ED Report Oct 2022

**C4C**

**Museum:**

USOPM looking at refinance (action item in front of the board at Oct meeting)

**AFA:**

No new updates.

**Stadium/Arena:**

No new updates

**UCCS Hybl Sports Medicine Center:**

No new updates

**General:**

Summit Economics is currently in contact with project sponsors for new economic impact data and projections.

**Vineyards**

We’ve asked Vince for an in person update at November meeting.

**N. Nevada (University Village)**

No new updates.

**Polaris Pointe:**

Ready to commence Powers Phase 2 from Voyager to State Highway 83

Parking challenges for the Amphitheater that city and developer are working through.

**Gold Hill Mesa:**

Fully engaged with taxing entity approval processes.

**Weidner/City Gate**

PPLD and City are last two approvals that need to secured.

**S. Nevada**

Rich Laden is going to be doing an upcoming story on the area. In addition to the Shake Shack and Storage facility not moving forward, we’ve now lost the starbucks that was on the east side of the street. The sit lie ordinance needing to be extended to the east side has been taking WAY too long to get executed.

**City Auditorium Block**

No new updates

**Museum and Park/Park Union**

Condition Study area has been adjusted. No other steps have taken place at this point in time.

**Ivywild**

No new updates

**Marriott**

No new updates but I need to verify if public parking signage is up yet.

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

Cohen Esrey is still trying to get their financing completed. Rates have not been easy for a project with already low margins. I plan on bringing in Lisa Sorenson for an update to the board soon.

**Hancock Commons:**

Currently engaged in the taxing entity approval processes. County and City are the last two. PPRTA issue came up at the county which has since been clarified.

**Gazette SF:**

Project in hold status. No further work.

**O’Neil Group Project:**

Condition study is complete but the developer has been completely quiet on any next steps.

**Lowell/Draper**:

Once we have timeline and added funding in place we can begin taxing entity approval process.

**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.

**ULI:**

Nadine Hensler (GE Johnson) and I co-chair this committee and we are both part of the State Executive Committee. We’re planning some larger events for Pueblo and Colorado Springs to take place in Spring and Summer 2023.

**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.