Golden Urban Renewal Authority  
City of Golden, Colorado  
Business Meeting  
February 9\textsuperscript{th}, 2015

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 10\textsuperscript{th} Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

| Josephine Colacci | Rob Reed | Pamela Gould | Doug Miller | Patrick Story |

Commissioners Halsor and Eakes were absent. Executive Director Steve Glueck and Redevelopment Specialist Aleah Menefee were present. Also in attendance were Bob Banks, Mark McPherson, and Dave Meyer.

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 January 12\textsuperscript{th}, 2015. Colacci MOVED to approve the business meeting minutes. Story SECONDED. All Commissioners present agreed.

Public Comment – None

New Business –  
Equity Ventures Presentation  
Mark McPherson, and Dave Meyer of Equity Ventures provided a summary of the Natural Grocers project Overall, they thought the project went smoothly despite the tight construction schedule. The solar panels, community garden and the mural all add to the project as other Natural Grocers do not have these aforementioned amenities. Moving forward there are some items that need to be finalized such as the final costs associated with the project and the demolition of the building close to the store that houses Golden Music. McPherson and Meyer brought site plans of the current site, and plans for the future that include increased pedestrian connections to and from East Street. Unfortunately, the 24\textsuperscript{th} Street door to the neighborhood will need to be locked most times because of the greater theft rates at the Golden Natural Grocers. When the community room is being used, the door can be unlocked. Overall, the new store is doing well. The board expressed their support for the store as a success.

Board Retreat Recap  
Included in the meeting packet was a summary of the items discussed at the retreat. Miller thought it did a good job of summarizing the information presented. The board retreat binder can be the start of the board member book that gives board members a general background of each project area and GURA’s guiding documents. The board agreed that another retreat should be scheduled whenever there is a high turnover of board members.

Natural Grocer Mural RFP Submissions  
There were 11 submissions for the Natural Grocers Mural RFP. The communications committee met prior to the board meeting and selected the top three finalists. The board discussed the entries and finally selected Trenna Danniels. Staff mentioned that Danniels is willing to change some of her artwork, but will need images or ideas for the changes. Staff will invite Danniels to the March 9 meeting to discuss her proposal further.
Resolution 139  This resolution authorizes the chair to sign documents related to the DDA between GURA and the Golden West Office, LLC. Miller called for a motion to adopt Resolution 139. Gould MOVED to approve Resolution 139. Colacci SECONDED. All commissioners present agreed.

Resolution 140  The Dinosaur Metro District cannot issue bonds until there is a revenue stream in place, which means that the developer must finance the infrastructure and site work, to be reimbursed later by the metro district and GURA TIF. The developer is proposing to use the GURA TIF as collateral for their loan. The lender is requesting that GURA assign the TIF in the event of default. The agreement would authorize the TIF to go to the lender if the developer defaults, with no other changes. The assignment agreement has been reviewed by GURA legal counsel and White Included a more detailed signature page. Miller made a motion to approve Resolution 140. Reed MOVED to approve Resolution 140. Colacci SECONDED. All commissioners present agreed.

Finance Committee Report
There are a few outstanding December bills that need payment. Staff is contesting the most recent Standard Parking invoice as it is unclear as to whether or not Standard Parking actually did all of the maintenance listed in the invoice. Some of the biggest 2014 expenses were the Miners Alley improvements and the Colfax sidewalks. Sales tax was much higher than anticipated, and the year ended well.

The GURA board did a good job conserving money for the downtown legacy fund. The revenue listed will most likely be higher, as the revenue figures are just estimates.

The DDA will meet with the GURA board to discuss the potential uses of the legacy funding such as streetscape improvements.

Communications Committee Report
No Report

Development and Operation Committee Report
No Report

Commissioner's Concerns
Reed - None
Story - None
Colacci - None
Gould - None
Miller—The current construction defect laws are problematic when building condos, because it costs the developer extra money to build. In response, many mayors around the state are looking to create a resolution to rework some of the laws that are in place. Miller thought that the City of Golden should be involved in these efforts and is seeking advice about how to get support for modifying the construction defect laws in Colorado. Miller also expressed his concern for the lack of affordable housing throughout the front-range. Perhaps the City could come up with some policies to tackle this.

Staff Report
Community Garden Open House  GURA staff and board will host an open house on Wednesday, March 25 from 5:30 p.m. to 7:00 p.m. at the Community Room at Natural Grocers. Shannon Spurlock of Denver Urban Gardens will be present to help people register for the garden. Staff distributed a handout that has more details.

Urban Renewal Legislation  Senate Bill 15-135 is in response to the bill that was proposed in 2014 that had a lot of county support. SB 15-135 would allow a county to appoint a voting member on URA boards. It is optional for the county to appoint a person to the URA board. It would give counties the option to have a seat at the table.
Update Regarding Issues Related to 1250 Jackson Parking Structure and the Banks Family  
The development and operation committee recently met with the Banks family to discuss possible resolutions to the Banks’ private access into the 1250 Jackson Street garage. An response or proposal is needed from the Banks in order to move forward. One idea is to get a 3rd party attorney to get advice on the possible damages associated with the initial contract.

URA Goals  
The board retreat was helpful from the staff’s perspective since there were many action items that were discussed including potential goals for the URAs. Staff is still investigating some of the issues with spending money outside a URA.

Lot 4 Site Plan  
The site plan went before Planning Commission. At the presentation the development team created a computer model that showed various angles of the building. There was some discussion at the commission meeting regarding the building’s setbacks. The building has not changed since the GURA board last saw the site plans.

Deadlines Associated with the DDA with ARES  
The upcoming deadlines include proof of financing and the Guaranteed Maximum Price documentation. Staff will send the information and documentation related to the deadlines to the development and operations committee. The proof of financing letter is contingent upon a few items including the building permit and the basement easement. ARES has asked for an extension because the building permit is still being finalized.

Public Comment – None

Adjourn –  
There being no further business, Miller called for a motion to adjourn the meeting. Reed MOVED to adjourn the meeting. Colacci SECONDED. All Commissioners present agreed. Miller adjourned the meeting at 8:32 p.m.

Steve Glueck  
Executive Director

Doug Miller  
Chair