Golden Urban Renewal Authority  
City of Golden, Colorado  
Business Meeting  
August 11, 2014

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:

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<th>John Eakes</th>
<th>Rob Reed</th>
<th>Pamela Gould</th>
<th>Doug Miller</th>
<th>Patrick Story</th>
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<td>Josephine Colacci</td>
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Commissioner Halsor was absent. Executive Director Steve Glueck and Redevelopment Specialist Aleah Menefee were present. Also in attendance were citizens, Roy Banks, Eileen Banks, and Barb Warden.

GURA Chair Miller called the meeting to order at 6:31 p.m.

Approval of Annual Meeting Minutes –
Gould mentioned that: Halsor should be added to the communications committee. Miller called for a motion to approve the annual meeting minutes of July 14, 2014 pending the small correction. Story MOVED to approve the annual meeting minutes. Colacci SECONDED. All Commissioners present agreed.

Approval of Business Meeting Minutes –
Miller called for a motion to approve the business meeting minutes of July 14, 2014. Eakes MOVED to approve the business meeting minutes. Story SECONDED. All Commissioners present agreed.

Public Comment – None

New Business –
Discussion/action regarding sign grant request from 5 Star Bakery—DeAnn Wieber, owner of 5 Star Bakery requested financial assistance to create and install signage on the exterior of her new business. Ideally, Wieber would like three signs; one that hangs over the main entrance of her storefront, one for the west façade and another for the south façade. While she was not present make a formal presentation about the proposals, Wieber sent staff two proposals; One proposal from Big Horn Signs and the other from Golden-based, Precision Signs. Wieber prefers to work with Big Horn Signs because of the company’s responsive customer service and less expensive proposal of $4,144, while Precision Signs quoted $4,315 for the same deliverables. Story MOVED to grant 5 Star Bakery up to $4,144 to help cover the cost for design and installation for signage. Eakes SECONDED. All Commissioners present agreed.

Reports of Committees/Matters for the Authority
Finance Committee
DDA-GURA Joint Funding Agreement – After last month’s meeting with the DDA and GURA boards, staff updated the funding agreement to incorporate feedback from the DDA and GURA boards. Some revisions include language about the decision making process for projects in the downtown area, and that most of the money that is slated for the downtown legacy fund cannot be accessed until GURA’s debt in the downtown area is repaid. Discussion continued about repayment options for GURA’s downtown obligations. GURA legal counsel, Carolyn White needs to review the revised joint agreement to check for any legal conflicts. Staff will bring the finalized joint agreement to the GURA board for action at September’s board meeting.
July Financials—Staff gave a brief presentation about GURA’s July financials. Expenditures are low because of reduced administrative costs. Revenues are somewhat higher than anticipated. $1.49 million of the projected $1.50 million in property tax increment has been received.

Human Resources Committee
NO REPORT

Communications Committee
Discussion regarding communication efforts for the new URAs—Staff presented draft text copy for an upcoming brochure that staff and board members can distribute to businesses and individuals that are interested in urban renewal. This is one piece of a more extensive communications plan to help educate the community about what GURA does and plans to do in the future. The brochure will be distributed in many ways, including as background in face to face visits with businesses. It will allow informal conversations to occur, while providing a standard background. Commissioners are encouraged to use it with their individual contacts as well. The board agreed that this information is needed and will be helpful. Gould added some comments for improving the text such as adding a sentence about the board and including information about TIF.

Development and Operations
Discussion of Lots 2 and 4—On Thursday, August 14 City Council will make a decision regarding cash in lieu for new developments that occur on lots 2 and 4. This will provide ARES and the GURA board with direction on how to proceed with the two lots. Glueck will make a presentation to City Council about the parking study and how many cash in lieu of parking spaces can be used and still maintain parking capacity downtown. The loading area for trucks adjacent to Prospectors Alley is being provided. There is approximately 8 feet extra in the alley that will allow trucks to make deliveries with minimal disturbance in the traffic flow.

Miners’ Alley Discussion—The survey work is complete for Miners’ Alley. Unfortunately, the “V” shaped drainage area cannot be eliminated, however it will be minimized. It is necessary to have this drainage area to prevent flooding of building entrances. Stamped concrete will be in front of businesses to improve the aesthetics of the area.

Washington Avenue Streetscape—During the board meeting staff showed a rendering of potential streetscape plans for the portion from 14th to 18th Streets. The plans incorporate changes in parking based on different parking design options and current parking. The streetscape on Washington Avenue needs to be addressed to increase pedestrian/sidewalk connections and update parking to current sight distance standards. The board went on to talk about the differences in parking options and which option might be best. A community meeting might be schedule to inform constituents about potential changes. The board asked for more information about actual speeds and traffic counts on Washington Avenue and estimated project costs prior to scheduling any public meetings.

Discussion regarding the Colfax infrastructure project—There are many updates regarding developments with the Colfax URA. The change order for the Phase 1 sidewalk project from Rooney to Violet Streets was approved by Council and staff is awaiting final CDOT permitting and the contractor’s schedule to begin work on this project. Further preliminary review of the possible streetscape project on the north side from Zeta Street to C-470 is being complicated by the likelihood that the overall street design may need to be completed, approved by CDOT, and constructed to fully address this stretch. Staff had hoped that we could build that stretch (with a loan from the City or Downtown project) in 2015 simply by adding on to the street. While that evaluation continues, staff has identified two more important connections that can be accomplished sooner in an affordable manner. As shown on the vicinity map, Phase 2A would connect the existing C-470 trail extension at Rooney Road westward to the first businesses and increase safety for bikes and pedestrians at Colfax and Rooney Road. Like the south side (Phase 1), Phase 2B is also feasible since there is substantial CDOT right of way and no interference with the roadway. It would connect to the western of the two business parks and provide a linkage to businesses and the light rail for the businesses closer to Colfax (we do not assume employees closer to 6th Avenue will walk that far out of direction for light rail, but it would serve a lot of users). The connection to the second business park along the street is more difficult due to the width of Lena Gulch, but this would be another good step. Given the issues at Rooney Road and the drainage work to the
west, this stretch would be more than the $50,000 budgeted for Phase 1, but could probably be built for $75,000. The board agreed that staff should continue to investigate.

On August 6, 2014 Planning Commission approved a site plan for MIE, to construct an 110,000 square foot light industrial flex space. The developer anticipates that the project will break ground in fall of 2014. Because changes are likely to occur in the Colfax URA Planning Commission and GURA need to work in collaboration to ensure that certain criteria are being met in terms of sustainability and quality of architecture. The board discussed how the two entities might be able to collaborate on particular development projects.

**Commissioner’s Concerns –**

**Eakes** – None.

**Colacci** – None

**Story** – None.

**Miller** – None

**Gould** – An announcement about the Central Neighborhoods block part was given. The event will take place at Bumps and Bundles on August 26. Gould would also like a sign that announces the Darling Garden on the front of the Natural Grocers site.

**Reed** – None

**Staff Report** –

There are few parcels of land that need to be conveyed to the City before the end of 2014. These parcels include a portion of the south bank of Clear Creek near the Ford Street Bridge, and a portion of the alley behind Gateway Station. White will need to look at the deeds before action can occur.

**Public Comment** – none

**Adjourn** –

There being no further business, Miller called for a motion to adjourn the meeting. **Colacci MOVED to adjourn the meeting. Story SECONDED. All Commissioners present agreed.** Miller adjourned the meeting at 9:12 p.m.

_________________________________________________________  ______________________________
Steve Glueck                                             Doug Miller
Executive Director                                      Chair