

ED Report Oct 2023

C4C

Museum:

No new updates.

AFA:

Board tour was fun! Update to OEDIT on opening delay to take place at EDC November meeting.

Stadium/Arena:

No new updates on projects BUT sports authority (responsible for marketing and programming) is revamping their reporting methods to give me more data needed for the state.

UCCS Hybl Sports Medicine Center:

No new updates.

General:

C4C EDC update taking place in November.

Vineyards

Developer has said that the sale is moving forward (board approved amendment last month).

N. Nevada (University Village)

No new updates but Lexus dealership is moving along well.

Polaris Pointe:

Sunset Amphitheatre received civil lawsuit to halt construction (see media sheet).

Gold Hill Mesa:

Council final hearing taking place 10/24.

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

I have had meetings with Ray, John and Vince on moving forward with the hotel and have been assured everything is on track. This would also include the 1515 site (just north of the bicycle shop. This past week I spent a few hours walking the S. Nevada URA and I'm unhappy with the level of trash and issues with undeveloped portions of the area.

City Auditorium Block

I will be co-chairing of a committee to decide on best next steps for the city auditorium. I will update the board as progress is made.

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'm reaching out to Joe Coleman on providing a blue star building update.

Marriott

No new updates. Holiday party??

Project Garnet

URA back and current fees are now funded.

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.

Developer also wants to work with school districts in getting students involved in trades. Mayor has been part of these conversations as well (with the school districts) and I am part of that initiative as well since we already have a MOU process with D11.

Hancock Commons:

Development agreement is executed but I still do not have our URA fees collected.

Gazette SF:

Project in hold status. No further work.

O'Neil Group Project:

I have been told they are coming to us in ~~October~~ November for a new application review. I still have not seen the development plan but know it now no longer includes the old juror's parking lot.

Lowell/Draper:

Just waiting on retainer agreement before consultant process moves forward.

True North Commons:

Shell on schedule to be delivered to AFA in May 2024.

Potential Projects:

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

Greystar (may be leaning to the DDA now)

Reports:

The URA contracted city impact report is in draft form now! While this report was done in the summer it was WAY too large of a document to move forward with. Currently in the 5th round of revisions.

The C4C impact report will be finalized by late November early December.

Budget

Draft has been delivered to the board by the statutory date. We will put the budget on agenda for discussion in November.

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.

Working Fusion @ Mill Street received the President's award at the ULI Impact Awards!

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/>