickart initiated discussion regarding a policy statement that would include achievement of increased energy efficiency and the use of renewable and distributed power. There was discussion. Bickart discussed modifications to the Downtown Improvement Participation Policy. Heller suggested that the statement be presented as a guideline and suggested it read: “GURA considers the following activities as a public purpose true to the meaning of the Urban Renewal Act and in furtherance of the 1989 Golden Urban Renewal Plan” with a listing for increased energy efficiency and expanded usage of distributed and renewable energy. **Driggers MOVED and Imse SECONDED. All Commissioners present agreed.**

There was discussion regarding specific strategies including changes to the Grant Guidelines and the Façade Grant Funding proposal. The Board discussed the process for grant requests, wording for the guidelines, an application form, using the guidelines for outreach, education of property owners, and project and annual caps. Heller will draft changes to the existing grant guidelines and create an application form to be presented to the Board.

There was discussion regarding the Façade Grant Funding Proposal percentages, funding caps, categories and purpose. **Driggers MOVED to approve the Façade Grant Funding Program with the recommendation for Percent Funded up to 75 percent, except in extenuating circumstances, with a \$3,000 cap for 2007 and 2008.** There was discussion. **All Commissioners present agreed.**

## Approval of Minutes

Bickart requested a motion to approve the business meeting minutes of October 23, 2006. **Imse MOVED to approve the business meeting minutes. Tiberi SECONDED.** There was discussion. It was noted that the meeting took place City Council Chambers. **All Commissioners present agreed as amended.**

**Public Comment** – Wagner commented on the façade grant request from Doug Smith and encouraged the Board to remain flexible with their policies. Diane Pasquarelli expressed support for the sustainability efforts by GURA and Councilor Smith and encouraged the Board to include educational pieces as part of the effort. Councilor Oxman discussed the sustainability efforts and encouraged GURA to pursue the issue. Heller advised that the Board adopted a motion earlier in the meeting endorsing Jacob's two sustainability goals, one was for the community and one for the City as well as endorsing the ICLEI program to achieve those goals and to pay for three years of ICLEI fees. Heller confirmed a memo will be sent to Council to confirm our endorsement.

Brad Haswell and Jim Dauer, owners of the Jackson Court building, discussed the leasing status of the building including marketing efforts to attract local retail business. They confirmed that Health One is in and open and that 900 sq. ft. is available on that floor with the entire ground floor available for lease. There was discussion regarding parking availability and clarification of the Board's flexibility with their options to consider leases from non-retail business for the ground floor or national tenants. Driggers suggested that Dauer Haswell speak owner to owner with other Golden property owners about potential tenants. Johnston proposed that the Board consider the issue and discuss it at the December meeting. The Board concurred.

## Reports of Committees/Matters for the Authority

### Finance Committee –

**Discussion/action regarding 2007 budget** – Johnston presented the 2007 budget for review. Heller discussed the new layout and changes from the last budget draft including revisions to the loan payments due to a recalculation of interest, slower than anticipated draw requests, interest earned from the reserve fund, and payroll tax savings that resulted in significant savings. There was discussion of the interest-only loan and impacts of applying for another EPA grant for the on-going remediation. **Johnston MOVED to approve the 2007 budget subject to maintaining conformance with 2007 Work Plan to be discussed later. Driggers SECONDED. All Commissioners present agreed.**

**Human Resources Committee** – None

**Communications Committee** – None

### Development & Operations –

**Discussion/action regarding Double D grant request** – Heller advised that due to the passing of the attorney handling this issue, the matter would appear on the agenda for the December 11 meeting.

**Discussion/action regarding Gateway Station RDA and update** – Heller summarized the issues to be discussed including the RDA, GURA's \$1.25 million commitment to Phase 1A, changes to the schedule of performance, status of easements, resolution of payment for secondary feeds, walkway issues, status of the complicated utility work, and street closures.

Tim Schlichting and John Lasell from NexCore discussed the status of opening their loan with LaSalle Bank and the timing of the \$1 million transfer from GURA. Lasell summarized the conditions set forth by LaSalle Bank to open the loan. He noted that 100 percent of their investor equity was deposited with LaSalle as of September 13, 2006, and that 18 units were under contract. Lasell clarified that one of the prerequisites for opening the loan is getting GURA's contribution deposited at LaSalle. There was discussion regarding his letter of November 8, 2006, specifically the breakdown of development costs and eligible expenses. There was further discussion of Section 4.03, the schedule of performance and definition of commencement of construction. Lasell asked the Board for approval of the \$1 million payment contingent on NexCore providing GURA with a letter from LaSalle Bank that confirms: (1) NexCore has met the requirements to open the loan and (2) NexCore has formed the first footings. Schlichting suggested that Exhibit C be officially incorporated into the RDA by amendment. There was further discussion of tracking eligible expenditures and NexCore's accountability for those expenditures.

**Imse MOVED that the Board direct Heller upon fulfillment of the conditions precedent to the release of the \$1 million to LaSalle Bank to do so upon receipt of the appropriate documentation from NexCore and a visual inspection of the footings. Johnston SECONDED.** There was discussion. **All Commissioners present agreed.** Driggers requested that GURA's attorney review the letter from LaSalle Bank.

