ED Notes Aug 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 by September

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**Stadium/Arena:**

No new updates

**UCCS Hybl Sports Medicine Center:**

No new updates

**Vineyards**

Vince Colarelli is working on securing bridge financing for finalizing final payment to Iron Point. I do not currently have a copy of that financing but it is a requirement for us to sign off on it. In front of the board for the AUG meeting are amendments to the loan and custodial agreements.

**N. Nevada (University Village)**

No new updates. Need to get an updated timeline on the Lexus dealership.

**Polaris Pointe:**

We are now up to req. 92. Top Golf has opened.

**Gold Hill Mesa:**

New URA commercial application in front of the board for AUG meeting.

**Weidner/City Gate**

I expect finance, plan and study reports to be in front of the board for our SEP meeting.

**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.

-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)**

Project will go to D2 in September with City Council following in October.

**Mission Trace:**

Project is on pause at the moment. With CHFA giving the green light to Greccio’s Bentley Commons <https://krdo.com/lifestyle/real-estate/2021/04/26/37-5-million-192-unit-affordable-housing-project-proposed-for-se-colorado-springs/> project it created a scenario where both of these projects would be in competition with each other over with similar AMI rents.

**Hancock Commons:**

Plan/Impact in front of board for action.

**Lowell/Draper Commons:**

Plan/Impact in front of board for action.

**Gazette SF:**

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

**ULI:**

Upcoming dates/events:

8/19 Economic Recovery and Real Estate <https://colorado.uli.org/events/detail/4E177110-64D7-405C-8143-10A35F7395EC/>

9/23 ULI Colorado Impact Awards <https://colorado.uli.org/events/detail/8C2B716A-D7CF-414E-A5E0-2562801A6FEE/>

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

Our local committee is working on a fall showcase to highlight some of our downtown projects. I’ll update the board as that comes more into focus.

**DCI:**

All sponsorships/upcoming events are listed on PR page.

I will be emceeing the Southern Colorado URA conference in Pueblo on 10/29

**Downtown Partnership Breakfast:**

We have a URA sponsored table for the breakfast on Sept 15. Please get with me on if you want a seat.