Golden Urban Renewal Authority  
City of Golden, Colorado  
Business Meeting  
January 13, 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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<th>John Eakes</th>
<th>Pamela Gould</th>
<th>Josephine Colacci</th>
<th>Doug Miller</th>
<th>Patrick Story</th>
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<td>Jenny Halsor</td>
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Interim Executive Director Steve Glueck, Administrative Assistant Marlo Fejarang, and GURA Intern Elyse Dinnocenzo were present. Also in attendance were citizens Ron Damiana, Dean and Aimee Valdez, Roy and Eileen Banks, Mary Block, Dean deBenedet, and Barb Warden.

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 December 9, 2013 as amended by Gould to address a typo. **Colacci MOVED to approve the business meeting minutes as amended. Story SECONDED. All Commissioners present agreed.**

Commissioner Eakes informed the Board that Joseph Behm resigned as GURA Commissioner.

Public Comment – Barb Warden informed the Board that Golden Beer Talks will be on January 14, 2014 at the Windy Saddle.

The Board explained to Roy and Eileen Banks that Lot 2/4 will be discussed during Executive Session. Eileen Banks informed the Board that they would like them to reconsider their building. A brief discussion ensued.

New Business – In consideration of meeting attendees, Commissioner Eakes called for a motion to move New Business item 1 ahead, so that those presenting would not have to wait to make their presentation.

Chair Eakes has a potential conflict of interest with the following grant request and so recused himself from the grant request. Co-Chair Gould chaired the meeting during this discussion.

Commissioner Eakes left the room at 6:38 p.m.

Discussion/action/update regarding update from 1111 Miners Alley façade and building code grant request – Dean and Aimee Valdez introduced themselves to the Board while passing out a handout summarizing the three grant requests. Glueck briefly discussed the three grant requests to the Board. Mr. Valdez gave further explanation on the Miners Alley dumpster relocation grant request. Mr. Valdez is working with the City of Golden and plan to make the dumpster look like the dumpster behind the Foss building. The structure would belong to the City of Golden and the licensing would allow the businesses to use it. He is also requesting a contingency for additional costs. Mr. Valdez is asking for a grant in the amount of $16,800.00.

Mr. Valdez explained that the outside patio grant request is for Golden Moon to build out for a speakeasy on the Miners Alley side of the building. Stephen Gould, owner of Golden Moon is looking to install a glass garage door, an outdoor patio, and railing. On behalf of Mr. Gould, Mr. Valdez is asking for a grant
in the amount of $11,174.00. Stephen Gould has already started spending money on the Golden Moon space, but not any of the items in the grant request.

Mr. Valdez also explained the bathroom renovation/door code improvements grant request. The City of Golden informed him that he would need to bring the bathrooms to code with Golden Moon moving into the building. Mr. Valdez is asking for a grant in the amount of $16,090.00. In response to Commissioner Gould’s question, Mr. Valdez explained that the cost of the bathrooms will be determined after his discussion with Stephen Gould. Further discussion ensued.

Glueck clarified who can enter into TIF agreements for Commissioner Gould followed by a brief discussion of past TIF requests. In regards to the outside patio grant request, Mr. Valdez discussed bringing designs to the Board. A question and answer period ensued followed by a discussion on all three grant requests. The Board members were concerned that the bid might be too low on the Miners Alley dumpster relocation/adding recycling grant request. The discussion turned to lighting and water for the proposed dumpster/recycling area. Commissioner Gould explained that the grant would be a reimbursement grant. Story MOVED to grant $10,000.00 upon completion of the Miners Alley dumpster relocation/adding recycling project and $5,000.00 upon removal of old structure and cleanup. Miller SECONDED. A brief discussion ensued. Colacci AMENDED the motion to grant $11,800.00 upon completion of the Miners Alley dumpster relocation/adding recycling project and $5,000.00 upon removal of old structure and cleanup. All Commissioners present agreed.

There was further discussion on the outside patio resulting in the Board requesting more information. Commissioner Gould discussed a possible TIF deal or low interest loan for the bathroom code upgrades. In response to Commissioner Miller’s question, Glueck explained that the DDA could financially take over grants in 2015. There was further discussion on TIF agreements and the GURA Downtown project ending in 2015. The discussion turned to the outside patio grant request and the bathroom renovation grant request followed by a question and answer period. The Board gave Mr. Valdez a choice to bring designs to the next GURA meeting or wait to see what GURA’s policy procedure on patios will be. Mr. Valdez will bring designs to the next GURA Board meeting. Glueck will get with Dean Valdez regarding a loan/TIF agreement for the bathroom renovation.

The Board instructed GURA staff to place patio policy on the agenda for the February Board meeting.

Commissioner Eakes returned to the meeting at 7:20 p.m.

Dean and Aimee Valdez left at 7:20 p.m.

The Board returned to the regular agenda order.

Reports of Committees/Matters for the Authority

Finance Committee
Discussion/action regarding 2013 Audit – Glueck explained that GURA will close out the year soon. The sales tax for 4th quarter has been deposited into the bank. Glueck briefly discussed the possibility of GURA changing from their current auditor to the City of Golden’s auditor. He is requesting permission to switch auditors. A discussion ensued. Miller MOVED to authorize switching to the City of Golden’s auditor. Gould SECONDED. All Commissioners present agreed.

Human Resources Committee – None.

Communications Committee – None.

Development and Operations –
Discussion/action/update regarding Equity Ventures/Natural Grocers
1. Discussion/action regarding Sales Tax IGA with City – Glueck asked the Board if they would like to formally approve the IGA with the City of Golden for the sales tax increment that was in the
contract that was approved during the December meeting. After a brief discussion, the Board felt that they do not need to have another formal approval and directed Commissioner Eakes to sign both copies of the IGA with the City of Golden.

