



# **GOLDEN URBAN RENEWAL AUTHORITY**

## **Memorandum**

**To: GURA Board of Commissioners**  
**From: Mark Heller**  
**Date: 9/08/05**  
**RE: 9/12/05 Meeting Memo**

This meeting has a little bit of everything. It is our first two page agenda.

### V1a. July Financials.

At the last meeting, the Board agreed to delay approval of the July financials pending review by Commissioners Tiberi and Benz to modify names of a line item and for general review. Specifically, the line item called "Marketing Golden" has been changed to "Community & Promo Activities" to distinguish between GURA's support of such work by others (which is now managed through the Reinvestment Fund) and such support by GURA directly. Those changes have been made, and the financials are ready for approval.

With the budget season upon us, I will work with Commissioner Tiberi to conform the budget format with our Quickbooks format. The differences between the two create difficulties in tracking our budget performance, as discussed below regarding consultants and project expenses.

### V2a. Retaining legal counsel.

The Human Resources Committee met on 9/6/05 to review the list of potential attorneys. The committee selected 17 attorneys to solicit directly and settled on a plan to draft the RFQ and publish it. A full report will be made at the meeting.

### V4a. Hot Zone.

The two potential vendors selected by me and Scott English will make presentation of up to 30 minutes each. I asked them to be prepared for Q&A following each presentation. The Board can choose to select a vendor following

the presentation, can discuss the issue in Executive Session, or can direct me to choose a vendor afterwards.

#### V4b. NexCore Group

This project continues to demand almost all of my time, and it is moving forward. The challenges lie in organizing the following:

1. Arranging GURA's new capital in a time frame that will support the development. This also requires making sure that the use of these funds comply with the tax-exempt rate we are aiming for.
2. Negotiating the gap and public purpose expenditures with NexCore and the Civic Foundation.
3. Arranging for the transfer of City property to GURA to simplify the necessary transactions, which will include remediating the dry cleaner parcel, subdividing and reassembling land, and negotiating the sale of the newly assembled land.
4. Arranging for the construction of the parking garage, which could result in a condo ownership between GURA and NexCore modeled after the Clear Creek Square garage.

Tim Leonard and I will make a full report on this project at the meeting and there will be items to discuss in executive session.

#### V4c. Dauer Haswell

I have been able to give very limited time to this project in the last few weeks, but was able to meet with them along with Marilee Utter. We asked them to reconsider a third floor. Their conclusion was that they were unable to take the risk of a third floor by themselves, but would build it in partnership with GURA. Following the Board's direction, I communicated that GURA would contribute to the utility work and elevator since those items resulted from GURA's request to increase density. Jim Windholz is drafting the DDA, and other design work is proceeding.

#### V4d. City Streetlights

Commissioner Tiberi met with Public Works Director Dan Hartman and myself to review the process and costs associated with this project. Commissioner Tiberi will report on his conclusions and recommendation at the meeting.

#### V1a. Consultant budget

The 2005 Budget allocated \$35,000 for project professional services and \$300,000 for project development expenses. Some of the consultants listed below have caps on their fees, and if those caps are reached, we would exceed the budget. However, given that the project development budget is large and relatively untapped (only a few thousand dollars out of \$300,000), and since many of the fees below are associated with new projects, I recommend not changing the budget at this time. Rather, I recommend overspending on this item to maintain tracking this expense separately.

Consultant	Project	Fee
THK	Wells Fargo Market Analysis	\$2,500
RNL	Wells Fargo Design	\$2,500
Data Structures	Hot Zone Advisor	\$2,325
Winston Associates	Streetscape Study	\$12,500
PlaceMatters.com	Digital Visualization	\$3,200
Gene Andrist	Financial Advisor	\$18,000
????	Environmental Advisor	\$6,500
Marilee Utter/Tim Leonard	Development Advisors	\$6,000
		<u>\$53,535</u>

#### VIb. Environmental Consultant and Attorney

As we continue to work on the NexCore deal, the services of an environmental consultant and attorney have become necessary. To evaluate our eventual financial exposure and risk, I have already been working with environmental attorneys and consultants. The time has come to officially engage both a consultant and an attorney to provide advice and assist in other matters as we progress. I have contacted at least three law firms and three environmental firms. For environmental attorney, I am considering Lori Potter of the law firm Kaplan Kirsch Rockwell. For our environmental consultant, I am considering Scott Andrews of Arcadis and Jesse Silverstein of the Colorado Brownfield Foundation as our environmental consultant. Jesse has been involved with this project from the beginning. All are very highly regarded.

#### X. Executive Session regarding re-financing

Gene Andrist has met with six banks and has submitted his recommendation. Due to the facts that some banks have submitted draft proposals and that we will be negotiating with one or more of them on a very significant contract, this discussion is scheduled for executive session. Mr. Andrist will likely have additional information garnered in the time between today and the meeting.