



GOLDEN URBAN RENEWAL AUTHORITY

Memorandum

To: GURA Board of Commissioners
From: Mark Heller
Date: April 21, 2006
RE: April 24 meeting

This memo will serve in my place for the upcoming meeting.

Item V1a. First Quarter Financial Report: This is the first quarterly report following the Board's decision to revise the procedure for reports from monthly to quarterly. Commissioner Tiberi, myself, and GURA's bookkeeper Jennifer Seyfert updated and reviewed the financials with the draft audit figures to provide the most up to date figures possible.

Item V3a. Update on 2005 Annual Report: Work continues on this document. The update will be provided by Commissioner Stanley and Debbie Rainguet.

Item V4a. Update on Downtown Planning Task Force: This group continues to meet monthly to educate its members about each Board's priorities and to share thoughts on drafting preliminary documents and reports intended to form the basis for broader community input in the months ahead.

Item VIa: Citizens' Walkability Memo: This memorandum was submitted unsolicited by several citizens. It points out their concerns with various pedestrian environments throughout the City. The citizens and Councilor Smith (who has expressed interest in these issues) were invited to attend but are not able to be present. Dan Hartman will attend to provide background and answer the Board's questions on this issue.

Item VIIb. Resource Efficiency: Commissioner Stanley will lead this discussion regarding how GURA can promote resource efficiency in its funding of projects. Jim Walsh, who is GURA's resource efficiency consultant, prepared the attached memo regarding several programs of interest.

Item VIc. Blue Canyon Streetscape: The packet contains the most recent submission to City Council by the Johnsons, owners of Blue Canyon Bar and Grill. The packet contains their letter, their sketch of the proposal, and an excerpt from the official diagram of the streetscape in the area. The Board had suggested that the Johnsons approach Council before submitting a request for funding to GURA. This material is provided for your information only at this point.

Item VIId. Compatible Business Guidelines Update: Commissioner Driggers will lead this discussion regarding a procedure for adopting and updating a list of business types that GURA will encourage through its funding of redevelopment projects.

Item VIe. Holiday Lighting Update: Debbie Rainguet will update the Board regarding her research into holiday light improvements and regarding two meetings on that issue convened by City Manager Bestor.

Item VIII. Staff Report:

Banks Easement and Closing: We are in the final stages of negotiating this easement, which will set out the rights and obligations of the Banks and GURA with respect to the parking spaces in the new garage to be exchanged for a parcel of the Banks' property. Closing is scheduled for April 28, 2006.

Replat and Alley Vacation: We have completed the minor replat of the Banks' property, and have submitted applications to replat the entire half block and vacate the alleys necessary to create the lot on which the garage will stand and to provide underground parking for Gateway Station and the future Phase 2. Planning Commission and City Council will review the alley vacation applications in the coming weeks.

Wells Fargo and VCUP: We are also in the final stages of negotiating access to the Wells Fargo property that we need for the most cost/time efficient remediation plan. Satisfying Wells Fargo's demands will add another \$30,000 to the budget, but the alternative of having to drill on Ford is much more expensive. I have authorized Arcadis to proceed with the next three phases of the clean up which will last through this year and will cost an estimated \$360,000.

RLF Loan and Brownfield Grant: Together with Scott Andrews from Arcadis and Darrell Schulte of Colorado Business Bank, I met with CDPHE's Revolving Loan Fund committee to discuss GURA's application for a \$500,000 loan at 2% with interest only payments for the first 48 months. This would save GURA significant expenditures during the period when the increment from Gateway Station, Millstone, and Jackson Court has not offset GURA's loan obligations. The RLF Committee approved a loan for \$287,000, which was all they had remaining to lend before getting refunded. The Committee would consider a supplemental request for the remainder of the full amount provided GURA pledges real estate (such as the Clear Creek Square parking garage) as opposed to just property tax increment. This item will be on the next meeting's agenda for a more detailed discussion. We have not yet been notified either way regarding the \$200,000 clean up grant application to the EPA.

Parking Garage and Phase 1: We have applied for final site plan review for both of these projects, and hearings are scheduled in the coming weeks. NexCore has submitted its first invoice on the parking garage project for about \$111,000 mostly for architectural, engineering, and attorney's fees to date. NexCore has 21 reservations for Gateway Station condos and will be meeting with those individuals in the coming weeks to convert the reservations to at least 15 sales. If successful, they will meet their threshold necessary to obtain construction financing. NexCore will host a Grand Opening event at the site on Saturday, April 29.

Jackson Court: The utility work that GURA will pay for has been completed, and Dauer Haswell is preparing their invoice for that work. The extensions to the garage foundation are complete, and the new building's footers are being poured. The project is on track for an August CO. I have asked Esther Kettering, who is Dauer Haswell's and Gateway Station's retail broker, for an update on her local marketing efforts for both projects.

Millstone and Non-Reallocation Agreement: I phoned Sovereign Home's Vice President of Real Estate Jeff Fiebig on Tuesday to discuss the slow pace of construction and quality control issues raised by contract holders. I urged Sovereign to hire more workers to speed the pace, and he informed me that he had just hired two additional supervisors. We also discussed Sovereign's pending application for the building permit for the third building which is on hold until Sovereign signs the Non-Reallocation Agreement and delivers payment.

SB 169 and Ballot Initiative 86: This bill, which would all but prohibit future urban renewal areas, has been resurrected and probably will be voted on by the full Senate next week. I have emailed and phoned Senator Keller to express GURA's opposition, and will speak to the Jefferson County Business Lobby on Monday to solicit their opposition to the bill. I am also monitoring Ballot Initiative 86, which would require local governments to compensate land owners for the effect of any regulation that reduces property value by 20% or more. This is similar to Oregon's Measure 37 which has severely limited local planning efforts and cost local governments and the state billions of dollars.