

Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
December 10, 2003

The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met 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	Roya Stanley			

Green and Tiberi were out of town.

Also present were Tim Pasquarelli, Diane Pasquarelli, Carol Harwood, Ed Dorsey, Conrad Gardner, Rick Gardner, David Millet, Jerry Jensen

Approval of Minutes

Stanley asked for approval of the November 12, 2003, minutes. It was **MOVED** by Schenck and **SECONDED** by Bickart to approve the November 12, 2003, minutes. **All Commissioners agreed.**

Public Comment

Conrad Gardner addressed the Board regarding his concerns with the addition proposed at the Clear Creek Bank. He indicated there are potential code problems with the historic preservation. He asked the Board to consider asking City Council for more time to consider the matter.

Rick Gardner addressed the Board on the issue of the Clear Creek National Bank proposed project. Rick Gardner referred to the urban renewal plan which calls for restoring buildings on Washington Avenue to their historic character. Rick Gardner did not feel the proposed project for Clear Creek National Bank matches historic restoration of a building.

Stanley asked if there was any other public comment. Mr. Dave Millet introduced himself as a gallery owner who is looking to rent space as a retail tenant at Clear Creek Square and is having problems getting into the building because of tenant finish costs. He did not think the building was designed to support smaller retail conveniently and this should be a Board concern.

Ketchum responded that he had discussed this with Mr. McBroom and the Authority's attorney and that little can be done by GURA to aid in this situation. Ketchum suggested further negotiations with the building owner was the best tactic.

Stanley asked for additional public comment. Carol Harwood asked to address the Board on several issues. Ms. Harwood stated that GURA's 2004 Budget lacked specifics. Ms. Harwood stated she would hope that the GURA Retreat on Saturday would define more specifically what the Board will be working on and that the budget will be revised to reflect those projects. Ms.

Harwood also asked the Board to investigate the recommendations of the Muller Study relative to Highways 6 & 93 to determine the impact the proposed changes would have on downtown. Ms. Harwood encouraged the GURA Board Members to diligently post GURA Board Member e-mails on the GURA website to ensure discussions are accessible to the public. Ms. Harwood stated she looks forward to the upcoming GURA Retreat.

Stanley asked for any other public comment. There being none, Stanley reminded the Board that there was a request from Mr. Gardner for GURA to take a position on the proposed plan for the Clear Creek National Bank building. Discussion ensued. Schenck made a **MOTION** to draft a Resolution expressing the Board's concern with Mr. Bradley's request. Bickart **SECONDED**. Schenck also commented that the GURA Board ask City Council to table the decision on the cash in lieu of parking until such time there is more discussion on the issue.

Stanley asked for further discussion and then asked Wheatley to capture the key points that have been presented for the Resolution. Wheatley stated that **Schenck** made a **MOTION** which was **SECONDED** by **Bickart** that GURA would draft a Resolution expressing the Board's concerns with Mr. Bradley's request. GURA would also ask City Council to table the request until further discussion and more information on the proposal is reviewed. GURA would also request that City Council allow GURA to comment on any proposals received from Mr. Bradley for the Clear Creek National Bank building. Stanley asked the Board if this is how they want to proceed. Stanley stated that a motion is on the table and a vote needs to be taken. **All Commissioners agreed**. Mr. Gardner thanked the Board for their support.

Communications

The Board received several articles referencing urban renewal in their mailed packets. There were no comments on these articles.

Reports of Committees/Matters for the Authority

MILLSTONE RESIDENTIAL -

Ketchum informed the Board that he and Tiberi met with Len McBroom and one of the partners from BaseCamp Clear Creek. The information received from that meeting was that BaseCamp Clear Creek had terminated the contracts they presently had for residential units at Millstone. The reason for these cancellations was that BaseCamp Clear Creek could not promise those individuals who had contracts that the buildings were going to be built as specified. Another discussion was about where the project might be headed. Ketchum stated that BaseCamp Clear Creek was preparing the GURA Board for what may be a substantially different project based on the results of a market survey they plan to conduct. Ketchum stated BaseCamp Clear Creek was not being very specific and this was Ketchum's perspective of the discussion. Ketchum stated he felt BaseCamp Clear Creek wanted to assure GURA that the project will be built. Ketchum stated that the project is, once again, at square one. Ketchum informed the Board that Len McBroom stated his intent is to remove the foundation that is presently on the site, which will make City Council happy. Discussion ensued. Ketchum informed the Board that GURA has the right to approve the project before it can be constructed.

