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

<table>
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<tr>
<th>David Anderson</th>
<th>Dean deBenedet</th>
<th>Dean Valdez</th>
<th>Ed Dorsey</th>
<th>Brandon Narva</th>
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Commissioners DeCaro and Behm were absent. Executive Director Steve Glueck, Redevelopment Specialist Aleah Menefee and were present. Members of the public included Dave Shuey, Roy Banks, Eileen Banks and GURA board members Doug Miller, John Eakes, Pamela Gould, Robert Reed, Patrick Story, and Josephine Colacci.

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

Approval of Minutes –
Dorsey called for a motion to approve the business meeting minutes of June 16, 2014. Anderson MOVED to approve the business meeting minutes. Narva SECONDED. All Commissioners present agreed.

Public Comment – Eileen Banks introduced herself and mentioned that she a key stakeholder in the development of Lots 2 and 4. Shuey is an active citizen and volunteers for many organizations including Visit Golden. He mentioned that Golden is a first class community and that the DDA should work together on coming up with lasting and sustainable solutions to the community’s concerns.

Commissioners Concerns- Anderson—none
deBenedet—none
Valdez—none
Dorsey—none
Narva—none

Regular Business –
Attorney proposal—Glueck mentioned that he received a proposal from the Williamson and Hayashi Law Office. David Williamson has done extensive legal work for the City of Golden. The proposal outlines that the law firm would serve as general legal counsel and the costs for such services for the DDA. Discussion ensued over some of the language presented in the draft contract. Dorsey called for a motion to accept Resolution #006 regarding legal services. Anderson MOVED to approve Resolution #006. Narva SECONDED. All commissioners present agreed.

Joint Meeting
During this time the GURA board introduced themselves. Dorsey asked Glueck to facilitate the joint meeting. Glueck provided an overview as to why a joint meeting is beneficial to both boards.

Downtown Legacy Fund—Glueck went into a detail about the downtown legacy fund. While the exact numbers that comprise the fund are not exact, the DDA seed money is the most likely to be accurate. There are a few stipulations with how the legacy fund should be used: the money has to be spent on a large infrastructure project and the funding should go to projects within the original GURA boundary. The legacy fund cannot be spent on programming. The DDA and GURA boards discussed the logistics of the joint funding agreement. Dorsey and Miller are in agreement with how the money should be handled.
Miller, Dorsey, and Glueck thought the GURA Attorney, White should review the joint funding agreement before both parties sign the agreement.

**DDA Plan Input**—The Colorado Revised Statue requires a plan to be in place before the DDA can legally collect taxes. The DDA plan will be more about strategic implementation rather than policy directions. The hope is to verify the challenges facing downtown Golden accompanied by strategies that are broad and flexible that address the needs of businesses, residents, and property owners alike. There was a good level of participation both at the June 25 public meeting and online survey. After the plan is adopted, a three to five year action plan will be created to help guide strategies. There was a lot of talk about the goals of the plan, and how the focus areas should be structured. At the next DDA meeting a draft plan will be distributed.

**GURA Programs and Grants**—Menefee provided the board with a listing of various programs and grants GURA traditionally manages. The GURA board was asked to provide comments and guidance about any of the programs that GURA administered. Regarding general improvement grants Gould suggested that GURA does not have a good process for selecting grantees. She thought that the DDA should request community grant proposals two times a year so that it is more streamlined. It would be ideal to ask each grantee how he or she would use the funding to accomplish or contribute to the goals listed in the downtown plan and what the potential return on investment might be. Eakes said that website grants should not be a big priority for the DDA since you can develop a WordPress site for a small fee. Some of the patio projects and other small improvements could be negotiated on the basis of TIF. Perhaps, some of the sales tax could be reimbursed back to the business. Many businesses have found it financially difficult to pay for proper ventilation and stove hoods, especially in older buildings. Someone thought that perhaps private events could pay for banners, however, it may not reflect the goals we want for downtown. It is important to note that banner costs are only for the labor and not to replace banners. Colacci thought that if an event is asking for money than the grantee should be required to list how many people the event might attract. Narva thought that power washing is essential to the cleanliness of downtown as it removes excess sediment from the sidewalks. Power washing occurs over a three night period. Many of the GURA and DDA board members thought the DDA should manage the power washing because the city or another organization may not dedicate funding to these types of programs if funding is tight. Glueck mentioned that the city is taking over maintenance of the public restrooms, streetscape, and planters in the downtown area.

**Discussion of the US Highway 6 and 19th Street Gateway**—Glueck updated the board on a project the City of Golden Public Works Department is overseeing. While the project is not within the DDA boundaries it will serve a gateway into downtown and a way for pedestrians to safely cross US Highway 6. Discussion about the traffic flow, bridges and the park continued. Glueck asked that all comments and suggestion should be submitted to public works.

**Adjourn**

There being no further business, Chair Dorsey called for a motion to adjourn the meeting. Anderson MOVED to adjourn the meeting. deBenedet SECONDED. All Commissioners present agreed. Dorsey adjourned the meeting at 9:46 p.m.

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Steve Glueck                             Ed Dorsey
Executive Director                        Chair