



GOLDEN
Urban Renewal Authority
GOLDEN • COLORADO

**GOLDEN URBAN RENEWAL AUTHORITY
BUSINESS MEETING**

August 11, 2025

5:30 p.m.

911 10th Street, Golden CO 80401

Submit public comment to gura@cityofgolden.net

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- I.** Call to Order
 - II.** Roll Call
 - III.** Approval of the Agenda – August 11, 2025
 - IV.** Approval of Minutes – Business Meeting of July 14, 2025
 - V.** Public Comment
 - VI.** Business
 - 1.** Lil Ricci's Pizza and Pasta Small Business Support Grant Application
 - 2.** Fenway Clayworks Small Business Support Grant Application
 - VII.** Reports of Committees/Matters for the Authority
 - 1.** Finance Committee
 - 2.** Communications Committee
 - 3.** Development and Operations Committee
 - VIII.** Commissioners' Concerns and Updates
 - IX.** Staff Report
 - 1.** 2025 Revenue and Expense Tracker
 - 2.** New Potential Plan Areas
 - 3.** Infrastructure and Development Projects
 - 4.** Pending Land Use Cases in URA Areas
 - X.** Items that May Affect Another Board or Commission
 - XI.** Adjourn

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Memo

To: GURA Board of Commissioners
From: Rick Muriby, Community Development Director, and Baxter Richardson, Economic Development Specialist
Date: August 7, 2025
Re: Meeting Memo for the August 11, 2025 Board Meeting

This memo will provide background information on selected items to be discussed at the upcoming GURA meeting.

New Business

1. **Lil Ricci's Pizza and Pasta Small Business Support Grant Application**– Following last month's discussion, staff has confirmed the following regarding Lil' Ricci's grant application:
 - a. The business' lease is in good standing, with no defaults. The lease is valid through Fall 2028.
 - b. The tenant, not the property owner, is responsible for the repair costs beyond the grant request.
 - c. The business has submitted repair quotes, including justification for the updated quote from their preferred vendor, Westminster Materials.
 - d. The revised project total is \$4,998. Lil' Ricci's is requesting a grant of \$2,499 (50% of cost), consistent with program guidelines.
 - e. Landlord approval for the project has been obtained.If approved, the grant will be issued on a reimbursement basis, following all standard City procedures. Attachments include vendor quotes, cost justification, and landlord approval.

Board discussion and action is requested.

2. **Fenway Clayworks Small Business Support Grant Application** – Fenway Clayworks is a ceramic studio located in the Central Neighborhoods Plan Area at 2450 East St. Fenway Clayworks received two quotes for their signage. The business struggled finding a competing neon sign quote. The project total is \$7,743.40. Fenway Clayworks is requesting a grant of \$3,871.70. Landlord approval for the project has been obtained. If approved, the grant will be issued on a reimbursement basis, following all standard City procedures. Attachments include a project narrative, vendor quotes, and landlord approval.

Board discussion and action is requested.

3. Reports of Committees/Matters for the Authority

1. Finance Committee – The Committee has not recently met.
2. Communications Committee – No report
3. Development and Operations Committee – No report

Staff Report

1. 2025 Revenue and Expense Tracker
 - The most recent tracker is attached.
2. New Potential Plan Areas
 - 17455 W 16th Ave.- Requests for Proposals from consultants is active, and it will remain open until the beginning of September. Staff has met with the Church of the Nazarene Property Committee to discuss Urban Renewal and its role in the development.
 - The Junction – Staff is in discussion with the developers and the County about the development.
3. Infrastructure and Development Projects (West Colfax Ave)
 - Both federal grants, the Protect grant and the FHWA grant, appear to be on track, though the design approval process has been slow.
 - Lena Gulch– The first phase of the drainage project (Martin Marietta South Access to Heritage Square) has been completed, and Heritage Road. has been reopened. The detention project in the South Neighborhoods open space area has begun initial work after IGA was approved and consultant selected.
 - West Colfax Complete Street – the primary multimodal project area, from the South Neighborhoods open space area east to Violet Street, is being coordinated with the drainage projects. Project still has many CDOT and federal approvals needed before construction can begin, so the start date is anticipated to be in the second half of 2027.
4. Pending Land Use Cases in URA Areas
 - 17200 West Colfax Avenue – Elevation Community Land Trust and staff have met to discuss the project's capital stack and potential gap. Staff is awaiting

details from the developer to share with the Development and Operations Committee.

