ED Report Feb 2022

**C4C**

**Museum:**

The Museum had a great turnout for the Olympic Winter Fest. I hope everyone had a chance to attend.

**AFA:**

Bonds are closed!

**Stadium/Arena:**

No New Updates

**UCCS Hybl Sports Medicine Center:**

No new updates

**Vineyards**

No New updates

**N. Nevada (University Village)**

New Pickleball courts going in the old Stein Mart space. No new updates with Lexus dealership.

**Polaris Pointe:**

Working on an outdoor amphitheater/concert area (6,000 seat) with a 300 space 3-story parking garage. Neighboring feedback has been good.

**Gold Hill Mesa:**

Blight study is complete and in front of the board for review. Impact report and but for tests coming next month.

Developer requested a shift of some properties from the original gold hill boundary to be amended earlier but we have strong sentiment from districts it would be better to run in parallel with the new commercial area.

**Weidner/City Gate**

Actively having meetings. Will have to find a new contact with PPLD.

**S. Nevada**

Based off of board feedback we will be inviting planning and traffic present some updates outside of URA purview.

**City Auditorium**

Transit Center Cooperation Agreement in front of the board at this meeting.

**Museum and Park**

Retainer agreement is signed and funded. Condition study in front of the board for review.

**Ivywild**

No new updates. I’ve been reaching out to Coleman and Bristol on connecting with and area plans.

**Marriott**

I went through the hotel last week and its coming along great! Developer is still waiting on cabinetry and supply chain issues have been problematic. Hope is still that opening can occur within the next few months.

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

Developer Agreement in front of the board for review.

**Hancock Commons:**

No new updates.

**Lowell/Draper Commons:**

Housing Authority Project Now. Will delete off update sheet next month.

**Gazette SF:**

Project in hold status. No further work.

**O’Neil Group Project:**

Retainer agreement has been signed but we’re still waiting on funding. I will update the board if this status changes before next meeting.

**ULI:**

Our local chapter is hosting a Colorado Springs Past, Present and Future virtual event on 2/23! Agenda is here:

**Agenda for “Colorado Springs’s 150th Anniversary: Past, Present, & Future of Land Use”:**

* 3:15-3:30pm: Speakers call in early for AV prep
* 3:30-3:40pm: **Welcome and Introduction** by ULI Colorado and James McMurray of HB&A
* 3:40-3:50pm: **Past** – Leah Withrow of the Colorado Springs Pioneers Museum on how we’ve gotten to where we are with land use in Colorado Springs
* 3:50-4pm: **Present** – Mayor Suthers on where we are currently with the built environment in Colorado Springs
* 4-4:30pm: **Future** – Panel Discussion on the future of land use in Colorado Springs
  + Andrea Barker, Chamber board and HB&A
  + Kevin O’Neil, O’Neil Group
  + Peter Wysocki, COS Planning Director
  + Sara Vaas, Council of Neighbors and Organizations
* 4:30-5pm: **Q&A** with the audience moderated by Jariah Walker of the COS Urban Renewal Authority

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

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. Feb 23rd is the event date. Virtual only.

**DCI:**

**UPCOMING EVENTS**

TIF 101 in Pueblo | February 23

[DCI's 2022 IN THE GAME Conference in Colorado Springs](https://www.eventbrite.com/e/dci-in-the-game-conference-tickets-205284309897) | April 12-15th

Notes from our last URA state call:

[**NORTHLAND SECURITIES**](https://www.northlandsecurities.com/)**FINANCIAL UPDATE**

- Inflation is high, at 7% on an annual basis

- Long term interest is staying low

- Interest rate to remain very volatile this year

- A lot  of conjecture in the market right now

- Good demand for municipal bonds

- Bonds looking more attractive

[**BROWNSTEIN HYATT FARBER SCHRECK, LLP**](https://www.bhfs.com/)**LEGAL UPDATE**

[**Aurora Assessors Court Ruling:**](https://files.constantcontact.com/573079d6001/cbc836da-d10f-4b36-a8e1-6bbaa5457433.pdf)

*While lengthy, the Colorado Court of Appeals ruled (2-1) in favor of the Aurora Urban Renewal Authority on nearly all issues against the Arapahoe County Assessor.*

*The key conclusions begin on page 36. In short, this particular section of the assessor’s library is void as a matter of law and assessors may no longer assess “indirect benefits” of increased property value (e.g., the establishment of an urban renewal plan) to be proportionately assessed to base and increment. While we think that means the default is now that it should go to increment, it is also possible the state tax administrator could decide to issue new alternative guidance in the coming months. Or, could choose to appeal the ruling to the Supreme Court.*