

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

Commissioners present were:

Suzie Benz	Preston Driggers	Dave Ketchum	Roya Stanley	
Henry Tiberi				

Also present were: Vicki Wagner, Karen Oxman, Diane Pasquarelli, Jeanne Collopy-Bach, Kristi Floyd, Greg Floyd, Judy Bolis, Len McBroom, Diane Bergeron, John Spice

**Approval of Minutes**

Benz asked for approval of the August 27, 2003, minutes. It was MOVED by Ketchum and SECONDED by Tiberi to approve the August 27, 2003, minutes. All Commissioners agreed.

**Public Comment**

Christy Floyd of Bent Gate expressed her appreciation and support of GURA.

**Communications**

Benz asked the Commissioners if they had any comments on the Chamber of Commerce written statement against the ballot issue to abolish GURA. There were no comments.

Tiberi asked to add Item #9i – Lookout Mountain Towers discussion to the agenda. All Commissioners agreed.

Benz asked to move Item #9a on the agenda to this part of the meeting. All Commissioners agreed. Item #9a – Vote for Officers was presented. Ketchum moved to approve the slate of candidates, Stanley for Chairperson, Driggers for Vice-Chairperson. Tiberi seconded. All Commissioners agreed. The Treasurer, Benz, was voted in at a previous meeting.

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

**Property Development – CLEAR CREEK SQUARE JEWEL BOX** - Mc Broom submitted the letter from Millstone at Clear Creek Square as well as a \$400.00 check for the first

month's trailer site rental. The letter advised the GURA Board that Millstone would like to continue occupying the trailer sit on a month to month rental basis. McBroom requested a lease be prepared by the Golden urban Renewal Authority. Ketchum stated that the GURA Board will prepare a month to month lease. Discussion ensued regarding the requirements to fulfill the agreement and continue with a lease for the trailer to remain on site. Tiberi asked for clarification of the requirements and due dates for the Jewel Box option. Ketchum explained the requirements and the time line for the requirements to be met. McBroom further explained the time line for moving the trailer to the residential site. Tiberi further questioned whether or not proper notification was given and if it was given by the date stated in the agreement. Ketchum stated he had discussed the notification date passing with Benedetti and Benedetti stated that when the September 1, 2003, deadline went away the only option for the Jewel Box was paving the lot and executing a lease for the trailer to remain on the site. Discussion ensued for follow-up with executing a lease by September 15, 2003, and paving the Jewel Box lot by September 30, 2003.

McBroom asked that the GURA Board form a sub-committee to work on confidential matters relative to possible tenants for the Jewel Box site. Discussion ensued relative to the reasons for a sub-committee. Ketchum and Tiberi agreed to participate as a sub-committee for the Jewel Box site project. A preliminary meeting will be set up between Ketchum, Tiberi, and Mcbroom. Tiberi will review the DDA before the meeting.

McBroom updated the Board on the move-in of the Clear Creek Square tenants. Pentax will be moving in during the next two weekends. Testmark will be moving in this weekend. NGT is preparing construction documents and may possibly move-in by year-end. McBroom obtained the first retail lease for an art gallery. McBroom gave an update on the Millstone residential project.

**CLEAR CREEK SQUARE PARKING CONDO ASSOCIATION** - Tiberi and Benz were appointed to the Parking Condo Association. Benz stated that she will represent the GURA Board on this association until the new GURA Board members are appointed and someone chosen to fill this position. Benz advised the Board that invoices were received relative to the Parking Garage and that she will hold these until there is a review of the Parking Garage Condo Agreement and after meeting with the Lincoln Property, who is the property manager chosen by Dragoo. Discussion ensued with McBroom regarding the partnership in the Parking Garage. McBroom stated his office would be happy to sit down with the members of the Association to review the agreements. McBroom also expressed concern with the present parking situation and the changes that will need to occur once Pentax and the other tenants move in. The public will need to be informed of the public vs. private parking spaces available. McBroom stated that signage will be forthcoming to help ease the transition. Wheatley informed the board that GURA has been contacted by Emmalou Woods of Lincoln Property who will be a member on the Association and has requested that the meetings be held during the day. Emmalou does not drive at night. Benz will follow up with a call to Emmalou and arrange the first meeting. Benz and Tiberi requested a copy of the Parking Condo Agreement for review.

**COLORADO COUNTRY MUSIC HALL OF FAME** – Tiberi reported that he has contacted Ron Williams who is the president of the CCMHF. This was a follow up to CCMHF's request for GURA's assistance with their possible move to Golden. Tiberi informed the board that CCMHF is looking for approximately 3,000 sq. ft. for artifacts and approximately 3,000 sq. ft. for dance and music lessons. Tiberi stated this organization would be an asset for the downtown, however, there aren't spaces available at this time. Tiberi did give the organization some suggestions of other properties, however, these are out of the GURA district. Tiberi will continue to keep in contact with CCMHF.

**BENT GATE** – Ketchum reported on his follow-up with Bent Gate's proposal. Ketchum has set up a meeting to meet with the owners and discuss the proposal. Ketchum stated that,

because there is no present Executive Director for GURA, he would like to see two Board members present at any of the project meetings. Ketchum discussed the Bent Gate proposed location and what they are wanting to do at that location. Kristi from Bent Gate introduced herself and discussion ensued regarding Bent Gate's proposal and their present status of acquiring the building. Kristi discussed Bent Gate's plans for renovating the building as well as the meeting with the City regarding parking requirements. Discussion ensued regarding the asbestos situation in the building. Kristi stated that this is a concern and they are having this reviewed for removal costs. There was further discussion regarding the improvements proposed for the outside of the building. Tiberi suggested that Bent Gate look into other grant or tax credit opportunities as well. Tiberi volunteered to attend the meeting with Ketchum and Bent Gate. The meeting will take place at the GURA office on Thursday, September 11, 2003, at 9:00 a.m.