2. **Discussion/action regarding Façade and Community Gardens Leases** – Glueck informed the Board about a few changes to the Façade and Community Gardens leases. He requested adopting both leases with two separate motions. Commissioner Gould inquired on the length of term in the leases. After a detailed discussion, the Board approved both leases subject to caveat on the length of term of the two leases placed in both lease agreements or in the main agreement. **Gould MOVED to approve the Façade Lease with caveat that there is a lease term included in the lease. Miller SECONDED.** All Commissioners present agreed. **Gould MOVED to approve the Community Gardens Lease with caveat that there is a lease term included in the lease. Halsor SECONDED.** All Commissioners present agreed. Glueck will give the Board the final versions of the leases with the length of term section highlighted.

Glueck updated the Board on the Equity Ventures timeline.  

**Discussion/action/update regarding Lot 2/4 Redevelopment Project** – Glueck updated the Board on ARES. They are still in the process of the parking study. There will be no City Council consideration on cash in lieu until after February 13th. There was a brief discussion on parking studies.

**Discussion/action regarding West Colfax Urban Renewal Project**

1. **Review Condition/Blight Study** – Elyse Dinnocenzo, GURA’s Intern, passed out the West Colfax Blight Study while Glueck summarized what would be discussed. Dinnocenzo gave a presentation highlighting a few areas in the study. The Board asked questions throughout the presentation. At the conclusion of the presentation, the Board thanked Dinnocenzo for doing the study. Staff requests that the Board to review the study and give approval of the plan at GURA’s February meeting. The Board inquired about third parties working on past studies. Glueck and Dinnocenzo explained that Austin Patten looked over the study. The Board requested staff to ask Patten to write a statement letter of his involvement in the project. Glueck gave further explanation on Appendix C in the study.

2. **Discussion regarding Owner Support/Concern** – Glueck informed the Board that staff has letters for both support and concern regarding the West Colfax urban renewal project. A letter from Mr. Sperber who represents Colfax West Mini Storage, LLC requested to have the Colfax West Mini Storage left out of the West Colfax urban renewal project. Both GURA’s and the City of Golden’s attorneys suggested leaving the Colfax West Mini Storage, LLC out of the plan. A question and answer period ensued followed by a discussion.

3. **Discuss Potential Early Infrastructure Project** – Glueck discussed doing a potential early infrastructure project in the West Colfax area. The project could be streetscape and pedestrian infrastructure. The West Colfax project could possibly get a loan from the City of Golden or the Downtown fund. Repayment would come from an urban renewal project in that area with little or no TIF deals. A question and answer period ensued followed by a discussion. Glueck also discussed the GURA finances, the urban renewal projects, and the Downtown fund. Staff requested a meeting with the GURA finance committee or the GURA Board in a couple of months to discuss GURA’s finances. A discussion ensued. GURA staff will set up a meeting with the GURA finance committee.

4. **Schedule Update** – Glueck updated the Board on the West Colfax urban renewal project schedule. He will update the Planning Commission on the blight study in January. There will be a public meeting in the City Council Chamber’s on January 20th at 6:30 p.m.

**Discussion/action regarding Downtown Streetscape Plan** – Glueck discussed the Downtown Streetscape project with the Board. He will be discussing the plan with Planning Commission and City Council. The pavement on Washington Avenue is 24 years old and needs to be addressed soon since it is in danger of deterioration. He reviewed all four concepts in the Downtown Streetscape plan with the
Board. Staff inquired if GURA would be interested in helping with the difference between regular asphalt and pavers. A detailed discussion ensued on other possible GURA projects and the four concepts. The Board likes concept A, but would also like money going towards other downtown side streets. Staff will ask the City of Golden for the cost of the Washington Avenue pavement project. Further discussion ensued.

Staff asked for permission for a conceptional design of the sidewalk from 14th to 15th street and back end parking from 15th to 18th street not to exceed $7,500.00. A brief discussion ensued followed by the Board’s approval for staff to move forward with the conceptional design.

**New Business**

**Discussion/action regarding Adoption of Resolution #122 regarding Time and Place of Meetings** – After a brief update, Eakes called for a motion to adopt resolution #122. Miller MOVED that GURA adopt Resolution #122. Story SECONDED. All commissioners present agreed.

**Commissioner’s Concerns** –

**Halsor** – Inquired if GURA should have historical data on what worked and what did not work for the GURA Downtown project. A detailed discussion ensued. The Board asked Dinnocenzo if she could work on historical data. Glueck suggested having several meetings with the DDA Board and discuss this topic with them at one of the meetings.

**Story** – None.

**Miller** – Requested a line be added to the grant application process. “If the grant will provide more opportunity for sales, what are the projections?” A discussion ensued resulting in the Board approving the new line item.

**Colacci** – None.

**Gould** – Discussed that GURA will need a new Commissioner since Commissioner Behm has resigned. She explained the new recruitment process that City Council will be using. Commissioners for all Boards will be appointed at the same time. The new DDA Board will be selected separately this year. Glueck explained the term limits.

**Eakes** – Requested more information on the mill levy since people have been approaching him and inquiring about it. He feels that the DDA Board needs to show the value of the mill levy. A discussion ensued.

**Staff Report** – None.

**Public Comment** – None.

After a brief discussion, the Board decided not to have an Executive Session. Commissioner Miller would like to still be part of the discussions with ARES at the GURA office.

**Adjourn** –

There being no further business, Eakes called for a motion to adjourn the meeting. Halsor MOVED to adjourn the meeting. Gould SECONDED. All Commissioners present agreed. Eake adjourned the meeting at 9:00 p.m.

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Steve Glueck                                          John Eakes
Interim Executive Director                               Chair

The Golden Urban Renewal Authority 2/11/2014