ECONOMIC DEVELOPMENT COMMISSION
MEETING SUMMARY
November 16, 2017
9:00 a.m. – 12:50 p.m.

MEETING DATE
November 16, 2017
1625 Broadway, Suite 2700
Denver, CO 80202

MEETING PARTICIPANTS

A. Commission Members
Carrie Schiff, Tara Marshall, Benita Duran, Rob Brown, Lisa Reeves, Jay Seaton, Chris Franz, Tom Clark, and Denise Brown.

B. Guests
Aldo Svaldi, Jerry with Project 5000, Mustafa with Project 5000, David with Project 5000, Ed Sealover, Mark with Project Patton, Wendy Mitchell, Mike Hyman, Rita Connerly, Jariah Walker, David Neville, Wynne Palermo, Tony Acri, Stacy Johnson, Alan Krcmarik, Jep Seman, Dowdy Barnes, Gretchen Hollrah, Tracy Huggins, Janet Colley, Shail Schukar, Brad Dodson, Patrick O'Keefe, Rodman Schley, and Gina Schley.

C. Staff
Stephanie Copeland, Jeff Kraft, Ken Jensen, Simon Tafoya, Sonya Guram, Rebecca Gillis, Michelle Hadwiger, Anna Ewing, Emily Williams, Katie Woslager, Donald Zuckerman, Taylor Tschida, Mariel Rodriguez-McGill, and Virginia Davis.

DECISION/ACTION ITEMS

1. The Economic Development Commission approved the EDC Meeting Summary from the October 26, 2017 meeting.

2. The Economic Development Commission approved the following items: Project 5000; Project 5798; Project Windu; Project Princeton; Project Aloha; Project Patton; Project Clear Skies; 14 AI Projects and 440 EZ Re-certification Projects.

A. Meeting Called to Order
Schiff called the meeting to order.

Meeting Summary
Seaton moved approval of the meeting summary from the October 26, 2017. R.Brown seconded the motion. Motion passed unanimously.

M/S/P – Seaton, R.Brown – Meeting Summary approved as presented by staff.

B. Job Growth Incentive Tax Credit (JGITC): Michelle Hadwiger
iVolve
Hadwiger presented the iVolve project. iVolve is an Australian industrial technology company delivering real-time machine intelligence to industrial markets including mining, ports, and minerals processing facilities. The company is experiencing rapid growth in the North American market and plans to establish a US office to take advantage of their sales momentum here.

Staff is requesting $396,549 in performance-based Job Growth Incentive Tax Credits over an 8-year period. This incentive is contingent upon the creation of up to 32 net new full-time jobs at a minimum average annual wage of $61,672, 100% of Boulder County's average annual wage in support of this project.

M/S/P – Clark, R. Brown – iVolve approved as presented and recommended by staff.

Project Windu

Hadwiger presented Project Windu. Project Windu is an infrastructure engineering and consulting firm headquartered in Northern Colorado. Due to attractive cost competitiveness and quality of product, Project Windu has recently seen notable growth in customer base in the Midwest and East Coast regions. This increased demand from new and existing clients for Project Windu is catalyzing the company's expansion. The company is considering expanding in Florida, Texas, or Colorado.

Staff is requesting $3,575,423 in performance-based Job Growth Incentive Tax Credits over an 8-year period. This incentive is contingent upon the creation of up to 295 net new full-time jobs at a minimum average annual wage of $47,346, 100% of the targeted county's or 100% of the AAW of any county in Colorado the company decides to locate over 8 years in support of this project.

M/S/P – D. Brown, Clark – Project Windu was approved as presented and recommended by staff.

Project Princeton

Hadwiger presented Project Princeton. Project Princeton is an existing company with a substantial employment base in Colorado. The company provides manufacturing and services in the aerospace, aviation, and defense industries, and serves customers globally. Project Princeton is based on a potential expansion to support one of the company's existing business segments, and will be deployed to launch the development of unique software and systems for space-based surveillance programs.

Staff is requesting $2,430,704 in performance-based Job Growth Incentive Tax Credit over an 8-year period. This incentive is contingent upon the creation of up to 80 net new full-time jobs at a minimum average annual wage of $61,412 100% of the targeted county's AAW or 100% of the AAW of any county in Colorado the company decides to locate over 8 years in support of this project.

M/S/P – Franz, R. Brown – Project Princeton approved as presented and recommended by staff.

