The Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
March 10, 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>Pamela Gould</td>
<td>Doug Miller</td>
<td>Patrick Story</td>
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Commissioners Colacci and Halsor were absent. Interim Executive Director Steve Glueck and Administrative Assistant Marlo Fejarang were present. Also in attendance were citizens Len Matheo, Jim Billings, Lisa De Caro, Mary Block, Dean deBenedet, Barb Warden, Roy Banks, and Eileen Banks.

GURA Chair Eakes called the meeting to order at 6:29 p.m.

Approval of Minutes –
The minutes of the February 10, 2014 business meeting will be considered at the April 14, 2014 GURA business meeting.

Public Comment – Eileen Banks asked the GURA Board to reconsider the redevelopment of Lot 4. She explained the issues with parking and the alley way. A discussion ensued on the locked gate Mr. and Mrs. Banks were promised when the parking structure was built. The discussion turned to the Request for Proposals (RFP), working with Mr. and Mrs. Banks, and the East Downtown Plan. A solution to the gate problem will be identified at the next GURA Board meeting.

Reports of Committees/Matters for the Authority

Finance Committee – None.

Human Resources Committee – None.

Communications Committee – None.

Development and Operations
Discussion/action regarding Downtown Legacy Fund/Fiscal Policy – Glueck explained the Preliminary Calculation of GURA Downtown Fund, Post Debt Retirement Sheet, and the GURA Direct Investment Program History Sheet to the Board. He also read Resolution 123 and explained Resolution 124. A discussion ensued on Resolution 123, 124, the DDA, and grants followed by a question and answer period. In response to Commissioner Eakes question, Glueck explained that the Board could still give a grant stating “notwithstanding Resolution 123” within the motion. The DDA will take over the 2014 grant requests with GURA still paying for the 2014 grants. After a detailed discussion, the Board directed staff to amend Resolution 123 to indicate that GURA will not exceed the 2014 budget.

Resolution #123, regarding adopting a 2014 Fiscal Policy. Eakes called for a motion to adopt resolution #123 as amended. Story MOVED that GURA adopt Resolution #123 as amended. Gould SECONDED. All commissioners present agreed.

Commissioner Eakes discussed the legacy fund with the Board. A detailed discussion ensued. In response to Commissioner Gould’s question, Glueck is not sure what large projects will come up between now and 2019. A large project could be a redevelopment or infrastructure project. Further discussion
ensued on Resolution #124. In response to Commissioner Eakes inquiry, any request for the legacy fund will come from the City of Golden or the DDA.

**Resolution #124, regarding adopting policies related to the special fund for the Downtown Golden Urban Renewal Plan.** Eakes called for a motion to adopt resolution #124. Miller MOVED that GURA adopt Resolution #124. Story SECONDED. Commissioner Gould inquired if other Board members would be opposed. A discussion ensued. **All commissioners present agreed.**

**Discussion/action regarding Co-Operation Agreement with City regarding Administration** – Glueck requested that the Board look over the IGA agreements. He also informed the Board about the new GURA/DDA position that will be titled, “Redevelopment Specialist”. A question and answer period ensued. In response to Commissioner Gould’s question, Glueck explained the role of a new GURA/DDA Redevelopment Specialist and salary. A discussion ensued. The Board decided to have further discussions on both of the IGA agreements at the next GURA Board meeting.

**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.

**Discussion/action/update regarding grant request from Miners Alley Theater** – Glueck briefly explained the Miner’s Alley Theater request. Len Matheo and Jim Billings introduced themselves to the Board. Matheo thanked the Board for their support of the Arts. He is asking for a signage grant for the Miner’s Alley Theater. After Matheo explained the signage grant request, Billings discussed the new activities that the Miner’s Alley Theater is starting up. A question and answer period ensued followed by a discussion on the Miner’s Alley Theater web site. The Board suggested that Matheo talk to Fejarang about a GURA web site grant. The discussion turned back to the signage, past signage requests, and the possible grant amount. **Story MOVED to grant up to 50% or $7,500.00, whichever is less, in a reimbursable signage grant for the Miner’s Alley Theater. Miller SECONDED. All Commissioners present agreed.** The Board requested to see what the sign will look like before it goes up.