Attachments

July 14, 2025 Draft Business Meeting Minutes
Lil' Ricci's Pizza and Pasta Grant Application
Fenway Clayworks Grant Application

**Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
July 14, 2025**

The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date at the hour of 5:30 p.m. Commissioners present were:

1. Marissa Trout
2. Adam Schiche
3. Ross Gammill
4. Rob Reed
5. Jason Mittman
6. Becca Parsons

Business Meeting

Six Commissioners were present at roll call. Daniel Brisson was absent from the meeting. Rick Muriby, Community Development Director, and Baxter Richardson, Economic Development Specialist, were also present.

Chair Schiche called the meeting to order at 5:32 p.m.

Jason Mittman said the Oath of Office.

Approval of Agenda

Schiche called for a motion to approve the July 14, 2025 meeting agenda. **Trout MOVED to approve the meeting agenda; Reed SECONDED. All Commissioners present agreed.**

Approval of Minutes

Schiche called for a motion to approve May 12, 2025, business meeting minutes. **Reed MOVED to approve the business meeting minutes of May 12, 2025; Trout SECONDED as amended. All Commissioners present agreed.**

Public Comment –None.

New Business

8th to 10th Pedestrian Connection – GURA welcomed Sara Aupperle to the table to provide an update on the 8th to 10th Pedestrian Connection. Aupperle provided a detailed review of the project and its funding sources. The board discussed the project, including the need for ADA accessibility, the extraordinary costs behind the specific

project, and any public comments the Public Works team has received. **Reed MOVED to approve the funding for the project at 33% of total cost up, not to exceed \$654,000, with the conditions that no significant public opposition arise at the 90% design stage. Mittman SECONDED. All Commissioners present agreed.**

Introduction of Proposed Redevelopment Project at 17455 W 16th Ave. for an Affordable Housing Development – Following the GURA bus tour in June, the board welcomed Jeff Shanahan of Shanahan Development to the table to present on his project located at 17455 W 16th Ave. The Board discussed the development and staff commented on the design change for the site plan and the need to create a new Plan Area for the development.

New Urban Renewal Plan Formation – Following the discussion on the affordable housing development, GURA discussed the creation of a new Plan Area and the steps the board **MITTMAN MOVED to authorize staff to initiate the process to create a new Plan Area for the 2.405-acre parcel located at 17455 W. 16th Avenue. TROUT SECONDED. All Commissioners present agreed.**

Discussion on Bus Tour of Golden – The Board and staff held a discussion of the bus tour which occurred during the previous month. The Board discussed areas for redevelopment and potential corridor improvements in Golden.

Lil Ricci's Pizza and Pasta Small Business Support Grant Application – Staff introduced the small business grant. The Board discussed the grant opportunity and expressed concerns regarding the quotes received, lease terms, and associated cost to the tenant. The Board requests the applicant to provide additional information prior to the August meeting.

Launch Espresso Small Business Support Grant Application – Staff introduced the small business grant for the installation of speakers on the interior and exterior of Launch Espresso. The Board discussed the grant. **Trout MOVED to approve a Small Business Support Grant for Launch Espresso in the amount of 50% of total project cost, not to exceed \$2,595. Gammill SECONDED. All Commissioners present agreed.**

Reports of Committees/Matters for the Authority

- **Finance Committee** – Has not met
- **Communications Committee** – Has not met.
- **Development and Operations Committee** – The Committee met with Jeff Shanahan to discuss the Church of the Nazarene development.

