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:

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<th>David Anderson</th>
<th>Dean deBenedet</th>
<th>Lisa DeCaro</th>
<th>Ed Dorsey</th>
<th>Brandon Narva</th>
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<td>Dean Valdez</td>
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Commissioner Behm was absent. Executive Director Steve Glueck and Administrative Assistant Marlo Fejarang were present. Also in attendance were Mary Block and Doug Miller.

Executive Director Steve Glueck called the meeting to order at 6:31 p.m.

**Election of Officers** –
Glueck explained the election of officers to the Board and opened the floor for nominations for Chair. Anderson MOVED to nominate Dorsey for Chair. Narva SECONDED. All commissioners present agreed.

Chair Dorsey opened the floor for nominations for Vice-chair. Valdez recommended Narva for vice-chair. Narva declined. A discussion ensued. Narva MOVED to nominate Valdez for Vice-Chair. DeCaro SECONDED. All commissioners present agreed.

**Approval of Minutes** –
DeBenedet inquired about who will own Lots 2 & 4 if they are not redeveloped by the end of this year. Glueck explained that GURA is currently working on resolving an issue with a gate between the Banks property and the parking structure, but that if GURA has not conveyed the property by year’s end the land will likely be conveyed to the DDA. A discussion of the gate issue ensued. Narva gave an idea involving cameras.

Dorsey called for a motion to approve the business meeting minutes of April 21, 2014. Anderson MOVED to approve the business meeting minutes. DeCaro SECONDED. All Commissioners present agreed.

**Approval of Agenda** –
In response to Anderson’s question, Glueck explained why public comment is at the beginning and end of the agenda. A discussion ensued. Dorsey called for a motion to approve the agenda of April 21, 2014. Anderson MOVED to approve the agenda. DeBenedet SECONDED. All Commissioners present agreed.

**Public Comment** – Doug Miller, a GURA Board member, introduced himself to the Board. He will be the GURA liaison to the DDA. Dorsey and Miller discussed a joint meeting between the GURA Board and the DDA Board. DDA staff will set up the meeting. Miller also explained the gate issue between the Banks property the the parking structure. Miller and Glueck will be meeting with the Fire Systems Engineer about the gate. The DDA Board offered to help the GURA Board with negotiations between the Banks and GURA if they need them. In response to Narva’s question, Glueck explained when the property increment occurs. A discussion ensued on property tax. DDA staff will research property tax revenue involving the DDA.

**Regular Business** –
Dorsey explained the meeting protocol to the Board.

**Resolution #001, regarding appointment of Executive Director, Secretary, and Treasure** – Dorsey called for a motion to adopt resolution #001. Anderson MOVED that the DDA adopt Resolution #001. Narva SECONDED. All commissioners present agreed.

**Resolution #002, regarding approval of Bylaws** – Glueck commented on the bylaws. He suggested tabling the vote if the Board has any concerns. In response to DeCaro’s question, Glueck explained the rules regarding insurance. After a detailed discussion on the bylaws, Dorsey called for a motion to table resolution #002. Narva MOVED that the DDA table Resolution #002. Valdez SECONDED. All commissioners present agreed.

**Resolution #003, regarding meeting place and dates** – After a brief discussion, Dorsey called for a motion to adopt resolution #003. DeBenedet MOVED that the DDA adopt Resolution #003. DeCaro SECONDED. All commissioners present agreed.

**Resolution #004, regarding Co-Operation Agreement with City for Administration and Operation** – Glueck explained to the Board the shared staffing agreement and how it is the same as the one between GURA and the City of Golden. In response to Dorsey’s comment, Glueck explained that the City attorney is willing to work with the DDA. Although, he will be City Council’s attorney first. A discussion on a DDA attorney ensued with a question and answer period. The Board directed the DDA staff to get a proposal from the City of Golden’s attorney.

Dorsey explained to the Board that resolution #004 means that the DDA will not have any employees. Dorsey called for a motion to adopt resolution #004. Anderson MOVED that the DDA adopt Resolution #004. DeCaro SECONDED. All commissioners present agreed.

**Resolution #005, regarding the order of business at meetings** – Glueck explained resolution #005 to the Board. A discussion ensued on removing the committees and the rules on public comment. Dorsey called for a motion to adopt resolution #005. DeCaro MOVED that the DDA adopt Resolution #005. Narva SECONDED. All commissioners present agreed.

**Board Discussion/Action** –

**Downtown Development Plan Outline/policy goals and content** – Dorsey explained his memo addressed to Glueck to the Board. Glueck also explained the City of Golden’s existing policy plans. A discussion ensued on the City of Golden’s plans and other Colorado DDA plans. DeBenedet explained a document he passed out to the Board showing all the plans. A discussion ensued on the GURA boundary, the DDA boundary, and grant recipients. The discussion turned to writing the plan and looking at it every 3-5 years to amend it, connecting downtown with other areas, and the West Colfax Urban Renewal Plan. The Board discussed in detail Appendix B sections A through G resulting in the following:

- The DDA Board would like to invite Jenifer Doane the City of Golden’s Community Marketing Manager to come to one of the DDA meetings to talk about the Visit Golden marketing.
- Dorsey requested an extra DDA meeting at the beginning of June. The DDA staff will set up a work session the 1st Monday in June at 6:30 p.m. in the planning department meeting room.
- DDA Board will send ideas for Appendix B to Glueck.
- Dorsey will work with Fejarang on updating the Appendix B document.

The DDA Board discussed working on a vision statement, goals, and a joint meeting with GURA. The Board will look at other DDA plans before the next meeting and email any ideas to Glueck. Dorsey will attend the next GURA meeting.

Dorsey informed the Board that the Golden Good Government League (3GL) invited him to visit them and discuss the DDA. They have concerns about the Coors tours, the streetscape, parking, and traffic flow. Dorsey also thanked everyone for voting him to be Chair of the DDA Board. The discussion turned to Glueck explaining the DDA web site and the June 25th meeting.

**Other Matters –**
Open Meetings Memo – There was a brief discussion on the open meetings memo.

GURA Grant History – There was a brief discussion on the GURA Grant History. Will have further discussions in future meetings.

Adjourn –
There being no further business, Chair Dorsey called for a motion to adjourn the meeting. Anderson MOVED to adjourn the meeting. DeCaro SECONDED. All Commissioners present agreed. Dorsey adjourned the meeting at 9:34 p.m.

Steve Glueck
Executive Director

Ed Dorsey
Chair