

ED Report Sept 2023

C4C

Museum:

No new updates.

AFA:

Board tour coming in September.

Stadium/Arena:

The Stadium Metropolitan District is still working to finalize its lease with Exponential Impact with goals of opening for business in March of 2024.

UCCS Hybl Sports Medicine Center:

No new updates.

General:

C4C Impact report is being worked on through Fall.

Vineyards

Assignment to Falcon Data Centers in board packet this week.

N. Nevada (University Village)

No new updates but Lexus dealership is moving along well.

Polaris Pointe:

No new updates.

Gold Hill Mesa:

Budget Committee session completed with Council Work Session and Final Hearing taking place in the 2nd and 4th weeks of October.

Weidner/City Gate

Still needing to finalize development agreement. Weidner has retained Carolynne White to represent them. David is in the loop and Carolynne has good familiarity with our organization and developer agreement. I've been assured there are just some small cleanup items and that we will have this soon.

S. Nevada

While Danny's 7 story apartment complex passed through Council, it has been targeted by Tim Hoiles with a 106 lawsuit being filed.

City Auditorium Block

I will be a part of a committee to decide on best next steps for the city auditorium. There has been some discussion at heavy URA involvement moving forward but any update to the board on that piece wouldn't be prudent until we get a bit more clarity.

Museum and Park/Park Union

I have reached out to the developer to get an update on this project as well as Gazette/St. Francis and the south side of City Auditorium block.

Ivywild

No new updates but I have spoken about this project to other communities on the power of the URA with adaptive reuse projects.

Marriott

No new updates.

Project Garnet

We have partial funding in place but I'm still waiting on a large chunk of what is owed to the URA.

Panorama Heights (formerly Almagre, Zebulan Flats and Lofts @ 1609)

Development team has reached out to me on some strategy around how they implement art components to the project, and we will be getting the RISE coalition involved as well. I'll make sure the board gets updated to this process as it moves forward.

Hancock Commons:

Development agreement is executed and I expect our development fee by weeks end.

Gazette SF:

Project in hold status. No further work.

O'Neil Group Project:

I have been told they are coming to us in October for a new application review. I still have not seen the development plan.

Lowell/Draper:

Just waiting on retainer agreement before consultant process moves forward.

True North Commons:

I've been told the fire shouldn't delay the project by much but the smoke damage was substantial. An investigation is underway, and the results should be in the week of the 25th.

Potential Projects:

[Union Printers Home - Union Printers Home Masterplan](#)

Greystar

Reports:

The URA contracted city impact report is in draft form now! While this report was done in the summer it was WAY to large of a document to move forward with. Currently in the 4th round of revisions.

The C4C impact report will be finalized by late November.

Budget

I'm having budget meetings with CLA the week of the 25th and the board will see the draft budget by the statutory date in October.

ULI:

ULI Spring Conference will be in Denver in 2025 May 12-14! As a member of the management team we are already underway on planning for the event and I'm trying to coordinate a field trip to Colorado Springs.

ULI Impact Awards:

Oct 18 5:30-9:00 @ Denver Performing Arts Center

DCI:

Southern Colorado TIF Summit:

Pueblo, CO

Oct 26, 2023

8:00 AM MDT to 4:00 PM MDT

<https://www.downtowncoloradoinc.org/2023/10/26/134926/tax-increment-finance-housing-summit/>

URA Table Events

Night at the Library event is scheduled for **October 21st at 5:30**. As a sponsor, we have 10 tickets to the event so be sure to let me know if you would like to attend so we can make sure we're keeping track of names etc.