



Memorandum

To: GURA Board of Commissioners
From: Mark Heller, Executive Director
Date: January 6, 2010
RE: Meeting Memo for January 11, 2010 Meeting

This memo will assist in the discussion of the following agenda items:

V4a. Sketch Up! Presentation

GURA Intern John Hageman will present his work with Sketch Up!, which is a 3D computer modeling program. John has been creating different build-out scenarios of the east downtown area. Such software is helpful to visualize and understand the ramifications of code changes, as well as the interaction between pedestrians and a potential new building or redevelopment project.

V4b. Discussion re meeting with City Council re “East Downtown” Plan and other issues

The packet contains a draft memo, which will be part of the GURA packet for the February 25 meeting with City Council. This memo is intended to set out the issues needing clarification and GURA’s questions, comments, and concerns regarding those issues. The January 25 GURA meeting will provide another opportunity to refine this memo and/or propose additional issues for discussion.

V4c. Discussion re Business Plan Prize

During last year’s two “summits” for retail convened by Mayor Smith, it was decided that the group convened would help promote two new retail-oriented projects. One of these is a prize or prizes to recognize business plans that propose a new or expanded business in Golden. This packet includes a preliminary outline for this contest, jointly-drafted by me and Steve Glueck (with research by GURA Intern Lynn Acton). The second project, a monthly “street fair,” is also being researched but is not yet ready for presentation.

V4d. Gateway Arch Letter Painting

At the last meeting, I was given direction to explore painting the letters of the new arch gold. The packet contains a computer graphic of how this might look.

IX. Staff Report

- Photovoltaics:
- Downtown Post Office: No further developments on this potential project.

- URA Legislation: I will report on a meeting at CML to be held on 1/8/10.
- Hire A Senior Program: I will be meeting with the County's Community Services Advisory Board on January 14 to provide an update on the stalled status of this project and to ask for that Board's assistance in furthering the negotiations.
- Blue Canyon Support: I met with Mr. Johnson to discuss a potential TIF contract. Mr. Johnson understands that GURA is interested in negotiating a TIF contract, but he is not yet prepared with the necessary documentation and financial estimates. One factor arguing against TIF support is the fact that the Blue Canyon has already fully committed to this project. The Golden Civic Foundation has provided a substantial loan to Blue Canyon. A provision in that loan will require Blue Canyon to use any TIF support to repay the loan.
- Hurricane Support: Hurricane is continuing its negotiations with NexCore. We are awaiting the successful conclusion of those negotiations before finalizing our commitment.
- Alternative Funding Sources: I recently met with representatives from Colorado Lending Source, Colorado Enterprise Fund, and Jefferson County Enterprise Zone. These organizations provide loans to businesses that traditional banks might not provide.