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 at City Hall at 910 – 10th Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

<table>
<thead>
<tr>
<th>Joseph Behm</th>
<th>Brandon Narva</th>
<th>David Anderson</th>
<th>Dean deBenedet</th>
<th>Dean Valdez</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ed Dorsey</td>
<td>Lisa DeCaro</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Interim Executive Director Steve Glueck and Administrative Assistant Marlo Fejarang were present. Also in attendance were Mayor Marjorie Sloan, City Manager Mike Bestor, Mary Block, and Eileen Banks.

Interim Executive Director Steve Glueck called the meeting to order at 6:30 p.m.

Welcome and Introductions – Glueck welcomed the DDA Board. He introduced Mayor Marjorie Sloan and Mayor Pro Tem Joe Behm to the Board. Mayor Sloan welcomed the DDA Board, briefly discussed the legacy, and informed them on the Better Block party scheduled for May 31st between 11th Street and 13th Street on Miner’s Alley. Commissioner Behm also welcomed the DDA Board. Each Commissioner introduced themselves to the Board and explained their role in downtown Golden and what they see the DDA accomplishing in the next few years.

Public Comment – Eileen Banks introduced herself to the Board. She is concerned about the proposed development for Lot 4 next to her property and building. She explained that she turned down the first deal GURA brought to her about 20 years ago. Then, she explained the second deal regarding the GURA garage and a private gate going to her property. GURA is currently working on the gate to garage situation. Finally, she explained how she feels about the current proposed development idea for Lot 4.

Review legal status/legal mission of the Authority – Glueck informed the Board that the GURA revenue and downtown project will end at the end of 2014. He also discussed changes over the past few years whereby the community marketing program called visit golden is run by a stakeholder committee instead of the Economic Development Commission, which is more focused on primary jobs. He also informed the Board that City Council encouraged GURA to create other urban renewal areas. Glueck explained each of the new urban renewal areas and how they will be different from the downtown project. Currently GURA works with programing and redevelopment. Although, it will start to transition into mostly redevelopment. He also discussed council resolution 2161 and explained why the DDA was picked as a tool to help downtown Golden. He briefly discussed the DDA task force. A question and answer period ensued. In response to Anderson’s question, Glueck explained GURA’s and the DDA’s future funding. A discussion ensued on financing and resources.

Glueck reviewed Ordinance 1946 with the Board. He went into detail on sections 2 – 12. Questions were answered throughout the review of Ordinance 1946. The City of Golden’s finance department will handle the DDA’s finances. Next month, the DDA staff will ask the Board to appoint Jeff Hanson Treasurer for the DDA. There was a brief discussion on the length of each Board members terms. DeBenedet discussed the DDA Downtown Development Plan.

High level review of DDA fiscal position/funding commitments/transition plan – Glueck explained the DDA budget to the Board. Dorsey inquired about the 5 mill levy starting in 2015. A discussion ensued. Staff will inquire with the City of Golden whether if the 5 mil levy can start in 2015 or 2016. Glueck explained the Sales Tax Increment.
The DDA can negotiate with the City of Golden. He also explained GURA’s contribution of $500,000.00 and the additional Downtown Special Fund. The GURA Board would like to meet with the DDA Board to discuss how the Downtown Special Fund will be spent. The DDA can negotiate with the GURA Board on the spending of the Downtown Special Fund. After 2019, if there is anything left in the special fund, then it will go to the DDA. GURA is committed to help fund the DDA for this year. The DDA will have $2.5 million in revenue for the next 5 years. A discussion ensued on Lots 2/4 redevelopment and property tax. By the end of 2014, GURA will not own any property. A question and answer period was followed by a discussion. In response to Dorsey’s question, Glueck explained that the parking structures will go to the City of Golden by deed. The discussion turned to the Priorities Evaluation Matrix.

Glueck invited the DDA Board to the GURA Board meeting on May 12th. The GURA Board will be reviewing grants. Staff will send the grant review document to the Board. There was further discussion on programs and grants.

High level review of main next step, the preparation of a “Downtown Development Plan” which needs to be in place by late summer or early fall – Glueck suggested that the Board review other Cities DDA Downtown Development Plans to help with Golden’s Downtown Development Plan. A discussion ensued on the City of Golden’s plans and the Downtown Development Plan.

Glueck explained past discussions on resources for GURA and the DDA. The current GURA Board is concerned on how much grant requests have increased over the past few years. He went over the “Preliminary Calc of GURA Downtown Fund, Post Debt Retirement” document with the Board. The GURA Board does not want to commingle funds. He explained the Miner’s Alley repaving, Washington Avenue Streetscape plan, the West Colfax urban renewal loan, and the Legacy Fund for major projects. There was a brief discussion on transportation from the light rail to downtown Golden. A question and answer period ensued. The discussion turned back to the creation of the Downtown Development Plan. Glueck has already drafted the legal part of the plan.

Administrative Items –

Staffing Agreement – Glueck proposed that he stay on as Executive Director and hire a professional to work with him. A discussion ensued on personnel, the East Downtown Plan, Downtown Character Plan, and the Urban Renewal Plan.

Election of Officers – Will be held at the next DDA meeting on May 19, 2014.

Appointment of Executive Director, Secretary, and Treasurer – Will be held at the next DDA meeting on May 19, 2014.

By-laws – The By-laws will be voted on by resolution at the next DDA meeting on May 19, 2014.

Confirm Meeting dates/time – The DDA Board agreed to meet the 3rd Monday of the month.

Staff will email Dorsey’s “DDA Plan Development” document to the Board. A question and answer period ensued followed by a discussion on the timeline for the Downtown Development Plan. Glueck will make a proposal. The discussion turned to public comments on the Downtown Development Plan. Staff will send links to other Cities DDA Plan of Developments. A discussion ensued. Valdez suggested having extra meetings to work on the Downtown Development Plan. Glueck explained the “Open Meetings Law”. A discussion ensued on meeting rules. DeBenedet suggested having one long meeting outlining the Downtown Development Plan. The Board agreed. Staff will add to the May agenda.

Adjourn –

Glueck adjourned the meeting at 8:24 p.m.

Steve Glueck
Interim Executive Director