Golden Urban Renewal Authority  
City of Golden, Colorado  
Business Meeting  
October 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 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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<tr>
<td>Josephine Colacci</td>
<td>Jenny Halsor</td>
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Commissioner Colacci participated remotely via videoconference.

Executive Director Steve Glueck and Redevelopment Specialist Aleah Menefee were present. Also in attendance were citizens, Don Marcotte, Carolynne White, MaryAnn McGeady, Jason Marcotte, Dean Valdez, Eileen Banks, Bobby Banks, and Roy Banks

GURA Chair Miller called the meeting to order at 6:33 p.m.

Approval of Business Meeting Minutes –
Miller called for a motion to approve the business meeting minutes of September 8, 2014. Story MOVED to approve the business meeting minutes. Eakes SECONDED. All Commissioners present agreed.

Approval of Special Meeting Minutes –
Miller called for a motion to approve the special meeting minutes of September 22, 2014. Story MOVED to approve the business meeting minutes. Reed SECONDED. All Commissioners present agreed.

Public Comment – Dean Valdez is the owner of the Loveland Coors Building where the Old Capitol Grill is located. Valdez is coming to board to get suggestions for repairing the brick and exterior of the building. The brick is deteriorating. He got a quote for $125,000, but got a second quote for slightly under $25,000 for the same services. These repairs need to happen in the near future and would like to get the building services before the winter.

New Business –
RFP for Natural Grocers Banner—Staff presented the board with an RFP for a banner to be hung from the Natural Grocers’ façade facing East Street. Included in the RFP were an overall project timeline, a description of the ideal project, application and submittal criteria. Miller mentioned that artistic fee should say, “a maximum of $6,000 will be given to the artist or group of artists.” Gould wants the RFP to be distributed far and wide. Gould also suggested that it would be an excellent idea to get Golden High School to submit a proposal. Staff will ensure the RFP gets distributed through a variety of means to ensure the community is aware of this opportunity.

Finance Committee Report
Draft 2015 Budget—Beginning on January 1, 2015 the City of Golden will be overseeing the GURA financials. There are five accounts to help keep track of revenues and expenditures for each urban renewal area, and operations and administration. The Jefferson County Assessor will provide tax increment revenues to each specific urban renewal area. The operating account includes general legal fees and staff support. The downtown account will have some revenues in 2015 as some of the urban
renewal areas have had to borrow funds from the downtown URA. There will be around $23,000 in tax increment within the 8th Street URA. The budget will be presented to City Council on December 4 and at the time there will be a better understanding of how much money will be in the downtown legacy fund. The GURA board has the opportunity to change the budget until December when the finalized budget must be present to City Council.

2014 Budget to Date—Thus far in 2014 expenditures are lower than expected and revenues are higher than expected. The third quarter sales tax increment is more than anticipated. The board thought is would be a good idea to include the year end projected as some contracts are executed in 2014 but may not be paid until 2015. Having this information will be helpful so that it is clear how much money should be allocated to cover expenses in the upcoming year.

Human Resources Committee Report
No Report

Development and Operation Committee Report
Lots 2 and 4—GURA legal counsel, Carolynne White will be present during the executive session to discuss the proposed contract between the potential developer and GURA.

Clear Creek Condo Association Meeting Update—Staff reported on the recent condo association meeting. At this meeting Gina Crow of Standard Parking provided attendees the 2015 budget and maintenance for the Clear Creek parking structure. One repair that GURA should consider contributing to would enclose the stairs so that the rain, snow and ice do not create a safety risk and/or further deterioration of the structure. Crow is in the process of getting estimates. The board thought that this project could have funding from the downtown legacy fund.

Resolution 133 Gateway Village Metro District Cooperation Agreement—The Dinosaur Ridge Metro District was created in 2008 to fund infrastructure in the area. Once development occurs in Gateway Village there is likely to be an increase in tax increment. GURA would receive all of the increment, however the metro district is requesting its’ 50 mils to help pay for the public infrastructure near the development. Miller called for a motion to accept Resolution 133. Eakes MOVED to accept Resolution 133. Reed SECONDED. All commissioners present agreed.

