



# GOLDEN URBAN RENEWAL AUTHORITY

## Memorandum

To: Golden Urban Renewal Authority Board of Commissioners  
From: Mark Heller  
Date: August 24, 2006  
RE: Meeting Memo for August 28, 2006

A few notes to assist the discussion at the upcoming meeting:

### **Item V.4.a. Gateway Station update: Linder façade discussion**

Much has been accomplished since the last meeting. The subcommittee of Preston, Paul, and Lisa have been in regular contact with me and Chris Wolfe, the preservation expert recommended by both Rick Gardner and Peter Ewers. We met many times with NexCore, Neenan, and Oz to review the materials, construction drawings, and options. The attached letter accurately reflects the path forward recommended by Chris and agreed to by NexCore, Neenan, and Oz. The subcommittee will also report on options to retain Chris' consulting services throughout the project.

### **Item V.4.b. Discussion re retail percentage**

As a recipient of GURA assistance, the Jackson Court owners are required to attempt to lease to retail businesses on the first floor and to comply with GURA's Compatible Business Guidelines. Jackson Court has been approached by a service business that also sells products related to the services. This potential tenant raises the issue of whether GURA should consider the percentage of retail for a particular business in a GURA-supported project, and if so, what the minimum percentage ought to be.

### **Item V.4.c. Walkability**

The materials for this agenda item were prepared by Dan Hartman for his presentation to City Council last week.

#### **Item V.4.d. Special Events Discussion**

I met with the CBAC subcommittee on this issue to relay the Board's views from its last meeting. The subcommittee will meet with a few other parties before making its recommendations to the full committee.

#### **Item VI.1. 2007 Work Plan discussion**

Included in the packet is an updated 2006 Work Plan. The text in blue italics indicates what work has been done or a change in how that work will be done for any particular action item. We should begin discussions regarding the priorities for the remainder of 2006 and for 2007.

#### **Item VI.2. Discussion re multiple Owner Participation Agreements (OPA) with same owner.**

GURA entered into an Owners Participation Agreement with Bent Gate in 2003. Bent Gate is performing well. It is considering relocating its bicycle business and may need assistance for its build out. This agenda item is to consider the appropriateness of entering into additional OPA's for different businesses with the same owners (and corporations controlled by the same people).

#### **Item VI.3. Discussion re Clear Creek Square hardscaping**

The area along the south side of the parking garage is just construction fill. This item is to discuss replacing the fill with concrete or river rock.