



GOLDEN URBAN RENEWAL AUTHORITY

Memorandum

To: GURA Board of Commissioners
From: Mark Heller, Executive Director
Date: August 20, 2009
RE: Meeting Memo for August 24, 2009 Meeting

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

V4a. Redevelopment Options for Lots 2 and 4

This agenda item will allow further discussion of this matter. Commissioners Johnston and Taylor met with the Parks and Rec Board on 8/18, which unanimously adopted a motion to investigate this concept. Members of the Parks and Rec Board may attend the 8/24 GURA meeting.

V4b. Hurricane Fish House

This item is on the agenda in the event that GURA receives the 2010 property tax increment estimate from Jefferson County and is able to make projections in time for discussion at the meeting. It is more likely that the estimate letter will arrive too late for discussion at the 8/24 meeting.

NexCore has requested a modification to its sidewalk sales and display permit that would allow the parking areas on 13th Street alongside Gateway Station to be converted into sidewalk and used for restaurant seating. This would likely have a positive impact on the viability of Hurricane Fish House or any other restaurant that would occupy this site. The removal of the four parking spaces might include the handicapped space, but would otherwise be negligible. With Blue Canyon vacating their space in Golden Gem, we no longer need to balance Blue Canyon's request for additional seating. NexCore's request will be considered by City Council at its August 27 meeting. GURA might consider whether it wishes to opine on this request.

V4c. Blue Canyon Bar and Grill

Blue Canyon will not be renewing its lease at the Golden Gem building. Design and consultation continues for the build out of the Blue Canyon restaurant and bar space at the Foss Building. The GURA Board might consider a motion rescinding its \$7,500 grant for the kitchen remodel at the Golden Gem site and adopting a new motion for the Foss site.

V4d. Golden Liquors

Golden Liquors is coming closer to a final project concept and budget. The owner of the business, Christine Kim, seems most interested in renovating the neon sign with new paint and neon. Ms. Kim would prefer to relocate the sign at the corner of the intersection, but I have indicated that the sign would need to be placed at the corner of the building instead. Ms. Kim is collecting another bid for the sign renovation which she believes will be more affordable than the current bid. Ms. Kim is interested in painting the building (see attached model) and upgrading the electrical supply. Not including permit fees, the budget is shaping up to look like this:

Paint Building	2,950
Upgrade Electric	3,500
<u>Renovate and install sign</u>	<u>6,730-7,950</u> (depending on type of install)
Total	13,180-14,400

VII. Highway 58 Bridge Lights

The attached quote presents several options for the lighting the new bridge over Highway 58.

VIII. Staff Report

- **Pavers:** I forwarded the substantial completion inspection memo drafted by Winston & Associates as well as a “remove and correct” notice regarding the pavers via certified mail to TC2. The deadline to remove and replace is September 7, 2009, after which our contract will be terminated, and we would remove and replace the pavers ourselves.
- **Golden Gem Cinema:** About a dozen people attended this meeting, including several members of the Environmental Film Festival and AMC staff. We had a good discussion over an hour, and we look forward to the true kick-off meeting on September 17. Staff has begun outreach for that meeting, including an Informer article, a press release sent to the Transcript, an article sent to Your Hub, email lists, and flyers to be distributed to various places around town.
- **CSBG-R:** The County’s Community Development Director will be leaving in two weeks, but we hope to keep this project on track with remaining staff. We have been promised that the contract will be retroactive to September 1, 2009. We are conducting outreach for this opportunity via our newsletter, email lists, an Informer article, and Chamber of Commerce contacts.
- **Recycling Bins and Bicycle Racks:** Four additional recycling bins will cost \$3,067. We need to try to locate these as well as the five bike racks we have ready to install without unduly cluttering the sidewalks. These will also need to be integrated with whatever side street signage becomes approved.
- **URA Meeting:** On 8/20, I will attend a meeting of metro area mayors and county representatives on potential changes to URA legislation. I will have an update for the meeting.
- **Parking Garage Updates:** I have been working with the receivers of the Clear Creek Square office building on repairing the bang bar, curbs, lighting, and signage to the Clear Creek Square Garage. We are also collecting bids on repairing the stairs, which are rusting. I am also collecting bids on replacing the “Banks gate” at the Gateway Station Garage. That gate was stolen some months ago. We also replaced the sump pump motors in the new garage. Those motors were inadequate for the load and failed. This replacement is warranted.