



# GOLDEN URBAN RENEWAL AUTHORITY

## Memorandum

To: GURA Board of Commissioners  
From: Mark Heller, Executive Director  
Date: February 19, 2008  
RE: February 25 Meeting Memo

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

### **V1a. Account Signatories**

This draft Resolution #75 formalizes the GURA check signatories authorized earlier.

### **V4a. Work Plan Review**

I will provide brief updates on the grants applications, mural project, and downtown recycling.

### **V4b. Gateway Station Update**

I have communicated the Board's offers and positions as discussed at the last meeting to NexCore, which has agreed in principal to all points. Drafting of the paperwork will begin soon. The environment remediation continues to be very effective, and is below budget and ahead of schedule.

### **VIa. Resource Efficiency Standards for GURA Redevelopment Projects**

As directed during the prior meeting, local architect Dave Andersen and City Planner Theresa Worsham will appear to provide guidance on an appropriate resource efficiency standard for GURA projects. The packet includes a few pages on just a few of the LEED certification systems from the US Green Builders Council (USGBC) website. USGBC administers the LEED program. The goal of this agenda item is to gain a better understanding of the LEED system and whether it would provide the kind of system GURA needs.

### **VIIb. Discussion on Division of Work Between GURA and EDComm**

At GURA's prior meeting, it was decided to invite the City's Economic Development Commission to this meeting to discuss each organization's roles and responsibilities, and how to best work together. City Council is also interested in exploring this issue and has

scheduled a discussion for March 20. Steve Glueck has prepared an excellent memo which I have reviewed to provide some history on the evolution of both GURA and EDComm and the relationship between the two. Steve and EDComm Chair Chris Ball will attend the meeting. The GURA Board and EDComm will need to present their path forward to the Council at the March 20 meeting.

#### **VIc. Clear Creek Commons**

Amory Host has submitted two emails to me and a letter written earlier to the Planning Commission with his supporting documentation for a request of a \$50,000 grant from GURA. This grant could be combined with other grants and loans in negotiation from the Golden Civic Foundation and parking code waivers that might be granted from the City of Golden. The “rescue” package is designed to clear the way for a new restaurant operator and to secure financing to protect the “entry fees” of current residents. The Board should have a thorough discussion with Mr. Host to evaluate the likelihood of the long term success of the venture, the security of the entry fees, and the effectiveness of a lump sum versus a periodic payment of a GURA grant.

#### **VIId. Parking Garage Management Agreement**

Standard Parking Company manages and maintains the Clear Creek Square Garage for \$500/month plus expenses. After an informal bid process among three other vendors, I recommend also awarding Standard the contract to manage and maintain the Gateway Station Parking Garage for \$300/month plus expenses.

#### **VIe. Outreach Ideas**

Commissioners Driggers and Imse met with me to review a slate of suggestions for additional outreach and marketing efforts. The suggestions would dovetail with the outcome of the meetings between GURA and EDComm, and from future direction from City Council. The suggestions include:

- A brochure targeted towards retail business owners that highlight Golden’s retail potential and web presence.
- A quarterly, 1 or 2 page newsletter to downtown property owners that very briefly updates GURA’s activities and programs.
- A luncheon for downtown property owners and a separate luncheon for downtown business owners to provide a casual venue for information exchange. These would occur towards the end of the year or early 2009.