ED Notes Sept 2021

**C4C**

**Museum:**

The bridge and streetscape are nominated for a ULI Impact (Inspire Category) award (Ceremony 9/23). <https://colorado.uli.org/events/impact-awards/>

**AFA:**

Bond team (which URA is part of) has begun circulating the PLOM to issue debt. Target is October with another update to the state EDC that month.

**Stadium/Arena:**

Robson Arena has had it’s ribbon cutting! CC did a great job at hosting us for our recent tour before the doors opened!

**UCCS Hybl Sports Medicine Center:**

No new updates

**Vineyards**

Vince Colarelli is still working on signing off on our closing docs with Vectra as well as securing bridge financing for finalizing final payments to Iron Point. I’m working on getting us a full update at our October board meeting.

**N. Nevada (University Village)**

No new updates.

**Polaris Pointe:**

We are now up to req. 95. Top Golf has opened.

**Gold Hill Mesa:**

Engagement letter with EPS to begin study work is in front of the board for September meeting.

**Weidner/City Gate**

Condition Study and Draft Plan are in front of our board for vote/review.

**S. Nevada**

-1515 S. Tejon –New Restaurant coming this Summer.

-Power lines are paid for and CSU should bury in the next 6 weeks as well as place new street lights.

-Hotel (159 rooms) is underway. Street cuts for water (mains, irrigation and fire) as well as sewer connections on Tejon.

-Prime 25 is reopened and according to development team is doing better than pre-COVID.

-The second phase of Townhomes are under construction and have been well received (all units under contract for sale that have been released)

-Apartments are increasing in scope (30 more units to equal 170) at Navajo/Brookside and Metzler/Mt. Washington.

-Danny is hiring summit economics for analysis on the potential for elevated sales tax increment from 1.5% to 2%. That project was initially planned with 1.75% for the first five years and 1.5% for the last 20 (This is in front of the board to vote on referring to council).

-We still continue to talk to other developers to see if there is a bonding opportunity to free up more dollars for added improvements.

**City Auditorium**

No new updates.

**Museum and Park**

No new updates.

**Ivywild**

No new updates.

**Marriott**

Still working through a board tour.

**Almagre (Zebulan Flats)**

County and PPLD have pledged support and the project has made it through planning commission as well. School District 2 has unfortunately pushed us back 3 months with their vote and I’m told we will now be going in front of them in October. Running out of time.

**Hancock Commons:**

Same Plan/Impact in front of board for action. Updates on board questions from August presentation will be addressed at September meeting.

**Lowell/Draper Commons:**

Notices are out to the districts. Hope to begin to have meetings scheduled shortly.

**Gazette SF:**

Retainer agreement has not been executed but consultants are ready to commence work once finalized.

**ULI:**

Upcoming dates/events:

9/23 ULI Colorado Impact Awards (Norwood is nominated for an award under the “Inspire” category for streetscape and bridge work around the museum). <https://colorado.uli.org/events/detail/8C2B716A-D7CF-414E-A5E0-2562801A6FEE/>

10/5 Detour of Tammen Hall (senior affordable housing project) - <https://colorado.uli.org/events/detail/39867E97-9995-4FD0-9A57-0AA9F6203C45/>

10/11-10/14 ULI Fall Meeting <https://colorado.uli.org/events/detail/3DA5DAC0-E3C7-4EBE-A12C-B8DCDAC69772/>

10/20 Designing the South Platte River [ULI Colorado - Designing the South Platte River: Past, Present, and Future | ULI Colorado](https://colorado.uli.org/events/detail/20B390AE-C25A-40E0-9EF9-50BEDB0A533A/) Join ULI Colorado’s Discovery Committee for a Bike/Scooter tour which will focus on the future of the South Platte River in Denver, including context of its past, present, and future relationship to the City of Denver.

Our local committee that I chair with James McMurray is working on a fall showcase to highlight some of our downtown projects. Currently we are working towards a Colorado Springs Past, Present and Future theme with presentations from (still working through ideas on these) the Pioneer Museum, Mayor Suthers and Tatiana Baily along with highlighting some local projects. November 30th is the preferred date.

**DCI:**

9/21 (in person) DCI will have a session at the CML conference on “TIF A Tax Increment Finance Tool Box for Colorado Communities”

9/23 9:00 – 10:00 (zoom) Lets Talk about Tax <https://www.downtowncoloradoinc.org/event-4419976/Registration>

10/06 @ 11:30 (webinar) Bringing back downtown after COVID <https://www.downtowncoloradoinc.org/event-4483822>

10/29 9:00 - 4:30 (in person) Southern Colorado URA Conference <https://www.downtowncoloradoinc.org/event-4433297/Registration>