



## Memorandum

To: GURA Board of Commissioners  
From: Mark Heller, Executive Director  
Date: May 6, 2010  
RE: Meeting Memo for May 10, 2010 Meeting

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

### **V.4.1. GURA/EDComm update**

The packet contains a memo from the committee created by GURA and EDComm to make recommendations to these Boards and eventually to City Council regarding the future options for delivering economic and redevelopment services to the downtown area and the city in general. This agenda item will allow for discussion of this memo with both Boards simultaneously towards the goal of finalizing the memo for delivery to City Council by May 13, 2010 for discussion at the May 20, 2010 meeting of City Council.

### **V.4.2. Main Street Efficiency Initiative (MSEI) Grant**

The GURA Board was briefed earlier about a coming grant program from the Governor's Energy Office. The packet contains a draft summary of what could be a joint application from GURA and the Community Sustainability Advisory Board (CSAB). GURA's direction is requested as to the concept of the proposal and to the amount of funding, if any, that the Board might contribute as a match.

### **V.4.3. Golden Gem**

The packet contains a Resolution authorizing the creation of the Golden Gem Cinema non-profit corporation, Articles of Incorporation for the corporation, a reservation of name for the corporation, and a memo summarizing the major terms of a lease under negotiation with the American Mountaineering Center. Staff requests the Board's approval of these documents, as well as the appointment of initial Directors and Officers to the board of the Golden Gem Cinema. Bylaws are being drafted and will be presented to the Board along with the lease at the June 14 meeting.

### **V.4.4. Façade Program and process for Colorado Historic Fund**

Staff met with representatives from the Colorado Historic Fund (CHF) to evaluate their support for façade renovations of the Ace High building and the International Order of Odd Fellows Hall (IOOF), as well as to receive their input regarding the Post Office. The owners of the Ace High and IOOF hall are ambivalent or unable to fund major renovations, yet these two facades are the last two facades along Washington Avenue needing renovations. Therefore, it falls to GURA to come up with a plan.

Both facades and the post office appear to be good candidates for state grant support, but the evaluation and grant processes are extremely long (1-2 years) and complicated. Looming over any new funding decision by the CHF is the outcome of the debate about the renovation of the State Capitol Dome, which could consume many millions of dollars over several years, thereby greatly reducing the amount available for other projects.

The first step for all three buildings is to have them listed on the City of Golden inventory of historic structures. This is a function of the City's Historic Preservation Board. CHF staff suggested that we attempt to list the post office on the federal inventory. Concurrent with local listing, CHF staff suggested we apply for Historic Structure Assessments (HSA) for the two façade projects. This review will reveal the basic problems and potential for the facades. If warranted, the next step would be to undertake an even more detailed review, which would result in construction drawings and a solid budget for renovations. Both reviews could be supported by CHF grants. With these reviews in hand, we could apply for construction grants. The State Historic Fund has semi-annual grant cycles for all three types of grants, which is one reason why the process can take so long.

Staff requests the Board's thoughts and direction on this matter, including whether to approach HPB to enlist its support.

#### **V.4.5. Video Monitor at Coors Bus Stop**

Our research indicates that an all-weather, vandal-resistant, video monitor between 32-55" in diagonal could be installed at the Coors Bus Stop for between \$8,500-\$10,000. Staff requests the Board's direction on whether to proceed.

#### **VI.3. Summer Vacation Schedules**

Please bring your calendars and summer vacation schedules. At least two Commissioners are planning extended vacations in August, so we need to evaluate the likelihood for quorums.

#### **VI.4. "Ends Policies" and metrics for Downtown**

City Council adopted a detailed series of "Ends Policies" as part of its governance policy work last year. These policies are intended in part to keep Council's eye on the ball in terms of what it has charged city staff to accomplish. We are now thinking about ways to evaluate progress towards these ends policies. The below excerpt shows City Council's current downtown ends policies with draft metrics in italics:

B. The character of Golden's historic downtown is preserved and enhanced.

1). Noise levels are maintained that allow for an appropriate balance between a vital downtown district and downtown residents.

*a. Metric: Periodic noise measurements at key locations using a consistent noise measuring protocol*

2) Downtown is highly accessible, and pedestrian, bicycle and transit friendly.

*a. Metric: Percentage of people who come downtown in each mode.*

3) East Downtown is redeveloped in a manner that reflects a proactive vision incorporating a healthy retail district, good connectivity (by foot, bicycle, transit, and car), and public space.

*a. Metric: Council adopts a plan for East Downtown.*

4) Future reinvestment in downtown reflects a proactive vision incorporating a healthy retail district, good connectivity (by foot, bicycle, transit, and car), and public space.

*a. Metric: Percentage of reinvestment dollars that meet this vision.*

The Board may wish to recommend expanded or revised policies and metrics. If so, this agenda item will allow discussion of how to proceed. One suggestion is to task the new Downtown Golden Vitality Project with this project. Such a task would serve two functions: (1) it would directly involve stakeholders in a significant issue affecting their lives; and (2) it would provide a way for the new group to coalesce and build capacity.

### **VIII. Staff Report**

- The low traffic signs/recycling bins have been fabricated and will be installed in the next week or so.
- Woody's was informed of the Board's request for additional information.
- GURA's attorney has prepared a first draft of the sales TIF agreement for Blue Canyon and we are refining the draft. It will be ready by the June 14 meeting.
- The final draft of the Annual Report is being readied for the printer. Due to the late date, we will print fewer copies in excess of those required for mailing.
- We were added to the list of participating entities regarding the USPS's decision-making for the downtown post office.
- The packet contains a memo from Steve Glueck and Mayor Smith regarding their visits to various Golden businesses over the last year and their thoughts on primary job attraction.