



GOLDEN URBAN RENEWAL AUTHORITY

Memorandum

To: GURA Board of Commissioners
From: Mark Heller
Date: 1/05/06
RE: Meeting Memo for 01/09/06

Welcome to the new year! This memo will address some of the agenda items for the upcoming meeting.

V3a. Annual Report: As you will read below, the NexCore project is now scheduled to close on January 17 and the Dauer Haswell project is scheduled to close on February 2. Therefore, finalizing the content will also be delayed. Nonetheless, other content can be written such as the Chair's letter, other 2005 project highlights, financial summary, and 2006 project summaries. Debbie is getting bids from Susan Sears and a local firm, and should have that finalized soon.

V4a. NexCore update: Due partly to holiday scheduling conflicts, delays from NexCore obtaining its financing, and the complexities of negotiating the garage budget and fixed priced contract (which includes two other construction contracts), closing is now scheduled for January 17.

V4b. Dauer Haswell: Similarly, the holidays delayed Dauer Haswell from completing its financing, and the City is just now beginning the final phase of the building permit review. Additionally, the negotiations regarding the garage encroachments have been more contentious than anticipated. Closing is now scheduled for February 2.

V1a. Old Capitol Building Renovation Support: Shortly after the fire, the Civic Foundation requested GURA act as a pass through to facilitate a \$35,000 grant for the construction of replica chimneys. I consulted GURA's counsel who

approved. This agenda item will allow the GURA Board to consider ratifying this support.

Vib. Time and Place Resolution: This annual resolution sets the time and place of meetings and official postings. The Board has frequently discussed meeting on a monthly basis. This agenda item will allow further discussion on this matter.

Vic. Reinvestment Fund Resolution: Pursuant to budget discussion among the Board and Steve Glueck, the 2006 Reinvestment Fund is \$40,000 and different , more streamlined, criteria have been suggested by Steve.

Vid. Millstone Condo Parking Issue: This agenda item is to consider ratification of the concept of and give direction for charging the Millstone Condos \$48,000 for 6 visitor parking spaces out of GURA's allocations in the Clear Creek Square parking garage. The fee is based on the City's cash in lieu code, which assesses 50% of the replacement cost in exchange for each zoning credit. The Washington Square garage estimate is \$16,000 per space x 6 x 50% = \$48,000.

Vie. Downtown Design Guideline Process: As indicated in Steve Glueck's memo, a subcommittee from GURA, HPB, and Planning Commission met last month to follow up on Council's direction to kick start the downtown design planning process. Two early changes to Steve's memo could be to include the Parks and Rec Board, and to include Clear Creek Corridor planning in the process.

Vif. GURA Revision and Additions: As with the preceding agenda item, GURA's 2005 Work Plan included revising the GURA plan and improving downtown aesthetics. This agenda item will allow discussion on elevating both planning projects as GURA's major priorities for the coming year. The attached chapter titled "The Blight Study" by Ken Schroepel is excerpted from the Colorado Municipal League's publication titled "Urban Renewal in Colorado." The chapter briefly explains what is involved in conducting a blight study, which is the first step towards a new or revised urban renewal district. The word "blight" is statutory with a specific meaning and a distasteful connotation. We can use a different word going forward.

Vig. City Council Work Session on Feb 16: This meeting will present GURA's 2006 Budget and Work Plan, and will also be an opportunity to meet Council and discuss our major planning efforts.