Resolution 134 Gateway Village TIF Request—The potential developer of Gateway Village is requesting property tax increment financing. GURA’s independent consultant reviewed the TIF request and thought the stated developer’s gap in funding is legitimate. This TIF request is different than what the GURA board has seen in the past. One reason is that the site plan is only conceptual and the architecture might change based on costs and uses. The City of Golden Planning Commission will have the final say in what gets approved in Gateway Village. Discussion ensured about the potential uses and the difficulties of developing on this site. Because a lot of the information regarding this proposed development is proprietary, the board will be able to discuss this request in executive session.

Commissioner’s Concerns
Reed—He would like the names and emails of all board members to be listed clearly on the GURA home page of the website.
Halsor—She has heard some complaints of the traffic calming along 8th Street. People have commented that back in parking greatly reduces adequate sight lines.
Story—None
Gould—She would like to have a GURA board retreat to get to know everyone better, discuss the GURA mission statement, what other organizations have done, and guiding documents to help make future decisions. On October 21 at 4:30 p.m. there will be a better triangle meeting near the Natural Grocers site.
Eakes—He thought that maybe someone from the DDA might like to go to the GURA retreat.
Miller—None
Colacci—None
Staff Report

Community Garden Update- Denver Urban Gardens (DUG) will be managing the garden once it has been completed. Shannon Spurlock from DUG is the community outreach coordinator that will help educate people about the garden. Gould thought that maybe Golden High School might want to have a plot and perhaps Spurlock could attend the better triangle party.

Community Mosaic Mural- Staff has been in communication with Fine Line to install the mural. Included in the meeting packet was a sample contract from Tower Optical Company. The tower viewer will be located on the corner of 9th Street and Washington Avenue. The cost to rent it is $450 per year and Tower Optical is responsible for the liability. It would be free for people to use. Gould asked to put a limit on the rotation of the viewer to stop inappropriate usage. Eakes suggested that perhaps a price break could be given if we rented the machine if GURA paid up front. Miller called for a motion for staff to work with Tower Optical Company to prepare a contract. Gould moved to allow staff to work with Tower Optical Company to create a contract. Eakes moved to make an amendment to include that the annual rental fee for the machine is not to exceed $450 and to include funds for shipping and installation. Halsor seconded. All commissioners present agreed.

Miners Alley- The paving project in Miners Alley might still happen this year, however a more realistic timeline for the project would be next year. Staff will notify all businesses in the area to make sure they are aware of the project.

Colfax Sidewalks- The sidewalk between Violet Street and Rooney Road is nearly complete except for a small portion that has some drainage issues. The sidewalk is an asset for nearby workers that ride their bikes to and from work. Another sidewalk that could be developed is Phase 2A which could be completed for around $20,000 plans for this project have been submitted to CDOT.

ADJOURN TO EXECUTIVE SESSION

RECONVENE THE REGULAR MEETING

Board Direction on Lots 2 and 4- Carolynne White and Steve Glueck have been given board direction on how to proceed with the potential developer and contract.

Gateway Village TIF Request- Miller called for a motion to adopt Resolution 134. Eakes moved to adopt Resolution 134. Gould seconded. All commissioners present agreed.

Public Comment – Bobby Banks asked the board about the gate into the 1250 Jackson Street Parking Garage. The board mentioned that the engineer working on the project is busy and needs additional feedback. The Banks will need to decide if they still want the gate and the parking spaces, or use the parking spaces for cash in lieu for any new development on their property.

Adjourn –
There being no further business, Miller called for a motion to adjourn the meeting. Story moved to adjourn the meeting. Reed seconded. All commissioners present agreed. Miller adjourned the meeting at 10:17 p.m.

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Steve Glueck
Executive Director

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Doug Miller
Chair