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>Joe Behm</td>
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Commissioner Valdez was absent. Executive Director Steve Glueck, Redevelopment Specialist Aleah Menefee and Administrative Assistant Marlo Fejarang were present.

Ed Dorsey called the meeting to order at 6:31 p.m.

**Approval of Minutes** –
Dorsey called for a motion to approve the business meeting minutes of May 19, 2014. deBenedet MOVED to approve the business meeting minutes. Anderson SECONDED. All Commissioners present agreed.

**Approval of Agenda** –
There was a new format for the agenda. Before the agenda was approved a few corrections needed to be made. Glueck mentioned that general updates should not be included in the staff report section.

**Public Comment** – There was no public comment.

**Commissioners Concerns**-
- Anderson—none
- Behm—none
- deBenedet—none
- Decaro—none
- Dorsey—none
- Narva—none

**Regular Business** –

**General Updates**—Dorsey went to the GURA Board meeting on June 9. Dorsey suggested that at the July 21 DDA meeting there should be an hour joint meeting with GURA to discuss the downtown legacy fund. He mentioned that there was a possible solution for the Banks’ private parking concerns. Dorsey all discussed that Gluek will continue to serve as GURA Interim Executive Director. At the GURA meeting the GURA approved a grant for the Golden Kiln to get a new awning and outdoor lighting. Miners Alley needs additional survey work before construction begins on the alley and adjacent parking lot. GURA has three project areas: Parfet/Briarwood, Central Neighborhoods and West Colfax. Each of the previously stated urban renewal areas will have separate funds. Dorsey went to the recent Downtown Merchants Association meeting to talk about the upcoming public meeting to discuss the DDA plan on June 25.

**Resolution #002, regarding approval of Bylaws** – Glueck commented on the bylaws. The revised set of bylaws is shorter, simpler, and easier to understand. After a detailed discussion on the bylaws, Dorsey called for a motion to approve resolution #002. Narva MOVED to approve Resolution #002. Decaro SECONDED. All commissioners present agreed.

**New Staff Person Announced**—Glueck introduced Aleah Menefee as the Redevelopment Specialist. Menefee will work primarily on DDA items; however she will assist with GURA projects as needed.
DDA Plan Chapter 4 Discussion—Because there are several relevant policy documents that provide direction for the planning and development within downtown Golden, the new DDA plan will focus on implementation strategies. Prior to the DDA Board Meeting Valdez, deBenedet, and Dorsey sent suggestions, comments, and strategies for Chapter 4 of the new DDA plan. At the June 25 meeting posters and handouts will be created so that the public can comment on the strategies and challenges. An online survey will also be distributed. Detailed discussions took place on the potential challenges and perceived obstacles the DDA will have to overcome including parking, explaining the financing structure, benefit to residents and the tax increase in 2015. Dorsey created a handout with examples of the proposed tax increase for both commercial and residential property owners. A brief discussion occurred. Focus Areas 1 provides ideas for encouraging and supporting businesses within the DDA boundary. Increased traffic and visitors from events downtown, explanation of TIF, and what types of grants should be administered by the DDA were topics that were brought up during the Focus Area 1 conversation. Some items that were talked about during the Focus Area 2 talk included the preservation of natural elements such as the creek and old growth trees, sustainability, how to handle the holiday decorations were discussed by the DDA board members. Under Focus Area 3 there was a lot of talk regarding infrastructure improvements. Burying utility lines with the DDA boundary and working with CSM to reduce parking congestion were priorities of some board members. While other board members thought updating trash facilities, outside seating areas, and alley renovations and parking upgrades were important items to include. Dorsey mentioned that he would like to see DDA grants going to projects that incorporated quality design. The board discussed at length land uses and transportation policies that are within Focus Area 4.

IGA between the City of Golden and the DDA—Dorsey stated that this IGA needs some revisions. For example does can the DDA opt out of the loan provided by the City? Also, can the loan from city be disbursed at anytime the DDA wants? Conversation continued about IGA between the City of Golden and the DDA.

IGA between GURA and the DDA—Some board members commented on when GURA will dispose of its real property downtown. Money cannot be spent outside of the boundaries of the original GURA downtown project boundaries. However, CoorsTek, and few other businesses would have redevelopment potential and these businesses are now included in the DDA boundaries. This provision within this IGA could present an issue when supporting certain organizations. Discussion arose of how the money from GURA should be used. A majority of board members thought that money should be used on a large infrastructure project such as the sidewalks on Washington Avenue between 14th and 18th Street.

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

______________________________   ______________________________
Steve Glueck                              Ed Dorsey
Executive Director                         Chair