



GOLDEN URBAN RENEWAL AUTHORITY

Memorandum

To: GURA Board of Commissioners
From: Mark Heller, Executive Director
Date: October 22, 2009
RE: Meeting Memo for October 26, 2009 Meeting

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

V1a. The 3rd Q Financial Report

The Revenue & Expenditure report as well as the Balance Sheet for the period January thru September is included in the packet. Revenue is slightly ahead of budget while expenditures are slightly below budget. Of course, not having borrowed the bulk of what remains as possible from CoBiz suppresses the revenue and expenditure figures. Several expenditure line items that are not near the 75% level are typically annual expenditures that come later in the year or at the end of the year.

V1b. Budget Preview and Schedule

As a continuing reminder, our budget schedule will be:

General discussions and prioritization: October 26 and November 9

Colorado Business Bank Loan Draw Decision: as late as October 24, 2011

Preliminary Approval: November 9

City Council Review: December 3

Final Adoption: December 14

At the prior meeting, I was directed to inquire about whether the revenue surplus forecast for 2015 would be required to be returned to the various taxing entities (city, county, etc). GURA's attorney Carolynne White has advised that these funds would remain GURA's and are not required to be returned or refunded. Such a surplus could provide operating funds for several years since by that time GURA would be debt free.

I was also directed to incorporate into the draft budget those projects that might be funded from the remainder of the CoBiz loan (highlighted in yellow) and to make the other changes discussed to date. Those changes have been made to the attached draft budget.

The budget tasks remaining for the Board are to finalize the selection of projects and grants, and the corresponding budget amounts, working within the subtotals presented. The current list of projects potentially to be funded through the CoBiz loan is about three times as much as is available.

We now have bids for one of these projects: the combination side street signs and recycling bins. The \$20,000 bid from AAA Signs with illustrations is attached. This would produce eight signs (two for each intersection, located diagonally from each other at 11th, 12th, 13, and 14th Streets). The second bid from ArtHouse Designs is about \$7,000 just for the design development phase.

VIc. Colorado Business Bank Deadline

I was directed to inquire about whether the CoBiz loan could be extended. While I have been operating under the belief that IRS regulations required the current term, GURA's tax attorney Don Stover has recently assured me otherwise., as described in his attached letter. Upon that advice, our banker Mr. Schulte and I have evaluated a scenario where GURA does not borrow the remainder of the balance of the loan until November, 2011. In that scenario, GURA should be able to pay off the loan on schedule. Bottom line: there is no longer the November deadline and GURA can borrow portions of the remaining balance for nearly two more years. I have included the current and the delayed draw scenarios in the packet.

If the Board wishes to extend the term, we would need to act immediately to ensure GURA and CoBiz can amend the loan agreement before the deadline currently in place. Such an amendment is included in the packet.

VI1. Foss Building Wine & Spirits Grant Request

This is actually a new business, having been purchased from the Foss General Store when it closed. The new owners would like to install an illuminated sign at the back entrance, which is what the majority of the customers use. The sign the business owners had budgeted is about 50% of the version preferred by the landlord, Mesa Meadows. GURA is being asked to provide a grant of \$2,800.00 to cover the difference.

VI2. Visitors Center Grant Request

The Visitors Center is engaged in a comprehensive facility upgrade costing approximately \$30,000. Included among the upgrades are new carpeting, stucco repair and repainting, energy efficiency upgrades, and repairs to the brick retaining walls. The Visitor Center has requested a grant in the amount of \$1,540 to defray the cost of repairing the brick retaining wall.

Earlier this year, GURA provided the Visitor Center with an energy audit and improvements of approximately (out of a maximum of \$2,000) and also made a \$500 donation during the Center's fundraising drive.

VIII. Staff Report

- CSBG-R Hire A Senior Grant Update: We now have 14 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.
- Golden Liquor: Painting is complete. The revamped neon sign will be installed in the coming weeks.

- Arch: The last component is the lower/shorter traffic arm, which should be installed in the coming weeks.
- Medical Marijuana Dispensaries: The City has permitted four such dispensaries, three of which are in the GURA district. The City also adopted a 180 day moratorium on future permits.
- Clear Creek Corridor Master Plan RFP: The Parks and Rec Department published an RFP to solicit master planning services for the Clear Creek Corridor. This grew out of the Downtown Character Plan process. While GURA will not be on the selection committee, GURA is a key stakeholder and will have an invited role in the planning process.
- URA Legislation: I continue attending meetings on this topic. I will have additional updates at the 10/26/09 GURA meeting.
- Hurricane Fish House: Mr. Couturier continues to negotiate with the Civic Foundation, NexCore, and other lenders. When we have a revised and well-documented formal request for assistance, this matter will be back on the agenda.
- Golden Gem Cinema: We have established five working committees: Operations; Organization & Development; Booking & Programming; Concessions; and, Communications. These committees have begun work and will report back to the full group on October 29.
- The gate at the corner of the Gateway Station parking garage near the Banks property continues to present challenges. The gate was stolen and then replaced at our cost. The new gate's alarm has malfunctioned, disrupting neighbors. The Banks family is considering fencing off their property along the boundary with the garage.
- Other projects: I continue work on a number of other projects including: downtown noise, retail business prize, downtown street fair, post-GURA economic and real estate development options, and the PV RFP