Downtown Development Authority
City of Golden, Colorado
Business Meeting
August 18, 2014

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>Lisa DeCaro</th>
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Commissioners Narva and Behm were absent. Executive Director Steve Glueck, Redevelopment Specialist Aleah Menefee were present. Members of the public included Roy Banks, Eileen Banks, and Doug Miller.

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 July 21, 2014. DeCaro MOVED to approve the business meeting minutes. deBenedet 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. Banks is not in favor of the cash in lieu option that was approved by City Council on Thursday, August 14, and will continue to promote the idea that a development of her property and the GURA lot should be negotiated with her family.

Commissioners Concerns- Anderson—none
debenedet—none
Valdez—none
Dorsey—none
DeCaro--none

Regular Business –
DDA Plan of Development Update—City and DDA Attorney, Dave Williamson added more information about the TIF structure in Chapter 6 of the plan that discusses financing mechanisms. On August 6, Planning Commission commented on the draft version of the plan and made some suggestions. The majority of the discussion with the Planning Commission included comments that the strategies in each focus area could be reordered to aggregate similar type and magnitude strategies. deBenedet asked how the survey results might shape the priorities. The board came to the conclusion that the survey was just one component of shaping the plan. Valdez likes the plan thus far and considers the action plans as having more details. The board went through each challenge and focus area and discussed what needed to be changed. Any other suggestions must be submitted to Menefee no later than Monday, August 25 so that the plan can be sent out for public comment.

Holiday Lights—Staff presented information about the logistics and costs associated with the holiday lights. Next year the contract for the lights will most likely go out to bid to get a more competitive quote to install and remove the lights. Currently, A Cut Above is the company that installs and removes the lights. The costs span over a two year budget period. Installation is in one year, and removal costs are budgeted for the next year. A majority of the costs occur during the installation period. Last year the total cost for the holiday lights was $64,000 which will be similar to what is spent in the upcoming holiday season. Discussion ensured about what the DDA will need to do to make the holiday lights a success.
Capital Improvement Projects—City Council approved a plan to repave sections of Washington Avenue, however, this plan does not include for flex spaces along the street. This is cheaper alternative and will save GURA around $120,000. This is money that will be added to the Downtown Legacy Fund. The Miners’ Alley paving project will minimize the “V” shaped drainage area, yet still allow for proper drainage to reduce the flood risk for businesses along the alley. Stamped concrete will be incorporated into this project. There are several items that need to be completed before the Washington Avenue streetscape can be completed between 14th and 18th. The planned streetscape includes better pedestrian connections and improved parking to meet current sight distance standards. Before the GURA board funds this project the board wants to know the actual speeds along Washington Avenue, if back–in parking is a good solution in this area, and the overall costs for this project.

DDA-GURA Joint Funding Agreement—Glueck made small changes to the funding agreement based on comments made during the July joint GURA and DDA meeting. Some of the revisions include how the Downtown Legacy Fund will be spent. GURA legal counsel, Carolyn White has approved the agreement; however, Williamson still needs to make comments on the agreement. Glueck will bring the agreement for action at the September DDA meeting.

DDA Communications and Newsletter—In the meeting packet is a copy of the newsletter that was sent via email to DDA constituents. The email newsletter was a success with a 47.5% open rate in comparison to the industry average open rate of 20%. In the future the newsletter will be sent on the second Wednesday of every month and feature DDA updates and resources for business. The newsletter is just one part of how DDA information will be distributed. The board offered suggestions and comments about communications ideas.

Adjourn –
There being no further business, Chair Dorsey called for a motion to adjourn the meeting. DeCaro MOVED to adjourn the meeting. Valdez SECONDED. All Commissioners present agreed. Dorsey adjourned the meeting at 8:50 p.m.