Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
April 14, 2014

The Golden Urban Renewal 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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<td>John Eakes</td>
<td>Doug Miller</td>
<td>Patrick Story</td>
<td>Jenny Halsor</td>
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Commissioners Colacci and Gould were absent. Interim Executive Director Steve Glueck and Administrative Assistant Marlo Fejarang were present. Also in attendance were citizens, Nancy Buch, Deann Zenisek, Pat Foss, DeAnn Wieber, Roy Banks, and Eileen Banks.

GURA Chair Eakes called the meeting to order at 6:30 p.m.

Approval of Minutes –
Eakes called for a motion to approve the business meeting minutes of February 10, 2014 and March 10, 2014. Story MOVED to approve both business meeting minutes. Miller SECONDED. All Commissioners present agreed.

Public Comment – Eileen Banks asked the GURA Board to delay the redevelopment of Lot 4. A discussion ensued with Commissioner Eakes explaining that the Board would be discussing the Banks gate to the parking structure during the meeting.

Reports of Committees/Matters for the Authority

Finance Committee – None.

Human Resources Committee – None.

Communications Committee – None.

Development and Operations
Discussion/Update regarding 8th Street Apartments Urban Renewal Project – Glueck updated the Board on the 8th Street project. He talked to the Jefferson County Assessor, Jim Everson, about the assessment. A to-be determined amount of property tax increment will be collected in 2015 for the 2014 tax year. According to the TIF deal, GURA will pay Confluence in 2016 with the 2015 tax. Glueck discussed different ideas as to what GURA could do with the 2014 tax money. A discussion ensued.

Discussion/update regarding Natural Grocers project – Glueck updated the Board on the Natural Grocers project. The permits have been filed with the City for demolition and City Council approved the plat. The contracts for the Community Garden and Mural are close to being finalized.

Discussion/action regarding Lots 2 and 4 – None.

Discussion/action regarding Banks gate to parking structure – Glueck discussed the Banks gate to the parking structure with the Board. He suggested renegotiating the deal with the Banks, or possibly eliminating a parking space to direct people to the alley, or placing a private fence at the gate. A discussion ensued. In response to Commissioner Miller’s question, Glueck explained the agreement with
the Banks regarding the gate to the parking structure. He will continue to seek a solution. Commissioner Miller suggested having a sub-committee meet and discuss this situation and meet with the Banks.

**Discussion/action regarding City Cooperation Agreement** – Glueck informed the Board that City Council approved the City Cooperation Agreement.

**Resolution #125, regarding the Golden Urban Renewal Authority Authorizing an Intergovernmental Cooperation Agreement Between the Golden Urban Renewal Authority and the City of Golden Pertaining to Administrative and Operational Support.** Eakes called for a motion to adopt resolution #125. Story MOVED that GURA adopt Resolution #125. Halsor SECONDED. All commissioners present agreed.

**Discussion/update/action regarding Miners Alley and Washington Ave projects** – Glueck updated the Board on the Miners Alley and Washington Avenue projects. Urban Drainage would still like to put drainage pavers on Miners Alley. He did not take a change order to City Council yet and the project is on hold for a few weeks. A discussion ensued. In response to a question, Glueck explained that Urban Drainage might be paying 100% of the project. The Miners Alley project could start this summer and the Washington Avenue project could start this fall. A discussion on the pavers ensued. Commissioner Eakes suggested a sub-committee meet with Urban Drainage. The Board agreed. Glueck handed out designs and explained the Washington Avenue parking design and landscape design. Commissioner Halsor discussed her concerns with back-end parking. A detailed discussion ensued.

Glueck informed the Board that City Council liked GURA’s flex space tactical urbanism ideas. No action will be taken until a decision is made in late summer.

**Review DDA statute and Board** – Glueck informed the Board that the DDA’s first meeting is on Monday, April 21, 2014 at the City of Golden’s Council Chambers at 6:30 p.m. The GURA Board is invited to attend. The Board members will let GURA staff know if they will be attending. A brief discussion ensued.

