



GOLDEN URBAN RENEWAL AUTHORITY

Memorandum

To: GURA Board of Commissioners
From: Mark Heller, Executive Director
Date: February 7, 2008
RE: February 11 Meeting Memo

The following notes will assist in the discussion of agenda items for this meeting.

V4a. Work Plan Review

The attached Work Plan update includes a bit more detail on the timing and status of the action items. Board direction is needed as indicated.

V4b. Property Redevelopment Priorities

Completing the spreadsheet from the last GURA meeting will take some time. Additional discussion is recommended regarding the funds available for these projects and the role to be played by the property currently owned by GURA. I will also brief the Board on the final projects from one of my classes for my planning degree. The class was dedicated to brainstorming on redevelopment ideas for the GURA district. The class presented to the GURA Board, but we now have four Commissioners who were added after that presentation.

V4c. Gateway Station Update

- i. Extend deadline for phase 1A: NexCore has asked to amend the RDA to allow a new deadline for the completion of Gateway Station.
- ii. Perimeter Drain: The architect of the garage and Gateway Station designed a perimeter drain around both buildings. Both GURA and NexCore consulted engineers who advised that the drain was unnecessary and both parties instructed Neenan to not install the perimeter drain. NexCore now requests that the contract term specifying the drain be deleted.
- iii. Phase 2 Option: NexCore has agreed in principle to the motion adopted by the Board at its January 10 meeting. However, NexCore proposes a 50% cost share for paving Lot 2, effective only if the option is actually exercised, not upon the execution of the option contract as proposed by GURA. The paving cost is estimated at \$35,000. Direction from the Board is needed on this point.

NexCore is also requesting that it be allowed to purchase parking spaces in the garage in the event it proceeds with Phase 2. Board direction is needed on this point as well.

- iv. Transformer Enclosure: NexCore has confirmed its offer to pay \$2,500 towards the \$5,000 transformer enclosure.

VIa. HPB meeting re façade program: HPB representatives and Steve Glueck wish to have a brief discussion on this program.

VIb. Council Calendar as of January 28, 2008:

- Feb 14 -Select applicants for Sustainability Advisory Board
 -Discuss Walkability Task Force and appointment process

- Feb 21 -Sustainability Board interviews
 -Discuss city real estate issues and options

- Feb 28 -Make appointments to Sustainability Board
 -Discuss Affordable Housing Task Force and appointment process

- March 6 -Create and appoint Walkability Task Force

- March 20 -Create and appoint Affordable Housing Task Force
 -Discussion of Role of GURA Board, its relationship to EDComm, and
 upcoming GURA Board appointments

- May 1 -GURA interviews

- May 8 -GURA appointments