Project Aloha

Hadwiger presented Project Aloha. Project Aloha is a SaaS information and technology company providing enterprise-class, cloud-based incentive compensation solutions for employee and sales performance management. Currently, Project Aloha is headquartered in San Jose, California and has over 470 employees in several offices around the US. Project Aloha is exploring an expansion outside of its headquarters. Other locations under consideration for this expansion include Washington, DC, Austin, and Bedford, Massachusetts.

Staff is requesting $11,147,006 in performance-based Job Growth Incentive Tax Credits over an 8-year period. This incentive is contingent upon the creation of up to 479 net new full-time jobs at a minimum average annual wage of $64,597(100% of the targeted county's AAW or 100% of the AAW of any county in Colorado the company decides to locate over 8 years).

M/S/P – D. Brown, Franz – Project Aloha approved as presented and recommended by staff.

Project Patton

Hadwiger presented Project Patton. Project Patton is a manufacturer of precision rifle casings used by competitive sport shooters and hunters. The startup was founded in 2015, and is currently located in Ogden, Utah. As Project Patton's success in its current market has grown, the company has begun exploring ways to increase its industry presence. Leadership is analyzing the feasibility of a new product line, expansion into international markets, and the eventual commencement of additional manufacturing lines. The company's stakeholders believe that they could find a more amenable location for this growth outside of

Utah. Because a move may better accommodate the outlined growth strategy of the company, the team is analyzing options for a complete relocation of all operations to Colorado or Wyoming.

Staff is requesting $308,486 in performance-based Job Growth Incentive Tax Credits over an 8-year period. This incentive is contingent upon the creation of up to 34 net new full-time jobs at a minimum average annual wage of $43,173, 100% of the targeted county's AAW or 100% of the AAW of any county in Colorado in support of this project.

M/S/P – Seaton, R. Brown – Project Patton approved as presented and recommended staff.

C. Project 5000: Michelle Hadwiger
Hadwiger presented Project 5000.

Seaton moved pursuant to Colorado Revised Statutes Section 24-6-402(3)(a)(III), I move that we go into executive session for the purpose of discussing documents that contain trade secrets and/or confidential commercial or financial information about Project 5000, which are required to be kept confidential by Colorado Revised Statutes Section 24-72-204(3)(a)(IV). Duran seconded the motion. Motion passed unanimously.

The EDC is now in Executive Session.

The Commission discussed Project 5000.

Clark moved the Commission exit Executive Session. Duran seconded the motion. Motion passed unanimously.

The EDC is now in Open Session.

Duran moved based on the information provided to the Commission at its meeting here today, as well as OEDIT's written recommendation and information provided by Project 5000, I move that the Commission do the following:

1. Issue a written pre-certification to Project 5000 to treat its allowed income tax credits differently by allocating $9M from the current 12 month period 7/1/17 to 6/30/18 (holding back $1M for other potential applicants yet to come this fiscal year) and earmarking $8M from the future 12-month period 7/1/18 to 6/30/19 for this project for a planned total of $17,000,000 in transferable tax credits. This award is based on a forecasted capital investment of $475,000,000 between 2017 and 2020.
2. Hold transferable tax credits from the 18/19 12-month period for this project such that a total of $17M in tax credits are available across both periods. As long as the project continues with its plans to make the capital investment described in its incentive application in Colorado, the Commission will set aside this amount from our capacity to make such tax credits transferrable.
    a. Project 5000 must provide written updates to the Commission about its intention to move forward in Colorado on a semi -annual basis each year starting in 2018 (once between January 1 and June 30 and once between July 1 and December 30) until a final decision is provided about the Project's location and commencement. If other projects apply for transferable tax credits and Project 5000 has not made a formal decision to move forward by June 21, 2018, this pre-certification is subject to potential revocation or reduction based on review by the Commission.

b. If no other applicants emerge in the current 12-month period and Project 5000 is still moving forward, the EDC will consider allocating the remaining $1M from this Period to the Project at the June 2018 EDC meeting, but is not required to do so.

c. The transferable tax credits can be comprised of any combination of Enterprise Zone Investment Tax Credits, Enterprise Zone New Employee Credits, Enterprise Zone Research and Development Credits, or Job Growth Incentive Tax Credits that Project 5000 earns during the 10-year period beginning in the tax year which commences immediately following this precertification approval as allowed by Colorado statute. These tax credits shall be earned subject to any existing or future amended Colorado statutes, rules, and processes required for non-transferable tax credits, including but not limited to annual precertification and certification for Enterprise Zone Tax Credits, and baseline and annual reporting for the Job Growth Incentive Tax Credit.

d. Before Project 5000 can actually transfer any earned tax credits, it must comply with any existing and future amended statutory requirements, including but not limited to finalizing the investment and returning to the Commission with evidence of the investment and an independent CPA audit.

