

**Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
August 9, 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	Ted Bickart	Preston Driggers	Janet Green	Roya Stanley
Henry Tiberi				

Benz was out of town. Also present were Dave Ketchum, Vicki Wagner, Diane Pasquarelli, Len McBroom, and Heidi Martinez.

Approval of Minutes

Stanley asked for approval of the July 26, 2004, minutes. **Driggers moved to accept the minutes. Green seconded. All Commissioners agreed.**

Public Comment – None.

Reports of Committees/Matters for the Authority

Finance Committee – Heller presented the financials for June. Discussion ensued. Heller will document the difference between GURA’s internal accounting system and the GASB standards (Government Accounting Standards). This information will be included in the GURA Operations & Procedures Manual.

Heller reported that GURA has far exceeded the amounts for both sales tax and property tax revenues in the 2004 budget. Discussion ensued. Financials for June and July will be voted on at the next regular GURA Business Meeting.

Human Resources Committee – Stanley requested the self-evaluation from Heller so that the Human Resources Committee can complete his Performance Review.

Communications Committee – No report.

Commissioner Behm arrives at 6:43 p.m.

Development & Operations

Guidelines for Charitable Contributions and Event Support – Driggers presented the document, with requested changes, for the Board’s review. Discussion ensued. **Driggers moved to accept the Guidelines for Charitable Contributions and Event Support. Tiberi seconded. All Commissioners agreed.**

Denna Carr Contract Obligations - Heller reported that during his conversations with Denna Carr regarding the space on Washington Avenue between the Golden West Realty building and the Frontier Building, Denna inquired about the obligations of GURA to install a fence along the back of the Golden West Realty property. After further investigation, Heller found that GURA is responsible to construct a chainlink fence per a contractual agreement. Discussion ensued. Heller will obtain bids for a fence to be constructed.

New Business

McBroom Proposal for 1717 Washington Avenue – Heller presented details of Len McBroom’s proposal to the Board. Len McBroom and Heidi Martinez, Len McBroom’s Assistant, gave a presentation for the proposal. The proposal would include commitment of funding by GURA for ADA improvements to the building before the building is purchased. Len McBroom would like to know if the GURA Board was interested in pursuing this proposal before he prepares a complete proposal for the Board. Discussion ensued. *Commissioners endorsed the concept of filling the space, but expressed several concerns, among them: that the purchase price was too high and that GURA was being asked to use public money to close a gap in a transaction that the private market would otherwise solve, albeit possibly with a different prospective buyer; that parking is an issue; that the seller should make the improvements itself; and that the project would not generate sales tax.* The Board’s decision was to not participate in this proposal as presented. Heller will send a letter to McBroom confirming this decision.

McBroom Proposal for Parking for Potential Colorado State Credit Union Tenant at Clear Creek Square - Heller informed the Board that McBroom is requesting that GURA designate six public parking spaces in the parking garage to the Clear Creek Square Building in an effort to finalize a rental agreement with the Colorado State Credit Union. This credit union recently purchased the Colorado School of Mines Credit Union, and is seeking a replacement for the current CSM facility somewhere downtown. Discussion ensued. **Tiberi moved to offer a license agreement to allow the allocation of six GURA parking spaces to the ownership of the Clear Creek Building for a period of five years for an option to renew with the same tenant. This license agreement is to be voidable if there is a change in tenant. Driggers seconded.** *Discussion ensued, focusing on the potential requirement for GURA to maintain the status quo to comply with requirements of GURA’s favorable public financing.* **After further discussion, Tiberi withdrew his motion with approval from the Board. Tiberi moved to table this matter. Bickart seconded. All Commissioners agreed.** Heller will review the loan documents for parking requirements as well as ways to manage the parking in the garage. The Board is open to the possibility of providing short-term public parking in the parking garage. Heller will follow-up with issues discussed.

Millstone Update – McBroom updated the Board with information that he is close to announcing an agreement that will be subject to an assignment and assumption with another partner coming into the Millstone project as the developer/builder. McBroom is hoping to disclose this information within the next couple of weeks.

Discussion/Action regarding 2005 Work Plan – Driggers distributed and explained the documents drafted by the Development and Operations Committee relative to a 2005 Work Plan. Discussion ensued. Heller will prioritize the items and submit his recommendations to the Committee. The Committee will review Heller’s recommendations and then submit the 2005 Work Plan to the Board. Driggers stated that the 2005 Work Plan should be completed by September.

Commissioners Concerns – Driggers informed the Board that the Assessor’s Office can provide ownership of downtown properties. Heller will follow-up with this request. Driggers asked for an update on a draft “Ex-Officio” Bylaw Amendment. Heller indicated the amendment would be ready for the next meeting.

Staff Report

Heller informed the Board that he is working on his self-evaluation. Heller met with the Civic Foundation to provide a GURA update. Heller spoke with Wheat-Ridge Cycles about the possibility of developing the Hested's property. Heller spoke with Tattered Cover as well.

Public Comments –

Wagner commented on the closing of the Hatch's bookstore in town.

Adjourn

There being no further business, Stanley adjourned the meeting.

Mark Heller
Executive Director

Roya Stanley
Chair