

**Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
May 10, 2004**

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:

Joe Behm	Suzie Benz	Ted Bickart	Preston Driggers	Dave Ketchum
Jan Schenck	Henry Tiberi			

Commissioners Green and Stanley were absent.
Also present were Ed Dorsey, Vicki Wagner, Councilperson Oxman, and Rick Bernstein

Approval of Minutes

Driggers asked for approval of the April 26, 2004, minutes. **Bickart moved to accept the minutes. Tiberi seconded.** Discussion ensued about the Press Release insertion in the Transcript. Heller reported that the Press Release will be submitted for the Transcript's May 19, 2004, printing. **All Commissioners agreed to accept the minutes as presented.**

Public Comment

Wagner expressed concerns with the DRAFT Compatible Business Policy being presented by Driggers later in the meeting.

Councilperson Oxman addressed the Board as a resident supporting FASTRACKS and encouraged the GURA Board to support this endeavor. Heller suggested a statement of support by the GURA Board be posted on the website as well as providing a link to FASTRACKS. Discussion ensued. Heller will DRAFT a Resolution regarding GURA's support of FASTRACKS and present this DRAFT at the next GURA Business meeting.

Reports of Committees/Matters for the Authority

Finance Committee – Benz presented the TIF analysis and the DRAFT 2003 Audit prepared by Wagner & Barnes, P.C. Discussion ensued. Benz advised the Board that there are adjustments that need to be made to the TIF analysis as well as the 2003 Audit. Discussion ensued. Benz asked the Board to review the Management Letter comments and be prepared to discuss this at the next GURA Business meeting.

Human Resources Committee – Driggers presented the final document of the Memorandum of Understanding between the Golden Urban Renewal Authority and the City of Golden. Driggers informed the Board that he supports this final document and recommends that the Board move forward with this agreement. Discussion ensued. Behm expressed his support of the current Interim Executive Director and concern that the Board will lose momentum if

someone new is chosen. Behm suggested tabling the MOU and hiring Heller as the permanent Executive Director. Tiberi and Benz also expressed their concerns with the agreement. Discussion ensued. Driggers asked for a motion to accept the document. **Schenck moved to accept the final document of the Memorandum of Understanding between the Golden Urban Renewal Authority and the City of Golden regarding the lend-lease hiring of an Executive Director for the Golden Urban Renewal Authority. Ketchum seconded. All Commissioners agreed.**

Communications Committee – Heller & Behm updated the Board on the recommendations of the Communications Committee for the upcoming Public Forum. Discussion ensued. The Board asked the Committee to move forward with two dates, June 9th & 13th, finalize the details, and advertise the Forum. Bickart asked that the information obtained from the Public Forum be made available in a Press Release shortly thereafter.

Heller informed the Board that the City Council Retreat is being held on Friday, May 14, 2004, at Guaranty Bank.

Heller reported on the Community Relations RFP. Driggers asked Heller to send the RFP to Bueller.

Development & Operations

Compatible Business Policy - Driggers presented the Board with a DRAFT Compatible Business Policy for the Board's review. Driggers noted changes submitted by Bickart and by public comment at tonight's meeting. Discussion ensued. Changes to the DRAFT Compatible Business Policy were suggested by the Board. The Board also recommended that each project proposal be reviewed on a project by project basis. The Development and Operations Committee will revise the DRAFT Compatible Business Policy as noted. The revised document will be presented at the next GURA Business meeting.

GURA Boundary - Heller reported that he met with the City Staff and the County in an effort to map out the correct GURA district. Heller informed that Board that the only location missing from the GURA district tax base was the Pioneer Museum. Heller met with Jeff Hansen, City of Golden Finance Director, and this has been corrected.

Tiberi would like to see the GURA district expand to other areas and asked what the procedure is to begin this process. Discussion ensued. Heller and Tiberi will walk the areas suggested. Heller will confer with Benedetti regarding the process needed to proceed.

New / Unfinished Business

Miners Alley Proposal – Heller reported on the request from Miners Alley Playhouse for financial assistance from GURA. Heller asked Ed Dorsey, Miners Alley Playhouse Board Member, and Rick Bernstein, Miners Alley Executive Director, to make a presentation to the Board. Dorsey and Bernstein presented their request and ideas to the GURA Board. Discussion ensued. The Board presented ideas to Miners Alley Playhouse for other avenues of support. The GURA Board will further review the request from Miners Alley Playhouse, and the ideas and suggestions discussed, in an effort to assist with financial support for public purpose expenditures. The Board will also confer with Benedetti regarding this request.

Commissioners Concerns - Ketchum reported that, during his interview with the mediator for the upcoming City Council retreat, Ketchum raised GURA issues. Ketchum is hopeful that GURA issues will be discussed during this retreat. Driggers commented to Heller that he didn't think GURA should be a co-sponsor at the Davinci seminar.

Staff Report

Heller distributed the new office suite keys. Keys for the main entrance will be mailed to the GURA office later this week. Heller updated the Board on location signs for the downtown and trailheads. Heller reported that Benedetti did not see the need for a separate IGA or Resolution regarding the Reinvestment Fund. GURA will only need to write the check to satisfy the agreement. Heller will be meeting tomorrow afternoon with Jeffco, EDComm, & City Planning to discuss the possibilities to keep Microphage in town. Heller presented a letter from Table Mountain Inn to the GURA Board informing the Board that Table Mountain Inn is terminating GURA's parking lease at 1509 Washington with Foothills Art Center effective 60 days from May 4, 2004. Discussion ensued. Heller will contact Robert Moore, Operations and Finance, at the Colorado School of Mines, for discussion on the dirt lot behind Foothills Art Center.

Public Comments – Wagner asked if anyone knew whether or not the property at 1800 Jackson had been purchased. None of the Board members were aware of any deal at 1800 Jackson.

Adjourn

There being no further business, Driggers adjourned the meeting.

Mark Heller
Interim Executive Director

Preston Driggers
Vice Chair