3. Approve the advance waiver of the limitation on claiming the Enterprise Zone investment tax credit described in C.R.S. § 39-30-104(2)(c)(II) in the amount up to $14,250,000 for use as needed in tax years including and between 2017 and 2025 to facilitate transferring tax credits as described in C.R.S. § 24-46-104.3(4)(c).

   a. The $14,250,000 amount was calculated by taking 3% of the forecasted total capital investment associated with Project 5000, but the actual amount of investment tax credits generated by this project shall be calculated by the applicant and their CPA based on any applicable Colorado statutes and Department of Revenue rules regarding which types of capital are qualified to receive the EZ investment tax credit.

   b. The Commission finds that the applicant demonstrated that receipt of the waiver of the limitation is a major factor in the taxpayer's decision to invest and that, without the waiver of the limitation, the taxpayer is not likely to make the qualified investment.

   c. Further the Commission considered the overall economic health of the state, including the proposed location of this investment, and the economic viability of the arguments made by the taxpayer in support of the taxpayer's application. The Commission believes that without such waiver the investment and start-up, expansion, or relocation of the taxpayer's business is not likely to occur in Colorado.

   d. To use this waiver, Project 5000 must provide an audit by an independent CPA of the total qualified investment amount provided in their EZ ITC certification application that exceeds $750,000 each year to the Commission, and come back to the Commission with the completed audit to ask for an "Enterprise Zone Investment Tax Credit Claim Certificate" each time it seeks a transferable tax credit to be issued in excess of the statutory limitation.

   e. Because this is the first time that the transferable tax credits or the waiver of limitation have been used, the applicable statutes require significant coordination with and later approval from the Colorado Department of Revenue, and the amount of the tax credits is substantial, the Commission hereby notes for the record that neither it nor OEDIT can provide advice to Project 5000 on any tax matters. As a result, the Commission strongly recommends that Project 5000 obtain the advice of a qualified tax attorney and CPA of its choosing in preparing all filings, and request one or more private letter rulings from the Department of Revenue in advance of finalizing the investment decision or claiming credits, transferring credits, and filing tax returns to ensure that it is in compliance with Colorado law and Department of Revenue rules and processes.

4. Approve a $2,801,277 performance-based Job Growth Incentive Tax Credits over an 8-year period subject to all of the statutory requirements applicable to this type of award, including but not limited to meeting the average annual wage and minimum net new job requirements described in OEDIT's recommendation to the Commission.

5. Direct OEDIT staff to work with the Attorney General's Office to incorporate this motion into an appropriate written document if deemed necessary by the Attorney General.
6. Direct OEDIT staff to prepare and recommend guidelines, including regular reporting and criteria to support the Commission's responsibility to review compliance with the statute and assess potential revocation requirements.

Marshall seconded the motion.

M/S/P – Duran, Marshall – Project 5000 approved as recommended by staff.

D. Regional Tourism Act (RTA): Jeff Kraft
Aurora
Kraft introduced Wendy Mitchell.

Mitchell introduced her team and provided the Aurora/Gaylord semi-annual update. The project is on track and scheduled to open in late 2018. To date, we have booked over 627,000 room nights. Eighty-five percent of those bookings are net new to Colorado. The project is approximately sixty-five percent complete. Ninety-nine of the sub-contracts have been awarded. As of October 30th, nearly 2000 people are working on the project with around 1300 of those working on-site. Over ninety-seven percent of the workforce is from Colorado. Construction of the eligible improvements commenced on April 20, 2015. January 12, 2016 marked the start of vertical construction. During the third quarter of 2017 all major steel erection for the building structure of the hotel was completed. We celebrated the topping-off ceremony on August 23, 2017. Currently there are two large towers that are still on-site continuing to support the erection of the roof construction for the guest room towers. The exterior facade, metal framing, and roofing activities have been ongoing. Exterior plaster and siding are nearly fifty percent complete. Interior rough-in continues in both the hotel and convention center buildings. Metal steel framing, plumbing, HVAC and electrical rough-in are all underway on floors 8 through 10. Drywall hanging and taping are in full swing on floors 3, 4, and 5 and is nearly eighty percent complete. The first floor of the convention center drywall and taping is nearly fifty percent complete. The central utility plant is up and running. On the pool building, the waterslide, tower masonry walls are now complete and the elements of the waterslides have been installed. The indoor-outdoor waterpark will feature multiple pools, two water slides, a lazy river and a simulated hot springs. The cost of this will be an additional $25M that was not in our original calculation. All other access to the site is underway. The economic impact of this project to the state, $273.3M over thirty years is projected to bring in $8.2B into the state of Colorado. Our projections also show that we will bring in 450,000 new visitors to the state every year and will produce 2,546 permanent jobs including 1,550 direct jobs. We are on schedule with 1501 rooms, one more than was promised. We have 485,000 square feet of usable space. We have 5 restaurants of varies types. We will also have a spa and retail shops.

