Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
June 9, 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:

<table>
<thead>
<tr>
<th>John Eakes</th>
<th>Rob Reed</th>
<th>Pamela Gould</th>
<th>Doug Miller</th>
<th>Patrick Story</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jenny Halsor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Commissioner Colacci was absent from the meeting. Interim Executive Director Steve Glueck, Administrative Assistant Marlo Fejarang, and DDA Redevelopment Specialist Aleah Menefee were present. Also in attendance were citizens, Ed Dorsey, Dean deBenedet, Christine Earixson, Roy Banks, and Eileen Banks.

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

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

Public Comment – Roy and Eileen Banks commented that they were still not in favor of the development adjacent to their property, and wanted to have designated private parking.

Reports of Committees/Matters for the Authority
Finance Committee
Discussion/Update re GURA Budget—Glueck provided the Board with an update regarding the 2014 budget. He explained that the expenditures for the organization are relatively low and have not exceeded the budget. Furthermore, the projected revenues are also on track. Glueck commented that GURA has been formally audited. A presentation relating to the audit will be discussed at GURA’s July 14 meeting. Gould asked for more detail about the $7,000 listed in the legal/equity line item. Glueck said that a majority of the $7,000 was used for publishing and printing items for the Colfax Urban Renewal Area (URA) community meetings, and a peer reviewed blight study for the Colfax URA. Glueck will send the board a more detailed breakdown of the expenses that contributed to the $7,000 expenditure.

Colfax/Central Grants/GURA Grants History—Glueck asked the Board if the Board has an official stance on providing grants and programming for the Colfax and Central URAs. Several businesses in the Colfax and Central URA have requested grant assistance. Due to lack of funding in the upcoming year there might be little to no programming in these two URAs. Discussion ensued about strategies for handling current and future inquiries for grants. Some Board members had concerns about taking money from the downtown legacy fund to finance grants in other URAs. The Board decided to table this discussion until the 2015 budget has been finalized.

Human Resources Committee
Colfax/Central
Discussion re Adoption of Resolution 126 re Executive Director—Given that the GURA Board action from December 2013 was to appoint Steve Glueck as the Interim Executive Director until June 3, 2014, it is now appropriate to make the appointment permanent. Eakes called for a motion to adopt Resolution 126. Story MOVED to approve the business meeting minutes. Miller SECONDED. All Commissioners present agreed.
Statue of the GURA Building—Glueck stated that files from the GURA office are being moved to the City of Golden planning office. The desired date to be completely moved out the GURA building will take place in mid-July, even though the current lease ends in December 2014. Fejarang mentioned that Fortner, the landlords, have been difficult to contact. Fejarang has made a list of people that would like to sub-lease the building.

New Staff Announcement—Glueck introduced Aleah Menefee as the new Golden Downtown Development Authority Redevelopment Specialist. Menefee will help with GURA and DDA meetings and redevelopment projects.

GURA Board Elections—Eakes announced that the GURA Board elections would take place on July 14.

Communications Committee
Discussion regarding DDA Coordination – Glueck suggested that GURA should attend the monthly DDA meeting when possible to discuss the downtown legacy project, the transition from the downtown GURA project to the DDA, and other projects. The GURA board was willing to attend the July 21 DDA meeting to discuss the aforementioned topics.

June 25th Community Meeting for Downtown Development Plan—Glueck announced that the DDA Board and City Staff will host the first public meeting to discuss the DDA Downtown Development Plan. In particular the transition from GURA’s downtown project to the DDA will be discussed. Initial strategies for implementation and projects will be presented. Attendees will be able to ask questions and share their thoughts. Because there are several plans that have been created regarding downtown development in Golden, a majority of the meeting will focus on implementation strategies. At the meeting surveys will be administered. An update of the recent parking study will be discussed.

Development and Operations
Discussion/update regarding Lots 2 and 4 – Glueck informed the Board of new updates regarding the recent parking study. The updates included the parking availability in the downtown area, parking vacancies at different times of day, and recommendations. Key findings of the study indicated that there was a large reduction of cars in the earlier morning hours; noon was peak the peak time for parking. Among the busiest parking lots were located on blocks J and N. the study mentioned that the west side of Washington Street had management issues due to high demand. Also, the study discussed the need to encourage people to utilize the top floors of the parking structures, manage neighborhood-parking permits, and investigate car sharing and transportation alternatives. The Board discussed that the Colorado School of Mines students’ parking behaviors and the differences in private versus public parking lots should be included in the parking study.

