

**Golden Urban Renewal Authority  
City of Golden, Colorado  
Business Meeting  
August 23, 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 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:30 p.m.

Commissioners present were:

Ted Bickart	Preston Driggers	Janet Green	Roya Stanley	Henry Tiberi

Behm & Benz were out of town. Also present was Vicki Wagner. Dave Ketchum arrived at 7:00 p.m.

**Approval of Minutes**

Stanley asked for approval of the August 9, 2004, minutes. **Driggers moved to accept the minutes. Tiberi seconded.** Bickart questioned why there was no reference to the Executive Session in the minutes. Discussion ensued. Heller will amend the minutes to include the Executive Session. [In fact, there was no Executive Session at the 8/9/04 meeting.] Discussion ensued. Tiberi asked for more detailed minutes referencing the discussion of McBroom’s request regarding 1717 Washington Avenue and McBroom’s request for additional parking spaces for the Colorado State Credit Union in the Clear Creek Square Parking Garage public spaces. All Commissioners agreed to table the approval of the August 9, 2004, minutes until they are amended.

**Public Comment** – None.

**Reports of Committees/Matters for the Authority**

**Finance Committee** – Heller presented the financials for June and July. Heller included comparisons and year-to-date figures in these reports and further explained the documents. Discussion ensued. Heller informed the Board that he will be meeting with Jennifer and Suzie to reform the financials and create new categories to better reflect how GURA conducts business. Discussion ensued. **Tiberi moved to table the approval of the financials. Driggers seconded. All Commissioners agreed.** Tiberi further commented on the budgeted amount for GURA’s attorney. Discussion ensued. Wagner commented that attorney’s fees include litigation for lawsuits brought against the urban renewal authority, which happens from time to time.

**Human Resources Committee** – Driggers presented a DRAFT policy regarding Commissioner responsibility and discussed the document he drafted. Discussion ensued. Tiberi presented a copy of his company’s Board Resource Manual for Driggers’ review. Driggers asked the Board to review the document and submit any additions, changes, or comments to him.

**Communications Committee** – Green reported that Susan Sears is working on the Annual Report for GURA. Heller informed the Board that Susan Sears e-mailed a DRAFT of the timeline for the Annual Report. The anticipated date to submit the Annual Report to the publisher would be at the end of September. Heller also informed the Board that Susan Sears e-mailed Heller's bio and the GURA Fact Sheet for his review. Heller is in the process of editing these documents. Stanley inquired as to when the Board will receive the documents for review prior to them being sent to the publisher. Heller stated that there will be two Board meetings in September for review of the Annual Report and other publications from Susan Sears. Heller will also ask the Communications Committee to meet to discuss these documents as well.

## **Development & Operations**

**Discussion/action re-designating 2-hour parking spaces in parking structure** – Heller informed the Board that McBroom requested tabling this discussion until further notice. McBroom is still in negotiations with the Colorado State Credit Union. Heller informed the Board that there are additional parking issues with Lot A that will need to be resolved as well. Discussion ensued regarding the need to designate public parking spaces with a time limit. The Board decided that the public parking spaces would be noted with designated time limits. Heller will confer with the Parking Condo Association regarding time limits to post.

## **New Business**

**Discussion/action re: Ex-Officio Bylaw Amendment** - Heller presented the details of the proposed DRAFT Bylaw Amendment. Discussion ensued. Heller informed the Board that, once the Board determines the language of the Amendment, the Amendment needs to be published in the local paper for seven days before being voted on. **Tiberi made the motion to accept the Ex-Officio Bylaw Amendment language as DRAFTED. Bickart seconded. Discussion ensued.** Driggers stated that a change from "GURA Commissioners" to "GURA Board Members" is needed in the language of this Amendment. Discussion ensued. Heller stated that urban renewal law refers to "GURA Board of Commissioners" and suggested this be the language of the Amendment. **All Commissioners agreed**

**Discussion re: Options for 14<sup>th</sup> & Ford** – Driggers presented pictures of the 14<sup>th</sup> & Ford property and discussed the history and present status of that location. Discussion ensued. Suggestions included providing a park-like environment or an artist studio at the location. Questions arose regarding whether or not the property is acquirable and what improvements or clean-up need to be done. Discussion ensued. Driggers stated that the next step would be to contact Dan Hartman relative to the property being at a blind intersection and to also discuss the urban drainage on the property. Discussion ensued.

Tiberi inquired about the self-storage business adjacent to the property. Discussion ensued regarding the legal use of that property. Heller will follow-up with Steve Glueck regarding this concern and other code issues in the urban renewal district.

**Commissioners Concerns** – Driggers presented a copy of an earlier City of Golden long-rang budgeting document. Driggers explained the document to the Board of Commissioners and compared this document to the GURA budget document. Discussion ensued.

Driggers showed a newspaper photo of an empty small downtown with no awnings and no trees. Driggers presented this as a result of a previous discussion where some people wanted to remove the awnings as well as the trees in downtown Golden.

Tiberi commented on the possibility of having the CCRA Conference in downtown Golden in 2005. Heller will pursue this possibility. Stanley questioned the number of people attending and the availability of accommodations in Golden. Discussion ensued.

## **Staff Report**

Heller informed the Board that GURA is scheduled to appear before City Council's work session on September 16<sup>th</sup>, three days after the next GURA Board Meeting. Heller asked that the Operations Committee meet to discuss the work plan and budget and then present them to the GURA Board at the September 13<sup>th</sup> meeting. The Operations Committee will meet for this purpose. Driggers, Green, Tiberi, and Heller will coordinate schedules to make this happen.

Heller reported on the deterioration of the paint on the south side of the Arch. Heller is working with AAA Sign in an effort to take care of re-painting the south side of the Arch.

Heller reported that EDComm's Retreat is tomorrow night and he will be attending.

Heller informed the Board of an anonymous letter he received in the GURA City mailbox. This letter expressed concern of the two recent arts grants given to Miners Alley and the Foothills Art Center. The concerned citizen asked why GURA is not looking out for Downtown Merchants and the businesses leaving town. The letter was unsigned and postmarked from Denver.

## **Public Comments –**

Ketchum reported on the upcoming EDComm Retreat and the direction given to them by City Council. Ketchum reported that City Council amended the EDComm Board extension to 2010, at which time City Council will evaluate EDComm for an extension at that time.

Ketchum commented on the Arapahoe Gulch problem and evaluation proposed for same.

Wagner informed the Board that Arrowhead Gallery will be leaving the downtown.

## **The GURA Board of Commissioners convened to Executive Session at 7:45 p.m.**

## **The GURA Board of Commissioners reconvened to the regular meeting at 8:30 p.m.**

## **Adjourn**

There being no further business, Stanley adjourned the meeting.

Mark Heller  
Executive Director

Roya Stanley  
Chair