Commissioner's Noodles and Updates

1. **Trout** – None
2. **Gammill** – None

3. **Brisson** – None
4. **Reed** – None
5. **Mittman** – None

Staff Report

1. Revenue and Expense Tracker – The tracker is up to date, and staff will begin payments of the various development agreements soon.
2. New Potential Plan Areas
 - a. The Junction – Staff consulted legal counsel and were informed that the Junction cannot become a Plan Area until it is annexed by the City.
 - b. 17455 W 16th – Staff provided an update on Shanahan Development approaching GURA to create a new Plan Area for the affordable housing project.
3. Infrastructure and Development Projects
 - a. Lena Gulch – Heritage Road is now open.
4. Pending Land Use Cases in URA Areas
 - a. 17200 West Colfax Avenue – Staff is working with Elevation Land Trust staff to schedule a meeting to discuss the project.

Adjourn

There being no further business, Schiche adjourned the meeting at 7:25 p.m.

Adam Schiche, Chair

PROPOSAL



Residential & Commercial Heating & Air Conditioning
1073 Glen Creighton Dr.
Durango, CO 81314
Phone: (303) 913-2015-24 Hrs
Email: winstler@gmail.com

PROPOSAL NO.	1
SHEET NO.	
DATE	7-21-25

PROPOSAL SUBMITTED TO:

NAME	LIL RICCIS PIZZA
ADDRESS	16950 W COLFAX AVE
	GOLDEN CO
PHONE NO.	

WORK TO BE PERFORMED AT:

ADDRESS	SAME
DATE OF PLANS	
ARCHITECT	MIGUEL

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

Compressor Replacement =

Price to: Acquire New Compressor, Line Dryer,
Acid Treatment, New R22 Refrigerant
and set up on roof, Recover Refrigerant
Replace compressor & Dryer & Leak Test
ADD Acid Treatment & Recharge &
Test Run & Monitor New Compressor
INSTALL

New compressor has 1 year warranty

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of Four thousand
Nine hundred ninety eight dollars 00/xx Dollars (\$ 4,998.00)

with payments to be made as follows: Full Due AT START UP
NO MONEY UP FRONT

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Allen Zancris

Per WMC HUNT

Note - This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date <u>X</u>	Signature <u>X</u>
	Signature _____



Outlook

Re: Hvac unit compressor

From Al Z <wmchvacr@gmail.com>**Date** Sun 7/27/2025 7:00 AM**To** Lauren Flippin <laurenf@restam.com>

Apologies, apparently there was only one compressor available with the same mineral oil (old) type oil at the HVAC unit-at the distributor, that I got my price from, and the distributor has since sold that one Compressor.

The next available more expensive Compressor that's available only comes in a synthetic oil for the new refrigerant blends. It is incompatible with the old mineral oil system you have unless it's converted.

Now In addition, the old compressor after being removed must have the HVAC system flushed to remove all mineral oil contamination then the new synthetic oil compressor would be installed, (the new compressor is also \$500 higher in price, then we add \$500 for the additional labor and materials flushing out old oil and then a new "oil additive" added to protect the new "Poe"synthetic oil from any residual "mineral" oil that the flushing is unable to remove from the sealed system)

In short: it's no longer a straight Compressor swap out, it's now a conversion requiring additional time/labor materials

Thanks Allen
Westminster mechanical

Call/text 303-913-2015

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On Jul 25, 2025, at 4:15 PM, Lauren Flippin <laurenf@restam.com> wrote:



KAVA
SERVICES LLC

Date: 7.25.25

111 RICCIS
16950 W. CALFAK AVE
GOLDEN, CO 80401

Billing Summary	
Labor	1865-
Parts	4000-
Tax	
Mileage/Shipping	
TOTAL	5865-

Customer Signature:

* All Parts and labor performed by Kava Services, LLC are warrantied for 30 days, unless otherwise specified above. By signing, customer agrees to pay total invoice amount. All used equipment sales are final, "as - is" no warranty. Parts price includes service fee.



