The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date in the Golden City Hall – 911 10th Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

| Jenny Halsor | Rob Reed | Pamela Gould | Doug Miller | Patrick Story |

Commissioners Colacci and Eakes were absent. Executive Director Steve Glueck and Redevelopment Specialist Aleah Menefee were present. Also in attendance were Bob, Roy, and Eileen Banks.

GURA Chair Miller called the meeting to order at 6:32 p.m.

Approval of Business Meeting Minutes –
Miller called for a motion to approve the business meeting minutes of December 8th, 2014. Gould MOVED to approve the business meeting minutes. Story SECONDED. All Commissioners present agreed.

Public Comment – None

New Business –
January 8th City Council Meeting Recap—the meeting went well. City Council was pleased with the progress of both DDA and GURA in 2014. Some discussion occurred regarding 2015 goals. Many City Council members want to celebrate the accomplishments GURA has contributed to the downtown. A plaque with the listing of all the current and past GURA board members and hung in City Council Chambers is an idea that will most likely be pursued. A party will be planned by staff and GURA’s communication committee in the Spring or early Summer to recognize current and former GURA board members.

Finance Committee Report
No Report

Human Resources Committee Report
No Report

Communications Committee Report
Commissioner Gould thought a meeting amongst the communications committee after the board retreat should be scheduled. At the meeting the committee will discuss communications strategies for reaching out to GURA’s constituents.

Development and Operation Committee Report
Issues Related to 1250 Jackson Street Garage and the Banks Family Property
Staff distributed a plat map and documents between Eileen Banks and GURA. Lot 10, A portion of the banks property labeled as Tract A was conveyed to GURA from Mrs. Banks after a request from GURA to get property to build the 1250 Jackson Street parking structure. There is a jog in the northwest corner of the parking garage to better accommodate the parking organization within the garage. There are openings in the parking garage that are not legal appear not to comply with current building code. A temporary and permanent easement was granted by Eileen Banks to GURA in order to construct the garage, as footers
for the garage would extend beneath Mrs. Banks' property line. Staff and the Banks family are looking for solutions to have implement the original agreement with a gate that allows private access into the garage and can be opened in emergencies. GURA is working to uphold the agreement with Eileen Banks. One solution is to move the gate to the alley because there is ample room between property lines. GURA has allocated money in its 2015 budget to install the mechanical features of the gate. Staff mentioned that a meeting between the Development and Operations Committee, the Banks Family, Fire Marshall, GURA staff, and potentially the legal counsel for the Banks Family and GURA should be in attendance. Staff mentioned that having Reed and Miller from the Development and Operations Committee would be ideal.

Gould (or Halsor?????) mentioned that perhaps a memo should be developed to address the issue of people trespassing onto the Banks' property. The memo would be sent to surrounding businesses and residences in the area.

Commissioner's Concerns
Reed-None
Halsor-None
Story-None
Gould-Commissioner Gould wanted more information about the Natural Grocers’ neighborhood door access. Staff had a recent conversation with Mark McPherson from Equity Ventures about this. McPherson mentioned that the door has been locked due to increases in shop lifting. Glueck stated that Equity Ventures will need to submit documentation that they have built the structure according to the negotiations in order to receive TIF. A representative from Equity Ventures will be invited to attend the February GURA meeting to give the board an update of the project and outcomes.
Miller--None

Staff Report
Natural Grocers RFP Update—On Friday, January 23 the RFP will close. To date staff has received one completed RFP. Staff has undergone countless efforts to attempt to publicize the RFP. If there are not enough RFPs staff may choose to extend the deadline.

Board Retreat—Staff mentioned that all the logistics and information for the retreat are nearly finalized. Also, staff asked the board for any last minute suggestion regarding content for the retreat.

Fiscal Transition—Marlo Fejaring and Eileen Long (Bookkeeper) are still contracting with GURA to close out the 2014 finances. Eileen will work with GURA until all 2014 bills have been paid and the 2014 audit is completed. After the bills have been paid and cleared the bank, the bank accounts will be closed and the money will be deposited into the City’s Wells Fargo account.

Lot 2 Conveyance Status—There have been some recent contract milestones. ARES has showed proof that they are seeking financing. They applied for a building permit on the 13th Street lot.

Lot 4 Site Plan Status—Chris Ernst is willing to meet with people individually if people have questions about the project. The site plan will go before Planning Commission prior to the GURA February meeting. Staff distributed site plans of the proposed project. ARES will present the site plan and discuss Planning Commission action at the February meeting.

Public Comment – None

Adjourn –
There being no further business, Miller called for a motion to adjourn the meeting. Story MOVED to adjourn the meeting. Reed SECONDED. All Commissioners present agreed. Miller adjourned the meeting at 7:35 p.m.
Steve Glueck
Executive Director

Doug Miller
Chair