Kraft reminded the Commission that the Aurora project, unlike all of the other projects, will not get any incremental financing until they receive their certificate of occupancy, so there is no state monies flowing to this project. The project is complying with the Resolution and providing quarterly, annual and in-person semi-annual reports.

D. Brown asked the project to provide an updated chart of the actual square-footage by program area in the next report.

Mitchell said she would provide that in the next report.

The Commission thanked the project representatives for the update.

Colorado Springs
Kraft introduced Jariah Walker.

Walker introduced his team and provided the Colorado Springs/City For Champions (C4C) project update. As of October 31, 2017, the remaining funds available related to the C4C projects are the U.S. Olympic Museum and Hall of Fame - $32,715,176, the Colorado Spotts and Event Complex - $1,278,146, the U.C.C.S. Sports Medicine and Performance Center - $778,002, the U.S. Air Force Academy Visitors Center-$277,859, Southwest Infrastructure - $8,804,930, and Flexible Sub-Account - $331,478.

On April 12, 2017, the Authority issued $39,000,000 Series 2017 RTA Tax Loan for U.S Olympic Museum Project. On the day of closing, the Authority transferred $2,890,881 to the Trustee to setup the reserve, surplus and revenue accounts per the Indenture. Requisitions numbers 1-7 have been processed for the USOM construction in the total amount of $6,559,197. Through October, the Authority collected $5,712,720 from the USOM for their portion of the construction. The USOM had their groundbreaking in June of 2017. A hyperlink has been created so you can view daily updates of the construction progress. The link is www.usolympicmuseum.org/follow-our-progress. They are currently set to open up in summer of 2019 although it might be a little closer to fall. The Museum has created 223 jobs to date.

Walker read the following statement from Bob Cope, who was unable to be at this meeting, regarding the Colorado Sports and Event Center. In February 2017, a privately funded Market and Feasibility Study was completed for the Colorado Sports and events center, CSEC project element. The study prepared by HVS Convention, Sports & Entertainment Consulting, indicated that the project was feasible but only with some level of public support. This is typical of sports venues throughout the United States. Due to high priority infrastructure needs of the City of Colorado Springs, it was determined not to seek public financial support for the project at this time. Since February of 2017, a consortium of local investors and real estate developers have been developing a concept for a privately financed CSEC project. Currently three variations of the concept are being evaluated. A common theme that's running through them all is a sports venue that meets all of the requirements of Resolution #3, plus and added entertainment and commercial real estate development component.

Kraft said the Commission imposed an extra guardrail around that project element because there was some uncertainty about the tenants and some changes. They do have to come back and present to you a business plan and feasibility study before the project can actually spend money on the construction. There is still that step that has to happen, a check-point, review-point and approval by the Commission for that particular project element.

Marshall asked about the area of capture on the increment for the project elements.

Kraft said, they did a broad capture area that includes most of the sales tax generating areas of Colorado Springs. As soon as they had any incremental growth in the zone, even if it wasn't necessarily caused by the project, they started getting a slice of that revenue. They took a very different philosophy in drawing the zone. This was fully in compliance with the statute.