Intersection
110 W A Street, Suite 1125
San Diego, CA 92101

May 29, 2025

Lil' Ricci's Golden, L.P
300 S. Jackson Street, Ste. 400
Denver, CO 80209

Subject: Permission to Install HVAC Compressor at Tenant's Expense

Dear Lil Riccis,

This letter serves as formal written approval for **Lil' Ricci's Golden, L.P** ("Tenant") to install an HVAC compressor at Suite 108, located at 16950 W Colfax Avenue subject to the terms outlined below.

The installation and any associated costs, including but not limited to equipment, labor, permits, and future maintenance, shall be the sole responsibility of the Tenant. The Landlord shall bear no cost or liability in connection with the installation, operation, or maintenance of the HVAC compressor.

Please note that no roof penetrations are permitted as part of this installation. Additionally, all work must be performed by a licensed and insured vendor.

If you have any questions or need anything further, feel free to reach out. We appreciate your partnership and look forward to continuing our work together.

Sincerely,

Manilyn Phee
Real Estate Manager

Golden - Small Business Support Grant Application

1. The specific enhancements are related to signage. We have been in the process of working with multiple Colorado companies to design an exterior sign that would finally give us some visibility to the traffic on South Golden Rd. One option would be a list sign that extends from the corner of our building - the other would involve adhesive vinyl that would go over painted brick. It's been hard to finalize the quotes, but we're getting close!
2. There are no conflicts of interest
3. We would prefer the lit sign so that it can draw attention at all times of day.



a.



b.

Question about signage External Inbox x

◆ Summarize this email

F Fenway Clayworks
Hi Carla, I hope this note finds you well! The unrelenting heat is here in Golden and people are tubing down the creek, so you know we're in full-blown summer.

Tue, Jul 8, 1:21 PM (20 hours ago) ☆

C Carla Ticconi
to me ▾ 9:20 AM (16 minutes ago) ☆ ↶ ⋮

Hi Sean,

I didn't realize it was hot there too. We are in Italy right now, mostly to take care of my in laws who are ailing and deal with my father's affairs here, and it has been crazy hot. We are still able to appreciate the chaotic beauty of Rome but not without sweating constantly!

Anyway, I'm glad the City is showing you some support. You can certainly move forward with the signage. I think I can picture it but either way I have a lot of faith in your aesthetic sense. I hope that it's helpful and that you can take advantage of the season of tourism in Golden.

Take care and let me know if you need anything,

Carla

C.

4. Fenway Clayworks employs 2 full time employees, and 2 part time employees. 4 total.
5. I am applying for this grant to generate more in-person traffic to our studio and shop. Previously, we had a popup store in the Tennyson neighborhood in Denver and that performed very well with foot traffic. It's always been a little tough since we moved to Golden, but we feel very strongly that we can build a legacy brand that calls Golden home for many decades. We want to be here... we just need to be able to generate more direct to consumer sales from the space we have. Better signage should help. We hear all the time from people that they have "no idea we were even here" - oftentimes, from people who live only a few blocks away. I think building a handmade brand here in Golden does a lot for the community, especially in a time when business like ours are disappearing. Our neighbors in this part of Golden love us, and we are dedicated to figuring it out here. Any help we can get would go a really long way. Thank you for your consideration. Sean



NEON PROPOSAL

DATE: July 16, 2025
BUSINESS: Fenway Clayworks
CONTACT: Sean info@fenwayclayworks.com

WORK DESCRIPTION:

Manufacture and install double sided, blade sign. Metal cabinet, shaped, with vinyl and neon as per approved drawings. Sign permit included

Total: \$7743.40 plus tax

A deposit of 50% is required to start with the balance due upon completion.

