

**Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
September 27, 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 @ 6:40 p.m.	Suzie Benz	Ted Bickart via teleconference	Preston Driggers	Janet Green

Stanley was out of town. Tiberi was absent. Also present was Len McBroom.

Approval of Minutes

Driggers asked for approval of the September 13, 2004, minutes. **Benz moved to accept the minutes. Green seconded. All Commissioners agreed.**

Public Comment

None

Reports of Committees/Matters for the Authority

Finance Committee – Benz submitted and explained the August Financials. **Benz moved to accept the August Financials. Driggers seconded. All Commissioners agreed.**

Human Resources Committee – None

Communications Committee – Heller reported that he will need another two weeks to get the necessary information to Susan Sears and that the project is one month behind schedule. A revised timeline of end of October is what is expected.

Development & Operations

Discussion/action regarding lease to BaseCamp and development of Lot A – Heller explained the lease requirements and advised the Board to renew the lease as is and then revise the lease when the new developers are assigned to the property. Discussion ensued. **Driggers moved to approve the lease as documented. Bickart seconded. All Commissioners agreed.**

Heller reported to the Board the development of Lot A as it pertains to the Parking Garage and the DDA requirements. Discussion ensued. Heller presented the issues and stated that a decision will need to be made at a later date.

Discussion/action regarding Major Grant Guidelines – Item 4e. on the agenda was moved for discussion at this time. Diggers presented the revised Major Grant Guidelines. Discussion ensued. Two changes to the Guidelines were made. Heller read back the changes. **Behm moved to adopt the Guidelines for Grants with the two changes noted. Benz seconded. All Commissioners agreed.**

Discussion/action regarding McBroom Proposal on 1717 Washington Avenue - Heller asked McBroom to present the tenant improvements for this property as well as an estimate for property tax increases as a result of these improvements. McBroom made his presentation to the Board and discussion ensued. McBroom reported that the total tenant improvements of \$200,000.00, showed an annual increase of taxes approximately \$4,688.00 per year x 10.5 years which is the length of the initial term lease with the state, for a total tax increase of \$49,218.00. Discussion ensued. Heller commented that the 10.5 year figure is longer than remains to GURA before it sunsets. Discussion ensued. **Bickart moved to approve \$48,000.00 for this project of which \$37,500.00 would come from property tax increments over eight years and the remaining monies in the form of a grant. Discussion ensued. Benz seconded. Behm, Benz, Driggers, & Green voted against this motion. Further discussion ensued. Bickart moved to approve \$37,500.00 for this project in the form of property tax increments over eight years and that the Board will further consider a grant possibility. Benz seconded. All Commissioners agreed.**

Discussion regarding Clear Creek Square DDA Sections Requiring GURA Approval – Heller asked for any comments on the memo provided regarding the DDA. Heller further explained the DDA. Discussion ensued.

Discussion/action regarding 2005 Work Plan and City Council Work Session – Driggers asked for any comments from those who attended the City Council Work Session relative to GURA's 2005 Work Plan. Bickart reported that City Council was overall quite satisfied with what was presented. Heller further reported that additional comments from City Council are noted on the copy of the 2005 Work Plan.

Discussion/action regarding Calvary Church plans – Arapahoe between 13th & 14th - Heller reported that Calvary Church is asking the City for an extension of their plan to 2024 in lieu of 2014. Discussion ensued. Heller reported that this is a GURA update only. Nothing is being asked from GURA at this time.

New Business

Discussion/action regarding Café Touche TIF Exchange for Parking in Lieu Fees – Heller presented a memo to the GURA Board detailing the request from Café Touche and his recommendation to the GURA Board. Discussion ensued. The Board agreed that this is an issue between the City of Golden and the tenant.

Discussion/action regarding Assignment from BaseCamp LLC to Sovereign regarding Millstone Condos; Assign Subcommittee – Heller updated the Board on the new partners for the Millstone project. Driggers stated that the Development and Operations Committee will monitor the progress of this project. McBroom updated the Board on the progress of the Millstone Condos to date.

Commissioners Concerns

Behm asked that he be added to the “box” of names of Commissioners attending the meeting. Behm reported on other towns that have themed “art” on the streets and would like to see something like this in Golden. Discussion ensued. Behm suggested that GURA could fund this project and the art community can organize and monitor the project.

Staff Report

Heller reported on his attendance at the CCRA Conference in Fort Collins. CCRA has chosen Durango as the location for the 2005 conference and Greeley for the 2006 conference. GURA will submit Golden as a possibility for the 2007 conference.

Heller updated the Board regarding the possibility of a project with the Green Center at the School of Mines.

Heller reported on the possibility of partnering with Wells Fargo to develop their property on 13th Street.

Wheatley reported on the upcoming Merchant Training to be held on Tuesday, October 11, 2004, at the Golden Hotel. Wheatley informed the Board that she is working on her Self-Evaluation.

Public Comments –

None

Adjourn

There being no further business, Driggers adjourned the meeting.

Mark Heller
Executive Director

Preston Driggers
Vice-Chair