



**GOLDEN
URBAN
RENEWAL
AUTHORITY**

Memorandum

To: GURA Board of Commissioners
 From: Mark Heller, Executive Director
 Date: September 4, 2008
 RE: September 8, 2008 Meeting Memo

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

V1a. Budget, RFP, and Work Plan Schedule

The below schedule is suggested for organizing the Board’s actions over the next months. It will allow for presentation of the 2009 Budget and Work Plan to City Council at the December 4, 2008 meeting.

	RFP	Budget
8-Sep		
22-Sep	Summarize Proposals	
13-Oct	Recommendations	3rd Q Report and Preliminary Budget and Work Plan Discussions
27-Oct	Report on Analysis	Continued Discussions
10-Nov	Presentations	Preliminary Budget
8-Dec	Finalist Selected	Final Budget

V4a. Design and outreach ideas for monument at 13th and Ford

This agenda item will allow discussion of the preliminary designs as researched by Winston & Associates. Also, GURA is scheduled to present its preferred design for the Coors Corridor to City Council at the October 2, 2008 meeting.

V4b. Discussion re Lot 2 and 4 RFP review process and schedule

This agenda item will allow further discussion relating to the Lots 2 and 4 RFP response review process.

V4C. 150th Laser Light Show Funding

The 150th Committee has \$10,100 in cash towards the goal of \$25,000 for the laser light show, not including GURA's contribution. GURA's contribution of \$10,000 would bring the Committee \$4,900 short of the goal. There is a reservation fee after all, and it is \$12,500. The committee has proposed committing its \$10,000 towards the non-refundable deposit and has asked GURA to commit \$2,500 towards the deposit with \$7,500 pledged contingent on the Committee raising the remaining \$4,900.

VI1. Grant Request for San Francisco Row condominiums

The owners of the building at the SW corner of 14th Street and Washington Avenue would like to replace and upgrade the sidewalk, stairs, and landscaping along the front of the building. The work would cost approximately \$15,000.00. Staff would like direction as to whether funding such improvements would be consistent with GURA's general grant guidelines, and if so, what amount should be allocated to this request. This grant program is still fully budgeted at \$30,000.

VI2. Grant Request for Vital Outdoors

A potential tenant for a Foss space, Vital Outdoors, is contemplating a retail store for outdoor recreation clothing and footwear. The concept is to fill a niche for consumer/casual/recreational clothing, as opposed to the technical clothing available at Bent Gate. Vital Outdoors has indicated that a very quick opening by mid-October would be the only way they could commit to this lease. Mesa Meadows is contributing below market rent, all the tenant finish with the exception of inside electrical, and is also providing temporary housing for the owners who would be moving down from Estes Park. Vital Outdoors is requesting GURA's assistance in paying for the inside electrical, lighting, and signage components of the tenant improvements. With a preliminary bid, this work might cost approximately \$15,000.00. Staff would like direction as to whether funding such improvements would be consistent with GURA's general grant guidelines, and if so, what amount should be allocated to this request.

VI3. CIRSA Insurance

In discussing insurance options for the Gateway Station Garage with the City, it has been determined by the City's insurer CIRSA that CIRSA and the City could be liable for claims made against GURA for incidents in the garage. Therefore, the City is requiring GURA to be insured at the same levels as the City, either with CIRSA or through another provider. We are discussing the implications of this change, and I will keep the Board informed of the progress.

VIII. Staff Report

Façade Program

Steven and Peter Ewers continue to make progress with designs and meeting with property owners. Preliminary measurements and designs concepts are progressing, with the next phase being finalizing designs and gathering bids for the work.

Web Site Program

GURA has recently or will fund web sites for Foss Liquors, Vinter's Cellar, D'Deli, Windy Saddle, and Golden Sweets.

Energy Program

GURA will fund energy efficiency upgrades for Baby Does, Chelsea's of London, and Woody's Pizza.

Street Pole Banners

With the departure of Sabrina D'Agosta, I need to start over with a graphic designer. I have a few leads, and have placed some calls.

Video Documentary

Sabrina had been working with the videographer employed by the city to produce the city council meetings, and she is confident that he can complete the video documentary project on his own. I will continue to monitor his progress and report back.