Golden Urban Renewal Authority
City of Golden, Colorado
Business Meeting
September 8, 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>Jenny Halsor</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 Reed was absent. Executive Director Steve Glueck and Redevelopment Specialist Aleah Menefee were present. Also in attendance were citizens, Dave Shuey, Roy Banks, Eileen Banks, Bobby Banks, Chris Ernst, Ken Kranz, Jerry Devitt, and Don Marcotte.

GURA Chair Miller called the meeting to order at 6:32 p.m.

Approval of Business Meeting Minutes –
Miller called for a motion to approve the business meeting minutes of August 11, 2014. Colacci MOVED to approve the business meeting minutes. Story SECONDED. All Commissioners present agreed.

Public Comment – Eileen Banks voiced her concerns regarding the proposed development on lots 2 and 4.

New Business –
Discussion/action regarding grant request for AED training—Haley Evans, Assistant Manager of Goozell Yogurt, made a presentation to the board to request financial assistance for AED and first aid training for Goozell Yogurt staff and other downtown employees. Evans mentioned that class costs $55 per attendee and around 26 people have expressed interest in the program. Gould MOVED to grant $45 per attendee for up to 30 participants. Story SECONDED. All Commissioners present agreed.

Discussion/action regarding grant request for Golden Visitors Center enhancements—Ken Kranz, Golden Visitors Center board member, is seeking donations to cover the costs of the center’s upgrades for phase 1. The enhancements include a remodeled reception desk, extra space to store handouts about Golden attractions, and tablets to help visitors access information about the City of Golden. The center serves around 35,000 guests annually. The center’s board is hoping to fund raise $35,000 and have received close to $17,500 in donations. Eakes MOVED to grant $17,500 for the Golden Visitors Center upgrades. Discussion ensued about changing the amount of the grant. Eakes amended his initial motion. Eakes MOVED to grant $13,500 to the Golden Visitors Center upgrades. Gould SECONDED. All Commissioners present agreed.

Gateway Village Development Presentation— Don Marcotte, an owner’s representative from the Gateway Village Development provided a draft of the potential site plan for the proposed project. This development project was put on hold since January 2009 due to the recession and lack of financing. Gateway Village sits off of I-70 within the West Colfax Urban Renewal Area. The project has been revised recently and hopes to include a mixed use office and retail development on the site. The developer might seek TIF assistance to help cover the cost of the infrastructure, in particular the water tank and pump station. There is a skilled team working on this project.
Reports of Committees/Matters for the Authority

Finance Committee
Loan Repayments—The current balance of the brownfields loan is $75,000 of principal at a 2% interest rate. Staff suggests that the loan be paid off entirely by October 1, 2014. Colacci MOVED to repay the balance of the brownfields loan by October 1, 2014. Eakes Seconded. All Commissioners present agreed.

The Cobiz loan should not be paid off entirely in 2014, based on the opinion of GURA’s legal counsel. The loan has a balance of around $1.86 million with an interest rate of 3.61%. Payment of $555,000 is due in December. To help reduce the interest paid on the loan, a payment of up to $750,000 can be processed as soon as possible. There are no prepayment penalties. Eakes MOVED to repay $700,000 of the Cobiz loan immediately. Story Seconded. All Commissioners present agreed.

Resolution 130 and 131 Conveyance of GURA Owned Land—GURA owns a sliver of land on the south bank of Clear Creek and part of Prospectors Alley between 12th Street and 13th Street that should be conveyed to the City before 2015. The board discussed this issue further. After the discussion concluded, the board decided to hold off on conveying part of Prospectors Alley. Story MOVED to adopt Resolution 131 that allows GURA to convey the sliver of land along the south bank of Clear Creek to the City. Colacci SECONDED. All Commissioners present agreed.

DDA-GURA Joint Funding Agreement—It is now time for the board to approve or deny the Joint Funding Agreement with the Golden Downtown Development Authority and Resolution 132 that authorizes the board to adopt the funding agreement. Gould MOVED to adopt Resolution 132 that allows GURA to agree to the terms listed in the Joint Funding Agreement. Colacci SECONDED. All Commissioners present agreed.

Human Resources Committee
NO REPORT

Communications Committee
GURA Handout—Staff created an updated draft version of a handout that could be used to help business owners, merchants, and residents understand GURA’s role and the purpose of urban renewal in Golden. It was decided that more board members need to provide more input prior to the handout being circulated. At the October board meeting the handout will be finalized.

Newsletter—Staff mentioned that a DDA newsletter is quite successful and it would be wonderful if GURA could support a newsletter to help inform GURA’s constituents. Gould likes this idea and staff will work on putting together a newsletter.

Development and Operations
Discussion of Lots 2 and 4—On Thursday, August 14 City Council authorized the use of cash in lieu for new developments that occur on lots 2 and 4. Discussion ensued about the timeline for approving the project. Since there are many pieces associated with this redevelopment project, a special GURA meeting on September, 22 2014 will be convened to discuss lots 2 and 4. A presentation by Chris Ernst of ARES Development will be made, a timeline will be given, and the board will need to have an executive session to discuss the contract.

Clear Creek Condo Parking Association Meeting—Glueck mentioned that in either late September or early October a parking meeting for the Clear Creek parking structure will take place. Until the Clear Creek Condo parking structure has been conveyed to the City, Story and Miller as board members of the association will need to attend on GURA’s behalf.
Miners' Alley Discussion—The survey work is complete for Miners' Alley, and it most likely that the repaving project will take place later this fall.

Washington Avenue Streetscape—As requested from the board, the actual speed going uphill is 38.5 miles per hour, which is actually faster than cars going downhill. After evaluating the parking conditions on Washington Avenue between 14th Street and 19th Street parallel parking could be more dangerous than back in parking. New speed and traffic volume counts will be taken.

Discussion regarding the Colfax Sidewalk Project—The sidewalk project on sections of Colfax will begin any day. Staking for the concrete has been installed.

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 near the Natural Grocers site on Sunday, October 12. Gould would like more information about the Buffalo Rose proposed enhancements. A GURA board retreat might be a great time to reflect on the new urban renewal areas. Perhaps the retreat could take place on a Saturday afternoon.
Halsor – None

Staff Report –
Increment Values for the URAs—The increment values in the Colfax and Central Neighborhoods URAs are zero, and the Briarwood increment value is relatively small based upon the change in land values rather than the building improvements.

Community Mural—Menefee asked the board if the community mural should be placed on the CoorsTek Façade facing Washington Avenue, or if it should be hung on the eligible façade on Natural Grocers. The board directed staff to hang the mural on the CoorsTek building.

Public Comment – Ernst from ARES made a brief presentation about the status of his involvement with lots 2 and 4.

Adjourn –
There being no further business, Miller called for a motion to adjourn the meeting. Story MOVED to adjourn the meeting. Eakes SECONDED. All Commissioners present agreed. Miller adjourned the meeting at 8:44 p.m.

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Steve Glueck Doug Miller
Executive Director Chair