Discussion/action regarding Banks’ gate to parking structure – Miller talked with Fire Alarm Engineer, Tami Lynn Holly about a possible solution to ensuring private access to the Banks in the parking structure. The private gate would either have keypad or card access into the garage. The gate would be locked as long as the fire alarm was not in use or there was not a loss of power in the parking structure. Another recommendation was to include a closed circuit camera to monitor any suspicious behavior. The initial cost would be a $1,000 fee and a $4,400 design fee. The cost of installation and materials is unknown at this point. Miller MOVED to give Glueck the right to pay up to $4,500 in engineering services. Story 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. Golden Public Works department needs to do additional survey work on the Miners Alley project. The lot on 12th Street also needs to be paved. In conclusion a better design needs to be developed, but there is progress with the Miners Alley project. The Washington Ave project is still underway. Several items need to be resolved including parking design, and bike lanes. Glueck suggested that conceptual designs for this project should be completed before gathering public comment.

Discussion/action regarding grant request from 5 Star Bakery Company – Glueck asked DeAnn Weber, Owner of the 5 Star Bakery to submit a letter with detailed costs regarding her proposed updates to the building site. However, the letter does meet the requirements and is too vague. Weber is also asking for money to remedy a mold issue in her leased space. The Board thought that the landlord should
pay to remove the mold. Glueck will talk with Weber and inform her that GURA does not fund retroactive grants, and that she needs to include more precise costs before GURA will give her a grant. The Board decided to wait until the July meeting to hear more information about her request before the Board will authorize Weber any grant.

**New Business**

**Discussion/action regarding sign and lighting request from Golden Kiln**— Christine Earixson, Owner of Golden Kiln asked the Board for $3,500 for a sign and lights. Earixson mentioned that people have difficulty finding her store because there is no sign and inadequate lighting. She would like to have an awning with lighting above the awning. Having lighting above the awning would help people to see the business name and improve visibility on the sidewalk during the night. Earixson mentioned that there are stairs leading up the storefront. Having proper lighting would make it easier and safer to see the stairs. The cheapest sign was $600 and Earizon found lighting for $2,700. She presented the Board with several detailed estimates. **Miller MOVED to grant the Golden Kiln up to $3,500 for a new sign and lighting. Story SECONDED. All Commissioners present agreed.**

**Discussion/action regarding Colfax urban renewal area 4** — Glueck mentioned that the Phase 1 streetscape project might be the first big investment in this urban renewal area. Glueck said that Colfax should be a complete street, but it is a big project and there is no funding. However, Project A would cost approximately $40,000 to $60,000 and would create a safer connection between the light rail station, Free Horizon School, the neighborhood, and retail. Phase 1 is conceptual and would be expensive; in comparison Project A is the most feasible. At this time it might be appropriate to ask the City of Golden for Phase 1 funding. Gould asked how much TIF revenue would come from the Holiday Inn Hotel. Glueck mentioned that it would generate $25,000 to $40,000 and an additional $40,000 from the industrial site. **Gould MOVED to approve $50,000 for the Project A as loan to be paid back to the downtown legacy fund. Miller SECONDED. All Commissioners present agreed.** Glueck mentioned that some of the next steps would include a drainage analysis, easement research, and approval.

**Commissioner’s Concerns**

**Eakes** — None.

**Halsor** — Discussed that the Chamber should follow through with its verbal commitment to finance the carriage rides. Halsor mentioned that the sidewalks between 8th and 9th Streets are not conducive to pedestrians and traffic. Glueck stated that the sidewalks and traffic lanes would be fixed soon.

**Story** — None.

**Miller** — Asked about the status of the mural that will be featured on the exterior of CoorsTek. Fejarang mentioned that she is awaiting photos from Alyssa at Art on the Bricks. The primary contact at CoorsTek that gave permission to hang the mural on the outside of the building is no longer working at that company. Miller thanked Fejarang for her service at GURA.

**Colacci** — None.

**Gould** — None.

**Reed** — None.

**Staff Report** — None.

**Public Comment** — Ed Dorsey, DDA Chair, mentioned that he looks forward to interacting with the GURA Board at the July DDA meeting. Eileen Banks asked why the handicapped spaces in the parking structure were not located closer to the Jackson Street exit. Glueck will look into this matter.

**Adjourn**

There being no further business, Eakes called for a motion to adjourn the meeting. **Miller MOVED to adjourn the meeting. Miller SECONDED. All Commissioners present agreed.** Eake adjourned the meeting at 8:19 p.m.