ED Report Aug 2022

**C4C**

**Museum:**

No new updates

**AFA:**

No new updates

**Stadium/Arena:**

No new updates

**UCCS Hybl Sports Medicine Center:**

No new updates

**General:**

Summit Economics will be working through impact reports with the entities throughout the Fall.

OEDIT/State EDC will be having their August meeting in Colorado Springs and you all should have personal invites to the joint dinner that the URA is a co-sponsor of.

**Vineyards**

Update from Developer: We expect to receive a REVISED (third time) Purchase and Sale Agreement from Falcon Data Centers this week reflecting a change in the ownership structure of Falcon Data Centers. This change was brought about because of Falcon’s need for additional capital resulting from an acceleration in their own ramp up schedule. They have three large enterprise data center users (two of which are federal entities) committed to move immediately once they close on the land. The terms of the Purchase and Sale Agreement are expected to remain the same as the original with an intended closing date within not more than 90 days from execution (as their due diligence is complete).

We have the satisfied the technical requirements for a development plan for building two completed and are awaiting the completion of the annexation of a small (22ksf) parcel (that was purchased from the County) which is incorporated within this plan for final approval. This site will be the location of the first building and Falcon intends to begin construction immediately upon closing and building permit approval.

**N. Nevada (University Village)**

No new updates.

**Polaris Pointe:**

On hand to present to the board at this meeting. Amphitheater is having a traffic/parking study done.

**Gold Hill Mesa:**

Legal description has been finalized. Anticipate PPLD as first district vote in September. County in November.

**Weidner/City Gate**

No new updates

**S. Nevada**

Sitting down with developers to discuss traded commitments and updated development timelines and plans. Will update the board appropriately moving forward.

**City Auditorium Block**

No new updates. URA fees owed on Hyatt and working through CLA to collect.

**Museum and Park/Park Union**

No new Updates. URA fees owed on M&P and working through CLA to collect.

**Ivywild**

No new updates

**Marriott**

Parking signage is coming and the proof sheet is included behind this update.

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

No new updates. I have invited Lisa Sorensen (developer) to speak at the DCI URA TIF Summit in October.

**Hancock Commons:**

In reforecasting the sales tax numbers ask will be reduced to .5% from the county and 1% from the city. Should be in front of county for first vote in October.

**Gazette SF:**

Project in hold status. No further URA work.

**O’Neil Group Project:**

Condition study is in front of board at this meeting.

**Lowell/Draper**:

Seeking approval at this meeting to take next steps in the URA creation process under new parameters.

**Potential Projects:**

Sasaki has been selected as the design partner for the Union Printers Home project that I mentioned in my update last month. I do expect that this project will seek URA designation and the project team has a dedicated project website up now as well:

[Union Printers Home - Union Printers Home Masterplan](https://unionprintershome.com/)

EPS was contacted by Sasaki to participate in the project but sited conflict of interest because we will be engaging them to do our work and due diligence on designation.

**Strat Plan:**

Have some materials from Ft. Collins and I’m circling back with Denver as well. Hoping to have a greater scope and budget target by next meeting.

**Budget:**

It’s budget time soon, so I’m working with Carrie and Thuy on categories and making sure we’re inline with future endeavors/costs.

**D11:**

150th anniversary event went great! Thank you to Parth for the invite. I will update the board on my meeting with Mr. Gaal (new D11 superintendent).

**ULI:**

Had Rodney Milton (Colorado ULI Director) down for a lunch meeting to discuss possible upcoming tours and meetings. We’re planning on touring Pueblo and their downtown district in September and then doing a sports tour here in Colorado Springs (still working through times).

Colorado Executive Team’s Target actions for 2022:

**1) Reimaging Healthy Urban Living**

--Reinvigorating public and commercial spaces during and post-COVID

--Continuing to support development and revitalization of healthy communities with access to active living, healthy food, economic opportunities and nature

**2) Promoting mobility and transportation**

--Envisioning the future of mass transit related to land use, development, mobility, the economy, and environmental quality

--Seeking innovation in alternative modes that support healthy, balanced communities with access to transit options for all

**3) Addressing the affordable housing crisis**

--Focus on the gap in “Missing Middle” housing where ULI can make a difference

***Continuing Priority:***

--Supporting Diversity, Equity and Inclusion (DEI) in ULI membership and as a ULI Best Practice

--Lead/coordinate regional efforts to improve South Platte riverfront as linchpin for for mobility, parks, recreation, healthy development

***Action steps:***

--Ensure that ULI is integrally involved in various affordable housing initiatives including task forces, focus groups

--ULI launches its own workshops to test the practicality of the City of Denver’s finance and policy strategies as they relate to affordable housing

--Engage national ULI expertise (such as the Terwilliger Housing Center) in local discussions

--Launch a series around Front Range Rail to influence at least 13 communities as they choose station sites, prepare infrastructure and access, and zone land around stations

Upcoming Events:

<https://colorado.uli.org/events/detail/8BCA83A3-7D8A-4786-8DFE-8F826D89D11F/>

<https://colorado.uli.org/events/detail/CFF6DFEC-72F7-413E-B557-2A4406C858BF/>

**DCI:**

Upcoming Events:

**Friday October 28th | 9AM - 4PM**

Downtown Colorado, Inc. (DCI) is pleased to convene delegates from communities across Colorado for DCI's sixth annual Southern Colorado Tax Increment Finance (TIF) Summit.  Join a dynamic discussion of leaders around identifying ways to use TIF to support housing, workforce, and reshaping the public-private investment in our Southern Colorado communities.