Ketchum stated there were no other project updates.

Parking – None

Transportation / Circulation - None

Business District Management

Wheatley informed the Board that, during the Downtown Merchants Meeting, Gary Wink complimented the GURA representative, Dave Ketchum, on his presentation at the Downtown Vitality Forum.

Wheatley informed the Board that the Golden Visions Group, a sub-committee of the Downtown Merchants will be addressing the GURA Board and asking for financial support with an upcoming Retail Merchandising Seminar. The committee is finalizing the details and preparing costs for this event.

The Downtown Merchants recapped the candlelight walk and the first Saturday parade. Both events proved to be successful resulting in more consumers shopping the Avenue.

There is a proposal being drafted for the downtown merchants to participate in "The Golden Show." This would be a one-half hour weekly talk radio program, taped in downtown Golden. Merchants would have to buy-in to the program by purchasing thirty second spots, once a week, for a minimum of six months. The proposal, being presented by Dan Karns, might be compared to the "Prairie Home Companion." Those merchants who attended the meeting seemed enthusiastic with this idea and will be discussing it further.

Livability – None.

Information and Constituencies – None

Communications Committee – None.

Operations Committee – Driggers informed the Board that the ad for the Interim Executive Director resulted in four resumes. Mike Bestor, City Manager, provided an additional eighteen resumes from a group of interns that applied previously to the City. Driggers reviewed these resumes and found four that had prior experience and meet the criteria for an Interim Executive Director for GURA. Driggers called these individuals and confirmed that they would be interested in applying for the GURA position. Discussion ensued regarding the procedure for interviewing these individuals. It was decided that a few Board members will interview all eight candidates. The final two candidates will be brought before the full Board for a final interview. Mark Heller will also be asked to attend a final interview. Stanley asked that the final interview be held at the first meeting in January and that the Board allow approximately fifteen minutes for each interview. Ketchum stated that a special meeting may be held as well and that the preliminary screening must be posted as a meeting if three or more Board members are involved in this process.

Driggers asked everyone if they received their Retreat packets and if everyone had a chance to review the packets. Ketchum suggested that, with regards to having the attorney attend the Retreat from early morning, the Board may want to compile a list of legal issues and have Benedetti join the Retreat later in the afternoon.

Stanley thanked Driggers and Green for their efforts in putting the Retreat Agenda and materials together. Stanley received a phone call from Carl Neu who was impressed with the quality of materials and the effort put forth to gather the materials. Bickart asked if the discussion of the web-site will be included at the Retreat as it is not on the Agenda. Driggers confirmed that the web-site discussion will be included in the Retreat.

Stanley reminded the Board that the Retreat will begin at 7:30 a.m. The Retreat will end promptly at 4:00 p.m.

Culture and History – None.

Partnering – Schenck reported that EDCOM met with Cohn Marketing and reviewed what advertising campaigns worked and which didn't. Schenck stated that the billboards worked well; the theme "Small Town, Big Fun" worked well; the bus signage did not work well; cable TV promos looked good. Schenck informed the Board that EDCOM will be doing one big event to promote Golden and EDCOM has asked Cohn Marketing to come up with some big sponsors for this event. Discussion ensued regarding the advertising campaign and how success is measured.

New / Unfinished Business

TREASURER'S REPORT – Benz informed the Board that the Profit and Loss Statement for January – October 2003 had been e-mailed earlier in the day to the Board members. The November and December financials will be available at the second meeting in January 2004. Benz informed the Board of two large payments that have not been reflected on the financial statements yet. These are the loan payment to the City of which the amount was received from Jeff Hansen earlier in the day, which would be \$221,000.00; and a \$98,000.00 payment due by the end of the year to Wells Fargo for the parking garage.

