Downtown Development Authority
City of Golden, Colorado
Business Meeting
January 19, 2015

The Downtown Development Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date in the City Council Chamber 911 10th Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

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<th>Lisa DeCaro</th>
<th>Dean deBenedet</th>
<th>Dean Valdez</th>
<th>Ed Dorsey</th>
<th>Brandon Narva</th>
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<td>Dave Anderson</td>
<td>Joe Behm</td>
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Executive Director Steve Glueck and Redevelopment Specialist Aleah Menefee were present. Members of the public included Nicholas Tesi, Len Matheo, Jim Bilings, Roy Banks and Eileen Banks.

Ed Dorsey called the meeting to order at 6:30 p.m.

Approval of Minutes –
Dorsey called for a motion to approve the December 15th meeting minutes. DeCaro MOVED to approve the business meeting minutes pending a few corrections as recorded by deBenedet. Narva SECONDED. All Commissioners present agreed.

Public Comment – none

Regular Business –
January 8th Joint Meeting with GURA at City Council—At the City Council study session on January 8th, City Council congratulated the DDA and GURA for having an extremely productive 2014 work year. Regarding the DDA, it has been a smooth transition into 2015. Staff provided information about general 2015 goals and investments. The GURA and DDA boards will need to have a joint meeting in the future to discuss the downtown legacy fund. City Council voiced questions about the DDA rather than suggestions. The council wanted more information about the DDA’s community grants.

Miners Alley Playhouse Grant Request Presentation—Prior to the presentation, DeCaro went on record to announce that her husband is Len Matheo and therefore she has a conflict of interest in regards to the grant application.

The board discussed the basic administration of the arts and culture grants program and acknowledged some items listed in the grant application could be changed. The grant application mentions that the DDA has allocated $15,000 for this particular grant program and up to $3,000 per grant. The board agreed to eliminate funding maximums and award dates as these items may not work with many applicants, especially in this initial year.

DeCaro left the meeting room for the remainder of the agenda item. Len Matheo, Executive Director of Miners Alley Playhouse (MAP) and Jim Billings provided the board with a presentation about MAP’s recent grant request to the DDA. Matheo explained the importance of the rent subsidy that MAP received from GURA and asked the DDA board to continue the subsidy. The subsidy is needed to keep tickets reasonably priced. MAP provides theater for children, which provides a unique asset to the Golden community. It is important to note that Matheo receives no compensation for his time and efforts.

Dorsey called for a motion to grant MAP a rent subsidy of $10,000. deBenedet MOVED to grant MAP a rent subsidy of $10,000. Anderson SECONDED. All commissioners present agreed.

Finance Report—At the end of November the County Tax Assessor sends a letter to inform the DDA of its base property value and the increment value. The increment value is currently $0 as this is the DDA’s first operational year. The tax revenue associated with the base was anticipated to be $154,000, however the assessor’s letter confirmed the base is actually higher and anticipated property tax revenue this year
will be about $225,000. The DDA has already received the City’s annual support, and given Visit Golden $15,000 and will get the money allocated from GURA shortly.

DDA Action Plan—Staff distributed the DDA Action Plan to the board and stated that it is now available for public comment. A few board members had some comments about the plan. The Action Plan will be distributed to Planning Commission and City Council, as well as the general public. The plan will be presented at the upcoming DDA open house on Wednesday, February 25. Staff recommends adopting the Action Plan at the April DDA meeting.

Streetscape Regulatory Control—Staff introduced Chapter 4.90 of the Golden Municipal Code which provides information about streetscape regulatory controls. After the introduction of Chapter 4.90, staff asked the board to discuss the ordinance and enforcement philosophy. Discussion ensued regarding the board’s further action regarding regulations. Permits are issued annually for places the serve food and beverages on the public right of way. There are some questions about when to enforce the ordinance. This could be an opportunity to talk with businesses about the ordinance. Another option is to work with businesses one-on-one to help the business be more in compliance with the ordinance.

Staff then went on to provide a summary of guidelines for enhancing the streetscape. The guidelines included what materials to use, creating more impactful landscaping and better ways to handle trash and recycling.

Streetscape Design Ideas—The board was encouraged to begin thinking of the design of ideas for the downtown streetscape. Anderson sketched a design that would remove one wall of the large brick planters with a built-in bench along the interior perimeter to allow for more seating and better pedestrian circulation. In Anderson’s sketch, he placed a tree grate in the center of the planter to increase shade created by the tree’s canopy.

Narva also provided a sketch which includes moving the trees from the center of each business entrance to one side of the business to provide better visibility of each business. He also suggested moving the trash and recycling receptacles closer to Washington Avenue. The planter takes on an “L” shape in Narva’s design. Benches were not incorporated into the revised planter design, rather he included tables and chairs.

Staff will begin investigating costs associated with the revised streetscape designs and other ideas to present at the February DDA board meeting.

Commissioners Concerns- deBenedet—He enjoyed attending the Visit Golden meeting and wanted direction on how to voice his opinion at the meeting since he was representing the DDA. Staff suggested that he should feel comfortable asking questions and responding to topics.

Valdez—none
Dorsey—none
Narva—none
DeCaro—none
Anderson—none
Narva—none

Staff Report–
DDA Open House—The DDA will hold an open house at Barrels and Bottles Brewery in downtown on Wednesday, February 25 from 8 a.m. to 10 a.m. There will be a brief presentation of the Action Plan and the grant programs. Board members are encouraged to attend.

Parking Strategies—Staff has begun working on better designed parking signs and way finding for the garages and City operated parking lots downtown and on 10th Street. The signs will clearly state whether a parking space is long term or short term. Each level in the garage will have its own color. The duration of long term parking is still being deliberated. Short-term parking is limited to three hours. A policy decision staff is researching is how to address is residents that live downtown and only have access to one parking space, even though those residents may have multiple vehicles. Staff will be working with the parking enforcement team to get a better understanding of how fines should be enforced. CSM encourages students to park in the commuter lots, however, some students find it more convenient to park downtown.
Neighborhood Capital Investment Projects—Staff is assembling a list of projects that will show benefit to the residents outside of the DDA core. These projects might be small but will provide benefit to the residents. Prospectors Alley between 14th and 15th Streets might be a potential project. Other projects could include widening the sidewalks and increasing pedestrian connections.

Grants Awarded to Date—An $800 website grant was awarded to Café 13 and Miners Alley Playhouse received a $10,000 rent subsidy.

Public Comment – none

Adjourn –
There being no further business, Chair Dorsey called for a motion to adjourn the meeting. deBenedet moved to adjourn the meeting. Anderson seconded. All Commissioners present agreed. Dorsey adjourned the meeting at 9:15 p.m.

__________________________________  __________________________
Steve Glueck                        Ed Dorsey
Executive Director                  Chair