Morry's Neon disclaims all responsibility for consequential, incidental or commercial losses caused by the use of this product. No primary electrical hookups provided by Morry's Neon

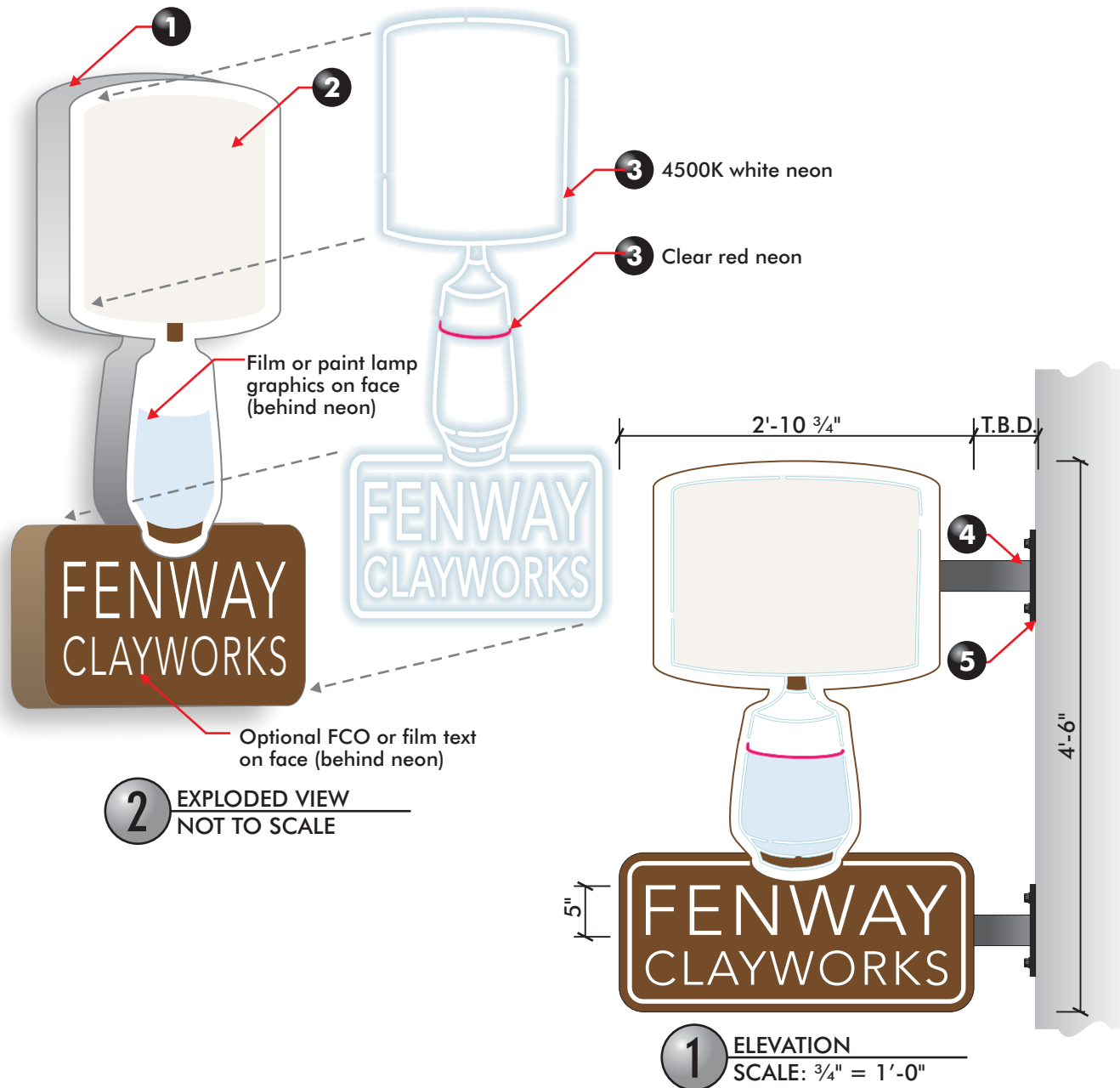
Thank you for giving Morry's Neon this opportunity to serve you. Morry's Neon has over 100 years of combined sign experience to give you the absolute best-finished product available. Please feel free to call Glen or Tina if you have any questions or if there is anything else we can provide you with.