Stanley, at this time, asked the Board to approve a bonus for Wheatley in the amount of one week's salary. **Schenck moved** for approval of a bonus to Wheatley in the amount of one week's salary. **Benz seconded.** Driggers thanked Wheatley for all of the work to date, keeping the Board informed, keeping the office running, and keeping the Board happy most of the time. Wheatley thanked the Board for making her position so challenging. The vote was taken and **All Commissioners agreed.**

Discussion ensued regarding itemized items listed on the 2004 budget.

Benz read Resolution Number 44, a Resolution of the Golden Urban Renewal Authority adopting the 2004 Budget. One correction to the Resolution had to be made under Section 4. "The Executive Director is authorized..." Being that the Golden Urban Renewal Authority does not have an Executive Director at this time, the wording will be changed to read "The Treasurer is authorized..." Stanley opened up the meeting for a public hearing on the 2004 Budget. Stanley asked for comments, if any, from the public. Ms. Harwood asked about the total amount paid on the Washington Avenue Bridge by the Golden Urban Renewal Authority. Benz stated the total amount paid was \$300,000.00. Ms. Harwood asked if there were detailed invoices reflecting this payment and Benz confirmed that invoices were approved by the City and that GURA paid the contractor directly. Benz stated all invoices have been reviewed. **Ketchum moved** to adopt the 2004 Budget for the Golden Urban Renewal Authority. **Benz SECONDED** the motion. **All Commissioners agreed.** Benz told Ms. Harwood that the 2004 Budget will be amended when new projects are approved.

GURA OFFICE LEASE – Stanley reported that the renewal for leasing the GURA office space has been received and needs to be signed. Wheatley informed the Board that Tiberi sent an e-mail requesting that he review the office lease prior to it being signed. Discussion ensued. **Ketchum moved** to table the signing of the lease until January. **Schenck SECONDED** the motion. **All Commissioners agreed.**

MEETING DATE CHANGE – Ketchum stated that there was no one opposed to changing the meeting date to the 2nd and 4th Mondays of each month. Discussion ensued. **Ketchum moved** to adopt Resolution Number 45 establishing the meeting day and time for the year 2004. **Schenck SECONDED** the motion. **All Commissioners agreed.** The first meeting for the year 2004 will be Monday, January 12, 2004.

Commissioners Concerns

Ketchum discussed accounting information from Dan Hartman regarding the Washington Avenue Bridge. Ketchum also wanted it part of the record that the Board does have filed documents for the Clear Creek Parking Condo Association. At a prior meeting it was thought that the documents had never been filed. Ketchum reported that the Bent Gate project is progressing, however, they are not able to move in as early as expected.

Driggers expressed a concern regarding Resolution #1439 passed by City Council on October 23. Discussion ensued. Ketchum stated he would like to see a resolution drafted indicating GURA's support for City Council's efforts identifying alternatives for the freeway. Driggers stated he would draft a resolution for the January 12th meeting after seeking input from the Board.

Bickart asked if the Comcast/Viawest e-mail situation with wheatley@gura.com has been repaired. Wheatley stated that, although nothing has come through formally from Viawest, Wheatley is receiving e-mails from Comcast accounts, including one sent from her home. Ketchum stated he has started the process to change the server.

Benz informed the Board that Emilou Woods with Lincoln Property obtained a quote from Van Gelder Insurance for the Parking Garage. The total premium amounted to \$10,686.00. Discussion ensued. Benz will have Tiberi review the quote as well as seek other bids.

Stanley stated that she is looking forward to the upcoming GURA Retreat on Saturday and hearing all of the ideas from the other Board members as well as coming up with a solid plan the Board can work from for the future.

Staff Report

Wheatley informed the Board that she is having anyone who does work at the parking garage make out the invoices to Clear Creek Parking Condo Association rather than to GURA. Benz informed Wheatley that the Clear Creek Parking Condo Association does not have a checking account set up. Wheatley stated there is an invoice at the office made out to the Association. Wheatley stated the same snow removal company is being used until she hears otherwise.

There is also a problem with the Holiday lighting outside of the new Bent Gate location. The contractors working on that building utilize the outside outlets and, as a result, the holiday lights are continually being "fried." Bobby's Banners continues to repair and replace these, however, he is planning on billing Bent Gate for these services.

Adjourn

There being no further business, Stanley adjourned the meeting.

Sharon Wheatley
Communications Coordinator

Roya Stanley
Chair