The Board returned to the regular agenda order.

**Discussion/action regarding Miner’s Alley Paving Project** – Glueck received a $150,000.00 cost estimate for the colored concrete that would be used in the Miner’s Alley Paving Project. He explained the changes that would happen to the Miner’s Alley Paving Project. He also informed the Board about a pilot program using porous concrete block proposed by Urban Drainage. He suggested moving forward with the paving project for this spring not to exceed $150,000.00 unless the black pavers project will be a better solution presented in the next couple of weeks. A discussion ensued followed by a question and answer period. **Miller MOVED to give Glueck the authority to move forward with the concrete version of the Miner’s Alley Paving Project with authorization to spend up to $150,000.00 unless he presents another idea. Story SECONDED.** Commissioner Eakes has concerns about the price increasing. A brief discussion ensued. **All Commissioners present agreed.**

The Board took a 2-minute break at 8:25 p.m.

**Discussion regarding Washington Avenue projects update** – Glueck updated the Board on the Washington Avenue project. The base material for the section south of 14th Street has not been delivered to Glueck yet. City Council will discuss whether they are in favor of the option A flex space for the 11th to 13th section on March 20th. If GURA makes a definitive decision on whether or not GURA is in favor of option A, then Glueck will pass it on to City Council at their March 20th meeting. Glueck suggest that GURA commit $600,000.00 - $800,000.00, but state that GURA’s top priorities are the Miners Alley Project and Washington Avenue from 14th Street to 18th Street. A discussion ensued on City Council’s views and what GURA would like to do. Commissioner Miller explained “Tactical Urbanism” to the Board. He feels that this would give everyone another view of downtown Golden. A detailed discussion ensued on tactical urbanism followed by a discussion on patios along Washington Avenue and flex space. Commissioner Miller asked Fejarang to email tactical urbanism information to the Board members. The Board would like to approach City Council with interesting out of the box ideas for downtown Golden space. Following are ideas for spending in the flex space:
• $120,000.00 – Pavers
• $25,000.00 – Street Furniture/Micro Businesses/Bikes
• $5,000.00 – Marketing

The Board directed Glueck to approach City Council with the flex space idea.

Discussion regarding Comprehensive Parking Study – Glueck updated the Board on the Comprehensive Parking Study. The request is for $20,000.00 for the study. A detailed discussion ensued. Miller MOVED to support one third of the cost up to $22,000.00 to the Comprehensive Parking Study. Gould SECONDED. The motion carried 3-1, with Story dissenting.

Discussion regarding Colfax Urban Renewal Plan – Glueck informed the Board that the Colfax Urban Renewal Plan is on the City of Golden’s MindMixer web page and has been placed on the i-neighbors for ideas for the sidewalk.

Discussion/action regarding Patio Policy – Patio Policy will be discussed at the next GURA meeting.

Public Comment – Barb Warden liked the idea Commissioner Miller discussed regarding tactical urbanism. A discussion ensued. She also informed the Board about “Buy Golden Week” and a new business opening called “Golden Kiln”.

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 9:40 p.m.

Glueck will email the ARES parking study to the Board.

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

Staff Report – GURA staff will update the “GURA Direct Investment Program History” sheet and add subtotals to each category.

The blue signs came in under budget totaling $6,000.00.

Adjourn –
There being no further business, Eakes called for a motion to adjourn the meeting. Story MOVED to adjourn the meeting. Miller SECONDED. All Commissioners present agreed. Eake adjourned the meeting at 9:45 p.m.

_______________________________ ________________________________
Steve Glueck Steve Glueck
Interim Executive Director Interim Executive Director

John Eakes
Chair

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