Sincerely

Glen Weseloh
email: glen@morrysneon.com

Customer Signature

Date



FABRICATION SPECIFICATIONS:

1 FRAME TYPE:

D/F 1'-0" +/- Deep custom fab. alum. frame

RETURNS:

.063" +/- Thk. alum. w/ paint finish. Weld to to cab. or attach w/ construction adhesive.

2 FACE TYPE:

Routed 1/8" thk. alum w/ (2) color paint finish. Weld to cab. or attach w/ construction adhesive.

3 NEON:

S/T 13mm 4500K white & clear red neon w/ dbl. backs & std. tube supports.

TRANSFORMERS:

30 or 60 MA (T.B.D.), 12030 standard or below (12,000v max.) housed inside cab. or remote wired behind fascia (vfy.).

POWER OUT:

Electrical sweep out mounting bracket arm closest to power supply. Leave pigtail wire for sign hook up.

SERVICE ACCESS:

Frame returns facing bldg. to have access doors attached w/ countersunk fasteners (paint heads).

4 MOUNTING BRACKETS:

(2) 3" Alum. sq. tubes brackets w/ paint finish. Weld sq. tubes to internal frame structure & matchplates.

5 MATCHPLATES:

9" Sq. x 1/2" thk. alum. weld to bracket arms. Attach to fascia w/ (4) 3/8" fasteners ea.

MOUNTING SURFACE: Exterior fascia.

MORRY'S NEON INC

CUSTOMER SIGNATURE: _____

1330 Zuni St. #K
Denver, CO 80204

Phone: (303)-436-1675
Fax: (303) 436-1676

Fenway Clayworks
Denver, CO



ESTIMATE

Midnight Visuals

3800 Jason St

Denver, CO 80211

hello@midnightvisuals.co

+1 (303) 218-0494

midnightvisuals.co



Bill to

Fenway Clayworks

2450 East St.

Golden, Colorado 80401

Estimate details

Estimate no.: 1035

Estimate date: 07/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Printed Wall Wrap	Fenway Scribble Wall wrap	1	\$1,800.00	\$1,800.00
2.		Installation	Install of Brick Melt Vinyl	1	\$300.00	\$300.00
Total						\$2,100.00

Accepted date

Accepted by

2025 Budget
GURA OPERATING

DESCRIPTION	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	2025 Budget	2025 YTD
REVENUES:					
Transfers from Central	0	0	0	2,500	
Transfers from West Colfax	0	0	0	6,500	
Transfers from Parfet-Briarwood	0	0	0	6,500	
Misc.		5,132	19,118	0	4,230
Interest	67,625	138,692	140,062	60,000	74,906
TOTAL REVENUES	67,625	143,824	159,180	75,500	79,135
OPERATING EXPENDITURES:					
City Fee for Administration	57,499	60,000	60,000	60,000	30,000
Professional Services	7,960		13,950	15,000	4,300
Legal Counsel/Professional	0	220	10,918	20,000	2,998
Insurance	337	350	857	600	
Equipment and Supplies	194	72	48	1,000	387
TOTAL EXPENDITURES	65,990	60,642	85,772	96,600	37,684
(Use)/Accumulation of Surplus Funds	1,636	83,182	73,407	(21,100)	41,451
ENDING FUND BALANCE	9,698	92,880	166,287	145,187	207,738