**URA legislation update** – Glueck updated the Board on a new legislation that has been introduced. If it is passed, when any more urban renewal areas are being adopted or changed, a County Commissioner will be joining the URA Board. He also discussed future TIF deals in the new legislation. Glueck will keep the Board updated. A discussion ensued on why legislation on urban renewal is proposed every year.

**New Business** –

**Discussion/action regarding energy efficiency/tenant improvements grant request from 5 Star Bakery Company** – Glueck discussed the 5 Star Bakery Company energy efficiency grant request with the Board. The bakery will be moving into the building on 12th Street where McPeek cleaners used to be. He suggested granting $2,500.00. DeAnn Wieber discussed the upgrades that need to be done to the space. She will be applying for grants from other organizations as well. In addition, she will be coming back to the GURA Board for a sign grant in the future. Commissioner Eakes suggested doing a package grant request and a possible TIF deal. A discussion ensued on the DDA and TIF deals. In response to Commissioner Miller’s question, Glueck explained the Golden Moon Speakeasy TIF/loan deal. The Board directed staff to make the decisions on the energy efficient grants. Glueck approved the 5 Star Bakery’s grant request for $2,500.00. The Board suggested that Wieber come back to the GURA Board for the sign grant request.

**Discussion/action regarding patio grant request from Blue Canyon/Foss** – Glueck discussed the streetscape idea from 2013 option B regarding the planters. He explained the Foss Building/Blue Canyon outside patio design with the planter remodeling. City Council has approved for them to move forward with the project. Pat Foss, president of Mesa Meadows Land Company, introduced himself to the Board. He handed out pictures and a diagram of the building while discussing the future plans for the building. The estimate for demolition only of the planter is around $6,000.00 in which he is willing to contribute to the cost to help Blue Canyon. A question and answer period ensued followed by a discussion on the project, cost, and the amount of the grant. Glueck suggested granting half up to $6,000.00 for now with the option to grant more depending on the project. A discussion ensued on the timeline and the City
process. Miller MOVED to grant 50% of the overall project cost up to $6,000.00 for now with the option to grant more depending on the project. Story SECONDED. All Commissioners present agreed.

Discussion/action regarding grant request from Golden Gallop – Deann Zenisek with Golden Gallop is asking the GURA Board for a grant in the amount of $2,500.00. She informed the Board on how successful the Golden Gallop was last year and what will be happening with it this year. The runs will start under the Golden Arch in downtown Golden and end at Parfet Park. A question and answer period ensued followed by a discussion on entry fees. Miller MOVED to grant $2,500.00 in a reimbursable grant. Halsor SECONDED. All Commissioners present agreed.

Commissioner’s Concerns –
Halsor – None.
Story – None.
Miller – None.
Eakes – None.

Staff Report – GURA updated the Board on the progress of the GURA audit.

Glueck informed the Board that the Colfax urban renewal plan is almost complete. City Council will approve the plan on April 24, 2014 and then staff will send a letter to Jefferson County. MIE Properties is looking to buy Area 4. He discussed other MIE Property projects in the area. There will be a Better Block planning meeting on April 17th at Miner’s Alley. GURA has started receiving the sales tax for Golden Moon Speakeasy.

Commissioner Miller inquired about amendment 64. Glueck explained that the task force is getting close to a decision. A discussion ensued.

Eakes MOVED to go into Executive Session for the following purpose: To discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. 24-6-402(4)(a) regarding the real property known as “Lots 2 and 4 Golden Gateway Station Minor Replat #2” which are bounded by 12th and 13th Streets and Prospectors Alley, all located in Golden, CO 80401.

[EXECUTIVE SESSION]

GURA Chair Eakes reconvened the business meeting at 8:35 p.m.

Public Comment – None.

Glueck recommended that the GURA Board invite the DDA to GURA’s business meeting on May 12th. Commissioner Miller suggested having a GURA liaison for the DDA meetings. The Board agreed.

Adjourn –
There being no further business, Eakes called for a motion to adjourn the meeting. Story MOVED to adjourn the meeting. Halsor SECONDED. All Commissioners present agreed. Eake adjourned the meeting at 8:47 p.m.

Steve Glueck
Interim Executive Director

John Eakes
Chair