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:

<table>
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<th>David Anderson</th>
<th>Dean deBenedet</th>
<th>Dean Valdez</th>
<th>Ed Dorsey</th>
<th>Brandon Narva</th>
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<tr>
<td>Joe Behm</td>
<td>Lisa DeCaro</td>
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Executive Director Steve Glueck and Redevelopment Specialist Aleah Menefee were present. Members of the public included Roy Banks, Eileen Banks, Kevin Yoshida, Barb Warden, Jenifer Doane, Dave Shuey, and JJ Risch.

Ed Dorsey called the meeting to order at 6:32 p.m.

Approval of Minutes – Valdez mentioned that His name was misspelled. Dorsey called for a motion to approve the business meeting minutes of September 15, 2014 pending the correction. Narva MOVED to approve the business meeting minutes. Anderson SECONDED. All Commissioners present agreed.

Public Comment – none

Visit Golden Presentation – Doane, Community Marketing Manager and Shuey, Visit Golden Char were in attendance to present about the role of Visit Golden in the community. The presentation included the marketing program’s funding sources, successes, history, and why the DDA should support this program. After the presentation, board members had the opportunity to ask questions. Board members voiced support for Visit Golden funding and having a representative sit on the stakeholder committee.

Regular Business –
Resolution 008 IGA between the DDA and the City of Golden—The City of Golden City Council recently approved the IGA. Action was needed by the board to approve the agreement. Dorsey called for a motion to approve Resolution 008. deBenedet MOVED to approve Resolution 008. DeCaro SECONDED. All commissioners present agreed.

DDA Plan of Development Final Review—Included in the meeting packet was a memo from Dorsey regarding the Planning Commission’s suggestions for the Plan of Development. Dorsey thought the word “require” can be problematic as the DDA is not responsible for enforcing policies. The DDA wants to encourage people to use sustainability initiatives, and good building design. Discussion ensued about the comments made by Planning Commission. The DDA plan will either be approved or denied at the City Council meeting on Thursday, October 23, 2014. Dorsey called for a motion to approve the draft plan as previously supported by the DDA board so that the recommendation can be presented to City Council. Anderson MOVED to recommend the plan as drafted. Narva SECONDED. All commissioners present agreed.

DDA Draft 2015 Budget—Staff presented the draft 2015 DDA budget and mentioned that the budget can be adjusted throughout the year as long as it does not negatively impact the bottom line. The draft budget will need to go before City Council on November 13th, and the Council is most concerned about ensuring expenditures do not exceed revenues. Although the draft budget includes budget information for 2016 it is just for planning purposes and the 2016 budget will have to be approved by Council in the fall of 2015. Conversation by board continued. DeCaro was concerned about the reduction in funds for arts and
culture organizations. Other board members wanted a clearer understanding of how arts and culture groups make meaningful economic impacts to the downtown community. The board agreed to move $5,000 from the contingency line item into the arts and culture line item. Dorsey called for a motion to approve the draft budget. Anderson MOVED to approve the draft budget. DeCaro SECONDED. All commissioners present agreed.

Grants Administration Discussion—As the DDA begins to discuss the programmatic aspects of the organization, it is time to address grants administration. Included in the meeting packet was a draft of the various grant programs and the requirements for each. The website and energy efficiency grants will be administered by staff, while the grants for special events and workshops, arts and culture, and exterior property improvement will be at the board’s discretion. The board deliberated if residents of the DDA should be able to apply for the energy efficiency grants. After much discussion, the board thought it would be beneficial to allow residents to apply for this type of grant. Staff will continue to modify the grants administration process.

Patio Projects—In the past GURA provided TIF for some patio projects. As there are competing interests for the public sidewalks in downtown, City Council has created goals for how the sidewalks could and/or should be used. The DDA will help City Council develop and implement solutions for side walk uses.

Bus Transit Center Project--- City Council has suggested the installation of a non-advertising bus shelter in Parfet Park. Input is needed from various stakeholder groups including the historic preservation board, the public art committee, the parks board, and the DDA board. The intended goal of getting feedback from constituents is to develop a design that will be pleasing to different interests.

Commissioners Concerns- Anderson—none
deBenedet—none
Valdez—none
Dorsey—The Calvary Church purchased the Armory Building to be used as a community space. It will be a mixed use project which means 25% of the building must be non-residential.
Narva— none
Behm—none

Staff Report— GURA had a special meeting on September 22 to discuss the potential redevelopment of lots 2 and 4. At this point the GURA board sees no reason to change potential developers. A suitable contract between the developer and GURA has not been presented. GURA will be tasked with conveying the parking structures to the City. The Miners’ Alley project will most likely get completed in 2015 and will feature stamped concrete.

Public Comment – Shuey is concerned about the bus shelter attracting homeless people.

Adjourn –
There being no further business, Chair Dorsey called for a motion to adjourn the meeting. Anderson MOVED to adjourn the meeting. Valdez SECONDED. All Commissioners present agreed. Dorsey adjourned the meeting at 8:56 p.m.

_________________________________________    _________________________________
Steve Glueck                                          Ed Dorsey
Executive Director                                   Chair