



GOLDEN URBAN RENEWAL AUTHORITY

Memorandum

To: GURA Board of Commissioners
From: Mark Heller, Executive Director
Date: September 23, 2009
RE: Meeting Memo for September 28, 2009 Meeting

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

V1a. Budget Preview and Schedule

As a reminder from our last meeting, our budget schedule will be:

General discussions and prioritization: September 28, October 12, October 26, and November 9

Colorado Business Bank Loan Draw Decision: October 26

Preliminary Approval: November 9

City Council Review: December 3

Final Adoption: December 14

The budget meeting will start with a review of GURA's projected revenue and normal annual expenditures. Following that will be a discussion on whether or how much to draw from the Colorado Business Bank loan (CoBiz loan). The chart distributed at the last meeting on the four loan draw scenarios is again included in this packet. The decision on the loan draws will determine the budget for special projects going forward. Rest assured that there are many projects capable of consuming the \$585,000 available.

The next step is to confirm the operating and administrative budget. These figures do not change much year to year, but should be reviewed. Following this, we will consider GURA's annual project programming. This would include deciding whether to continue projects such as the façade, web, energy audit, and general improvement grants, etc. This would also include discussion of new projects of similar scope.

The last step is to consider the major projects that GURA would fund through the CoBiz loan, if that is the course chosen. The following list of projects was introduced at the 9/14/09 meeting to begin the process of selecting GURA's major projects for the next five years:

- Office computer replacement
- Downtown electricity circuit upgrade
- Business plan prize
- New street lights along Arapahoe between 11th and 14th
- New buildings or park at Lot 2 or Lot 4
- Cinema
- Recycling/Side street signage
- Facades (Odd Fellows, Tattoo/Skillet, Ace High)
- Public Art
- Median messaging signs
- Street Fair
- Garage maintenance fund for both parking garages
- Clear Creek Garage stair replacement
- PV installations
- Support for city street projects (Jackson)
- Foss Mural
- Reinvestment Fund

V4a. Redevelopment Options for Lots 2 and 4

This agenda item will allow further discussion of this matter. Commissioners Baker and Taylor and I met with Parks and Rec staff and Paul Kuhn to brainstorm ideas for a park on Lot 2. We identified some baseline questions that ought to be addressed even before specific park designs are considered. The first question is: Who is the park for, regional tourists or locals? The second question is: What is the park to be used for, activities or quiet?

The following are the uses and/or components we briefly discussed. Options could be combined.

1. Climbing wall, climbing towers, and bouldering
2. Skatepark
3. Handicapped accessible playground
4. Gathering space
5. Events space
6. Children's garden
7. Arboretum
8. Water playground ("pop jets")
9. Urban refuge
10. Water wall
11. Mural and other kinds of art
12. An ice rink was deemed not appropriate due to south-facing aspect, cost, and size issues.

Included in the packet are illustrations of a new park in Palisade that is almost the exact dimension of Lot 2. This park would cost GURA approximately \$225,000 to construct today. Amenities and designs beyond this nice but relatively "normal" park would drive up costs dramatically. I have also included some graphics of a baseball diamond "pop jet" park.

I have also posted and published the "open" RFP for more traditional redevelopment of both lots.

V4b. Hurricane Fish House

Discussion on this item continues to allow for more information gathering. I have inquired to Mr. Couturier and Chuck Baroch for updates but there is nothing new to report yet. Perhaps I will have an update by the night of the meeting.

V4c. Highway 58 Bridge Lights

At the prior meeting I was instructed to ask for a new bid for the original idea of stringing lights along the arches rather than the snowflakes. I was also asked to inquire as to whether fading snowflakes might be a traffic hazard. Pending confirmation from others, city staff does not believe they would be a hazard.

V4d. CSBG-R: "Hire A Senior" Update

We now have 11 applications to our program, but we still are waiting on the contract between the county and the state. GURA will then need to approve the contract between the county and GURA before we can commit to our applicant businesses.

VIII. Staff Report

- **Golden Liquors:** Painting is under way and the neon sign is also under way. I have heard strong opinions both ways regarding the color choice.
- **Arch:** The pavers around the arch should be complete by week's end weather permitting. We are still waiting for an install date for the modified traffic arm.
- **Golden Gem Cinema:** We have held two meetings for this project and already have over 100 individuals on our contact list. We have divided our work into a number of committees, and those committees will meet on October 13. The larger group will meet on October 29 to discuss progress to date and plan next steps.
- **Max Tyler:** Commissioner Lyttle and I met with Representative Tyler for 90 minutes to review urban renewal generally and to show off what we have achieved over the last 20 years. We believe he left with a detailed understanding of how important a tool urban renewal has been for Golden and that it will be equally important in the future.