Walker said the US Air Force Academy Gateway and Visitors Center is collecting the final round of RFPs this month so it's just a bit early to report on the selection process at this meeting. Walker read the following statement from the applicant. On July 28, 2017 the United States Airforce released a formal request for qualifications relating to the US Air Force Academy Gateway Visitors Center project element. The solicitation is being made as an enhanced use lease project, which is an established Air Force program that seeks to generate revenue on under-utilized land on military bases. The current RFQ is the second solicitation made in relation to the Visitors Center project. Under the first solicitation proposal were received but they were found to be unresponsive in terms of the original RFQ. The current RFQ has been modified in an attempt to better align with second round proposals which are anticipated to be submitted. Proposals are due on December 28, 2017 and the Air Force hopes to select the highest ranking offer in early 2018.

Walker said the UCCS update is looking to begin their work in July of 2018. They have been full-steam ahead and I do not anticipate any issues in getting this project fully going.

Kraft said that one of the things that was called out in the recently released RTA audit was that we had always intended for Jariah's team, the CSURA, to be able to spend small amounts of money getting the legal agreements necessary in place to move the project forward, but the way that was written into the Resolution wasn't as clear as it could have been and the Auditor called this out and said we allowed money to be spent on the Air Force Academy project before they met all of the requirements, but really they spent money getting the lawyers to draft up the requirements. The question to the Commission is, we could amend the Resolution, working with our Attorney to just clarify that language a little bit in response to the audit. Would you like to move forward with an amendment? We will not ask them to stop what they are doing because we have given them verbal approval and they have been in touch with us all along and from my perspective they have been fully in compliant with our intent.

The Commission agreed to have staff work with the Attorney to modify the Resolution to clarify this language.

Neville said the last sentence of section of 4 (a) of the Resolution addresses our administrative expenses.

The Commission thanked the project representatives for the update.

Pueblo
Kraft introduced Tony Acri.

Acri provided a Pueblo/PBR University update. The project for construction is 10 acres in the downtown Pueblo area and includes the PBR Sports Performance Institute, the Pueblo Convention Center Expansion and the Parking Garage and Skybridge. To accommodate the area which sits on the Riverwalk we are also designing the Gateway Heritage Plaza which is part of the Riverwalk that will tie in the channel to the new facility. The primary piece is the sports performance institute. In conjunction with IMG and based on the lease that we have with PBR, it requires 18,000 square feet. We are also providing some outdoor agility and training areas to make their program consistent with IMGs program in Florida. An overall architectural rendering of the layout and pictures of what is to be the finished product was provided to the Commission.

Bonds were issued on July 20, 2017. The amount was a little over $17M. We had the EDA Grant which was for $1.2M and was issued in July of 2016. The City loan, which was $14.4M, with the bulk of that being dedicated to the PBR Facility, was issued on May 12, 2015, and we received a DOLA award on December 8, 2015 in the amount of $947,826. With all this in place, we entered into a contract with H.W. Houston on July 2, 2017, with a guaranteed maximum price of $26,75 for the PBR, Convention Center, Skybridge and Parking Garage. We entered into a contract with Matrix Design Group on October 23, 2017 to complete the Civil, Urban Design of Gateway Heritage Plaza.

For the design update, the demolition permit was issued on October 23, 2017. The foundation permit was issued on October 26, 2017 and the building exterior was approved on October 27, 2017.

For the construction update, the demolition was completed on November 3, 2017. The earthwork and pad preparation was completed on November 10, 2017 and the commencement of pile driving began on November 13, 2017.

Copeland asked if IMG or PBR has decided what types of things are going into the facility.

Acri said they are putting together a program and it will spell out the marketing plan, the operational plan and the staffing plan. They are planning to have that to us by the first week of December. We have an equipment list because we are working with the IMG architect who has laid out the space.

Copeland asked if the Commission could be updated at the December meeting on this. The update does not need to be in person.

Staff will include any updates to the Commission in the December meeting materials.

Kraft said staff is working with our attorney and Pueblo to amend the Resolution to account for the motion that you all passed that allowed them to go forward to make sure the Resolution trues up to the motion. Staff is hoping to have that for Commission at the December meeting.

Acri said the project risks are general. The weather and material availability are out of our control but could slow the project down.

Duran asked about the community involvement.

Acri said, we are competitively bidding everything. We have an outreach program with the different chambers and been keeping them up to date and they have been presenting it to the community. We've also had open houses to allow people to come in if there are specific questions.

The Commission thanked Acri for the update.

NCRTA
Kraft introduced Stacy Johnson.