**Parking – None**

**Transportation / Circulation - None**

**Business District Management –** Driggers gave a report on the recent Golden Visions Group meeting and the status of where the group is at with obtaining personal visions of what should or should not be on the new Washington Avenue Bridge. Wheatley e-mailed the downtown merchants for input. Most of the responses indicated that the new bridge should not have any vendors on it, no banners of any type, and should only be decorated with lights for the holiday season. Wheatley will send out another email asking for input from the downtown merchants as well as citizens of Golden. This information needs to be forwarded to Steve Glueck no later than the beginning of October.

Driggers also reported on a discussion at the Golden Visions Group of the possibility of some incentives to downtown merchants to stay open on Sunday.s

**Livability - None**

**Information and Constituencies –** Wheatley reported on responses from the Idea Coupon that was inserted in the Informer. Wheatley will continue to gather this information for further review.

**Culture and History –** Vinette will return to the GURA Board Meetings when the new members are selected. Vinette will update GURA through e-mails to Wheatley.

**Partnering**

Ketchum attended the EDCOM meeting. EDCOM discussed the upcoming Christmas campaign. EDCOM is considering doing cable commercials as opposed to the more traditional billboards and bus signage. This method will depend on merchant participation. Ketchum stated that EDCOM wanted assurance from the GURA Board that it is business as usual regarding the Christmas lights. Ketchum stated this is what the GURA Board is doing at least until the next budget cycle. Ketchum stated that the concern was the lights need to be done by the holiday kick-off celebration, which is in early November.

Stanley asked the Board if the appointment to the EDCOM Board can wait until the new Board members are appointed. Ketchum stated there will be one more EDCOM meeting that needs to be covered before the new members are appointed. Stanley stated she will attend the next EDCOM meeting. Driggers will attend if Stanley is unavailable.

Driggers updated the Board on the status of preparing for the Executive Director search. Driggers has been working with several job descriptions, including using the City model. Driggers

is almost complete with the draft and will have something for the Board within the week. Driggers has talked with individuals from the Denver Urban Renewal Authority as well as the Arvada Urban Renewal Authority.

## **New / Unfinished Business**

Benz reported her findings in the bylaws regarding signatories. Benz stated that a Resolution needs to be adopted to include three signatories as well as all previous signatories be removed. Benz reported to the Board the present guidelines she is using for check signing, including invoice review by another Board member and/or Wheatley. Ketchum moved to adopt Resolution Number 41 regarding signatories for the Golden Urban Renewal Authority. Preston seconded. All Commissioners agreed.

Benz inquired as to whether or not the bylaws need to be changed for two signatories on checks. Ketchum stated that any changes in the bylaws need to be posted in the newspaper prior to the meeting where the changes would be proposed.

**URBAN RENEWAL VISION** – Tiberi and Driggers presented a draft document of what urban renewal means for the community and where the community would be without urban renewal. Driggers stated this is in response to the questions being asked around town as to whether or not urban renewal is needed. Discussion ensued regarding what the Board can or cannot say during the ballot initiative. Ketchum stated he will e-mail the board his draft of a Resolution the Board can adopt regarding a statement opposing the ballot initiative to sunset the Golden Urban Renewal Authority. Ketchum would like each board member to review his draft Resolution and submit input. Ketchum would like to have the completed Resolution ready to adopt at the next meeting. Ketchum also stated the Board needs to decide if they want to do a Fact sheet, however, the information must be factual only. Stanley reiterated that the Board can spend money only on a Fact Sheet. Tiberi stated that if a Fact Sheet is put together, it should state the mission and goals of GURA and not what has been accomplished. Ketchum stated that the Fact Sheet needs to deal with the ballot issue; this is what it means if you vote yes, this is what it means if you vote no. Ketchum further explained that information about TIF would be an example of facts.

**GOLDEN GROUP UPDATE** – Stanley reported that the Golden Group met and discussed two areas where the group did some specific work – Communications and Future Management Options for the Authority. Stanley reiterated what Ketchum stated that a group is forming to support urban renewal and defeat the ballot initiative. The Golden Group discussed what are some of the messages that need to be included in that kind of approach. Some of the discussion was that urban renewal is an important tool to make Golden great, to keep downtown a safe, thriving business community, assisting, maintaining, and restoring old businesses and buildings and keeping Golden's historical tradition and providing recreation and other opportunities in the downtown area that would not otherwise occur. This was the first basic concepts message.

The second message discussed was the fact that there is a new and productive relationship evolving between the Urban Renewal Authority and City Council, focusing on downtown vitality. The same key message was that, without GURA, there would be potential for Golden's downtown to become blighted. There would be no assistance for small business. These are some of the issues discussed and possibly going into a publication. Perhaps paid advertisement in the local newspaper, articles, materials to hand-out, brochures in various downtown locations.

Stanley reported that the idea of an official action on the part of the City Council and GURA would be a joint celebration/ribbon cutting on the new Washington Avenue Bridge.

**Commissioners Concerns**

**Staff Report**

**Adjourn**