Heller discussed the revised Schedule of Performance. Lasell confirmed that approval of any extensions did not obligate GURA to pay any extra fees or extra costs. Driggers asked Heller to obtain written documentation with review by GURA's attorney. There was discussion regarding the Xcel and Qwest delays, concerns about modifying dates on the Schedule, and the impact of the delays on the final project completion dates. The Board agreed that as a matter of accounting the dates on the Schedule of Performance should not be changed but rather modified to include three columns with the original dates, actual dates and projected dates.

There was discussion regarding the pending easements. The Board confirmed that Heller is authorized to sign the easements after review by GURA's attorney and the Development and Operations Committee.

Lasell reviewed the status of payment for the secondary feeds. He proposed that the total costs after completion for relocation and shoring be added up and split three ways between GURA, NexCore and Neenan with GURA's portion not to exceed \$15,000. **Driggers made a MOTION to that effect. Tiberi SECONDED.** There was discussion regarding contingency payments. **All Commissioners present agreed.**

Johnston suggested that Items VI. c. and d. be moved after item VII. c. to accommodate people who were scheduled for presentations. The Board agreed.

## **Other Business –**

**Discussion/action regarding American Mountaineering Museum request –** Phil Powers with the American Alpine Club discussed the scope of and designs for the Bradford Washburn American Mountaineering Museum which is being built at the American Mountaineering Center in a partnership with the Colorado Mountain Club. He discussed a funds request to assist with an energy efficient and renewable energy build out, including lighting and low-emission carpeting. There was discussion regarding attendance, interface with downtown Golden, admission fees, annual visitors, parking, accessibility, multi-year funding payout, itemized public purpose costs, capital plan, and construction schedule. The Board agreed to discuss the issue further during the Work Plan discussion and requested that the funds request be included on the meeting agenda for December 11.

**Discussion/action regarding Buffalo Rose business expansion plan –** Murray Martinez and Kenny Lee, owners of The Buffalo Rose, provided an overview of improvements made since they purchased The Buffalo Rose to bring the building up to building and safety code. They noted that the improvements allow them to increase capacity but that parking challenges could limit the increased capacity. There was discussion regarding the benefits of increased sales tax revenues, parking availability after 9:00 p.m., options and authority for cash-in-lieu, parking zoning credits, and parking requirements. Heller clarified that cash-in-lieu can only be authorized by City Council. Heller will follow-up with Steve Glueck for more information regarding parking calculations.

**Discussion/action regarding Renewable Energy Demonstration Center request –** Dr. Chuck Courtad discussed the residential wind turbine that was recently installed on his property and the plans for the site to be developed as a demonstration center which will be open to the public. There was discussion regarding the site plan, parking, access, signage, costs, funding options, sustained funding, and insurance. The Board requested that Dr. Courtad provide more detail regarding the request for funding including on-going maintenance and operating costs and suggested that he investigate available grants and tax credits. Heller and Driggers discuss site access at the Downtown Character Planning meetings.

## **Development & Operations – continued**

### **Discussion/action regarding 2007 Work Plan –**

Heller presented the 2007 Work Plan. There was discussion of the \$35,000 for energy efficiency.

Bickart asked for further discussion regarding GURA's interest in supporting the Renewable Energy Demonstration Center. There was discussion regarding a need for a better understanding of the impact and benefits to the community and the need for a more detailed business plan that includes specificity for funding sources and needs. **Tiberi MOVED to authorize Heller to spend up to \$1,000 on assistance for a feasibility study and business plan for the project. Driggers SECONDED. The motion carried.** The Board acknowledged general support for the project.

There was discussion regarding the request for assistance from The Buffalo Rose. Heller was directed to learn more about parking calculations from Steve Glueck and gather information about impacts from other communities with a similar venue. There was discussion.

**Driggers MOVED to adopt the 2007 Work Plan. Tiberi SECONDED. All Commissioners present agreed.**

**Downtown Character Committee update** – Heller discussed the workshops scheduled for December 12 and 13 and encouraged the Commissioners to attend GURA's session on December 12.

**Discussion/action regarding business retention/attraction ideas** – Driggers discussed ideas for a Downtowners Project as presented in the packet. There was discussion regarding funding for website development, possibly through an EDComm program. Imse presented ideas for a Permanent Farmers Market Project. It was suggested that interest for this project be coordinated with the Chamber. Driggers presented ideas for a Downtown Business Mix Program. There was discussion regarding GURA's role in business retention, the role of EDComm and the Chamber, data gathering options, funding a position for outreach, and hiring an intern. Tiberi will follow-up with EDComm.

**Commissioners Concerns** – Imse asked that discussion regarding national clients for the Dauer Haswell building be put on the next agenda. There was brief comment about financial impacts

**Staff Report** – Heller discussed plans for GURA to apply for another EPA grant. Heller reminded the Board about upcoming meeting dates for the City Council Study Session.

**Public Comment** – Vicki Wagner commented on the process for contacting businesses about opportunities in Golden. Wagner also noted that GURA used to participate in a parking committee to address issues such as the Buffalo Rose is facing.

## **Adjourn**

There being no further business, Bickart called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Imse SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 10:40 p.m.

Mark Heller  
Executive Director

Theodore A. Bickart  
Chair