2025 Budget
Central Neighborhoods Project Area

DESCRIPTION	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	2025 Budget	2025 YTD
REVENUES:					
Property Tax Increment	138,160	138,348.51	187,229	174,000	156,662
Sales Tax Increment	70,723	79,159		-	
TOTAL REVENUES	208,884	217,507	187,229	174,000	156,662
OPERATING EXPENDITURES:					
Treasurers Fee	2,072	2,075	2,808	2,610	2,350
County Correction					5,551
Transfer to Operating		0		2,500	
Owner Agreement 2401 Ford Street - prop tax	90,561	21,605	104,842	-	
Owner Agreement 2401 Ford - Sales Tax		78,103	70,000	-	
Owner Agreement 615 24th Street	20,964	19,728	42,951	43,000	
Grants				25,000	3,581
Non-Capital Projects		0		4,000	
Capital Projects		40,000	400,000	100,000	
Contingency				35,000	
TOTAL EXPENDITURES	113,597	161,511	620,601	212,110	11,482
(Use)/Accumulation of Surplus Funds	95,286	55,996	(433,372)	(38,110)	145,180
ENDING FUND BALANCE	341,940	397,935	(35,437)	(73,547)	71,633

2025 Budget
Parfet Briarwood Project Area

DESCRIPTION	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	2025 Budget	2025 YTD
REVENUES:					
Property Tax Increment	260,756	304,205	366,058	340,000	351,423
Miscellaneous					
TOTAL REVENUES	260,756	304,205	366,058	340,000	351,423
OPERATING EXPENDITURES:					
Treasurer Fees	3,911	4,563	6,921	5,100	5,271
County Correction				-	1,197
Transfer to Operating		0		6,500	
1410 8th St. - Owner Participation Agreement	92,500	92,500	92,500	92,500	
Capital Projects				375,000	654,000
Non Capital Projects		0.00		25,000	
Contingency				68,000	
TOTAL EXPENDITURES	96,411	97,063	99,421	572,100	660,468
(Use)/Accumulation of Surplus Funds	164,345	207,142	266,637	(232,100)	(309,046)
ENDING FUND BALANCE	450,163	657,305	923,942	691,842	614,896

2025 Budget
West Colfax Project Area

ACCT	DESCRIPTION	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	2025 Budget	2025 YTD
07-1206						
	REVENUES:					
	Property Tax Increment	1,448,130	1,697,332	2,576,752	1,995,000	1,755,907
	Dino Ridge Metro District Increment	178,094	197,442	427,274	320,000	214,526
	COVID Loan Principal	42,540	15,582	16,423	-	-
	TOTAL REVENUES	1,668,764	1,910,356	3,020,448	2,315,000	1,970,432
	OPERATING EXPENDITURES:					
	Treasurers Fee	24,393	25,460	38,651	29,925	29,557
	County Correction				-	66,921
	COVID Bad Debt Expense		0		1,000	
	Transfer to Operating		0		6,500	
	Projects	-	0		500,000	
	Grants				50,000	2,595
	Non Capital Projects			-	50,000	
	West Colfax Complete Street	26,708	11,317		796,189	30,497
	Lena Gulch Protect Local Match				200,000	
	Dino Ridge Metro District PassThru	174,170	194,809	419,812	319,200	
	The Col - Ownership Agreement					
	Gateway Village - Ownership Agreement	572,870	613,092	1,038,449	1,055,200	961,277
	150 Capital Dr - Ownership Agreement	293,678	297,305	309,134	312,000	
	Small (COVID-19) Business Loans					
	Contingency				400,000	
	TOTAL EXPENDITURES	1,091,820	1,141,983	1,806,046	3,720,014	1,090,847
	(Use)/Accumulation of Surplus Funds	576,945	768,374	1,214,402	(1,405,014)	879,586
	ENDING FUND BALANCE	1,845,221	2,613,594	3,827,996	2,422,982	4,707,582