



GOLDEN URBAN RENEWAL AUTHORITY

Memorandum

To: GURA Board of Commissioners
From: Mark Heller, Executive Director
Date: August 6, 2008
RE: August 11, 2008 Meeting Memo

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

V1a. 2nd Quarter 2008 Financial Report

Jeff Hansen, Eileen Long, and I have continued to revise the financial reporting format per Jeff's direction and have made significant changes since the 1st Quarter 2008 financial report. These changes have resulted in a much clearer, if longer and more detailed, report.

V1b. 2008 Budget Amendment

With the new financial reporting format, we are including the Gateway Station expenditures and revenues, each of the work plan action items, and each of the grant recipients, as well as making a few other changes that might require a budget amendment. This makes a considerable difference in the bottom line as compared to the adopted budget. The 2008 Budget Amendment document indicates these changes in the columns titled "Proposed Budget Amendment" and "Revised Current Year Budget." As Jeff Hansen's memo indicates, most of these are not new costs. Rather they are breakouts of costs embedded elsewhere in the budget. I would recommend some line items be adjusted to accommodate mid-year levels, and those are also identified in the new columns.

The budget changes proposed in Column F include:

Line 19: This shows the amount remaining to draw on the Colorado Business Bank loan as of the beginning of the year.

Line 33: This shows the full amount of my salary plus benefits, whereas the adopted budget did not include the value of benefits.

Line 49: Bookkeeping costs have been far above budget due to the demands of re-working the reporting system and correcting errors made by the past two bookkeepers.

Lines 59-70: These amounts formed the basis of the Downtown Services lump sum amount approved in the budget, but the individual components are now being shown. I am recommending a \$25,000 increase in the City Services line item to respond to the mid-year actuals, which are already about equal to the annual budget. Also, I have added \$7,000 to line 62 for the holiday lights upgrade,

which was previously listed as a work plan item on Line 92. A small increase for the parking enforcement officer is also new.

Line 72: This line shows the estimate for the cleanup of the garage site, which corresponds to the previously included EPA Grant revenue on Line 23.

Line 74: This line shows the 2008 budget for garage construction as derived from NexCore invoices against the fixed-price contract.

Line 92: This shows the \$7,000 coming out of the holiday light work plan line item. (See discussion above)

Lines 104-106: This simply shows how the outreach budget is split between the annual report and the newsletter.

Line 124: This shows the final payment to NexCore for the Gateway Station public improvement subsidy.

I would also like the Board's input regarding the \$55,000 Contingency line item. During the reformatting process, the question was raised as to whether this line item was intended only to provide flexibility for the GURA Work Plan items, or whether it was intended to provide flexibility to the entire budget. Further, I would like direction as to whether I have the authority to re-allocate contingency funds to whichever line items are covered by it, or whether such actions need prior Board approval.

Finally, the 2008 Budget was premised upon providing GURA maximum flexibility with regard to the Colorado Business Bank loan, as well as with an aggressive cleanup approach. The Budget therefore provided for the full draw against the loan (over \$1 million) and about \$120,000 in clean up costs. It now appears that there will be much less need for the loan and the cleanup. GURA has approximately \$767,500 to draw after its Gateway Station obligations, and will likely spend less than \$50,000 on the cleanup this year. The savings on P&I this year would be approximately \$545,000 if GURA makes no draws other than required for Gateway Station and the Gateway Garage. The Board could decide to leave the budget as drafted and simply carryover the unspent P&I and clean up costs, or it could amend the budget to show lesser amounts.

V4a. Coors Corridor Discussion

GURA will finalize its recommendations to Council regarding the preferred Coors Corridor design. Commissioner Imse has prepared an additional design. Councilor Fisher has expressed concern that we all consider alternatives to an expensive streetscape. The packet contains both of their documents. In a separate matter, the Board may also discuss the new idea of an arch or some other large monument to be placed at or near the intersection of 13th and Ford that would signify the existence of downtown.

V4b. Update from Business Attraction/Retention Meeting

This agenda item will allow continued discussion of this topic if necessary.

V4c. Gateway Station Update

The lien filed against GURA by Holland Construction was a mistake caused by two things: Holland did not consult the appropriate legal document to search for the true owner, and the Jefferson County property website incorrectly listed GURA as an owner of 1299 Washington, which is the Gateway Station address. I visited with the Assessor's office last week, and they have corrected this in the official record and on their web site.

I anticipate making the final \$250,000 payment to NexCore for the public improvement subsidy sometime during the week of August 11, provided Gateway Station receives the Certificate of Occupancy that week.

VII. Discussion with Chairpersons of Walkability and Bike Master Plan Task Forces

As a follow up to the meeting of all of the city's board, commissions, and task forces, we have invited these two task forces for an informal discussion on how their recommendations might intersect with GURA' work downtown.

VI2. Discussion re Photovoltaic System Downtown

Mr. John McCallister will help the GURA Board begin a discussion on the possibilities of a coordinated and networked installation of solar panels throughout downtown.

VIII. Staff Report

Painting Retaining Wall at 19th and Washington

We tried another set of colors and both property owners have consented. Painting should begin on 8/11.

Recycling Receptacles in Downtown Planters

We ordered a recycling top to test with replacing the current trash lids, but it was not a good fit and was too flimsy. We continue to search for alternatives.

Façade Program

Intern Steven Williams and I met with Peter Ewers to review a first draft of designs for the first three buildings, and to discuss the approach we will use with property owners. Where a property owner has design ideas already, Peter will first meet with the property owners about those ideas and then create drawings based on those conversations. If a property owner has no specific design ideas, Peter will draft some ideas to bring to the property owner.