Johnson provided the NCRTA/Go NoCO project update. We are working on an intergovernmental agreement with the Town of Windsor, City of Loveland, Larimer County and Estes Park. It has been drafted and we are in the process of getting it signed. This will be the final formation of the NCRTA. We have been operating under the same guidelines of that IGA and posting everything and doing everything proper but we want the final document before the end of the year so we are compliant with state. We will get a copy to Kraft so you'll have that. We received our first check for increment which was about $141,000 which we noted on our Q3 report. We do anticipate a second check coming in before the end of the year as well. We were a little behind in getting everything gathered but we are on track right now. Pelligrande specifically as it relates to Windsor, is still of interest to the developer and they are still working on some ideas to move that project forward. That particular developer, Martin Lind, is also involved with Loveland and several other projects. There is a lot going on in Northern Colorado. We continue to report our business lists on a monthly basis of business coming in and out of the zone to the DOR. That has been active and helpful in keeping things accurate for the increment.

Krcmarik said we do have a new mayor and a two other new council members. They selected the two people that would represent Loveland on the NCRTA, John Fogle and Dave Clark. We have the Kayak Park, the White Water Adventure Park and the Indoor Water Park of the Rockies. One of the conditions on our two projects was that the kayak park financing had to get put in place. They had proposed $9M of equity and $39M worth of bank financing. Now that they are meeting with banks and equity partners those percentages are changing. The banks really want to see a bigger contribution from the equity side of the deal. They are busy canvassing the country for additional investors. We currently have three leads on the equity side and then the banks would need to come in. The Resort is waiting to see what's happening with the Kayak Park. We still have lots of work to do.

Schiff asked Kraft to comment on the use of the $141,000 that has been paid so far and what the rules are around that.

Kraft said we were more explicit in the Denver and NCRTA Resolutions that the financing entities could use components before they satisfied all the guardrails, they could use those funds for their administrative costs. They do now have some money to operate the NCRTA. They cannot fund construction with this. We still need to do a permanent Resolution with NCRTA and we are hoping to ramp that up in the New Year. They will report to us and we will make sure the monies are being used for certified costs.

The Commission thanked the project representatives for the update.

Denver
Kraft introduced Gretchen Hollrah.

Hollrah introduced her team and provided a Denver/National Western Center project update. In 2017 we have accomplished some of the final pieces in putting our program together including formalizing our partnership. Campus Placemaking and Team Selection is where we start to work on a final site design, urban design, programming refinement. Embedded in that is thirty percent of the design for roads and utilities on the site to start to lock in locations. The Framework Agreement, presented last time, is the binding contract of the three equity partners of this program, which are Denver, Colorado State University and the Western Stock Show Association. Our program baseline is where we establish a true budget and schedule that all come together with zero gap.

Regarding the land acquisition, of the 38 total private parcels we are seeking to acquire, we now have control of 32 of those parcel. This does not mean the acquisition process is completed but in some of those cases it does mean with have immediate possession of those properties so that we can move forward with construction.

The Mayor has selected Joe Garcia as the Chairperson of the NWC Authority. CSU has two seats that will be filled by Tony Frank and Amy Parsons, who have been participating throughout and the two NWC seats will be filled by Pat Grant and Paul Andrews. The remaining city seats will be announced in December but this is something the Mayor and Chief of Staff are working on. The CEO/President search will happen during the first quarter of 2018. We are still working on the Framework Agreements for the Authority.

The Baseline is the inclusive Scope, Schedule and Budget for the program. After we establish the Baseline, any changes after that we measure as a variance against it and it is presented publicly. We've moved from an $850M cost model with a $200M gap. With the work we have done on program refinement and we've developed a starting baseline of $765M for our program that contains all of the content that we need to deliver. There are some opportunities for some additional enhancements and additional partners to come on board. We have a signed legal contract between the parties that commits us all. We have a land transaction that is absolute and now we have a Baseline so we can start to deliver on the program.

Kraft asked if the $765M effectively encompasses all of the required things you promised you were building as part of the RTA project.

Hollrah said it does with three changes that we are bringing forward today for your consideration. We are monitoring our commitments in the Resolution very carefully and we are requesting three changes to Exhibit B of the Resolution which we believe accomplishment the goals of the program. We are proposing the following adjustments:

1) The Elevated Walkway/Pedestrian Bridge – Change it to a combined elevated at-grade access to RTD Station. When our Campus Placemaking and Urban Design teams reviewed it, they thought it was a poor choice in terms of safety requirements, access and activation. They are recommending a combined elevated at-grade structure.

2) DPS Site Parking Garage – Change in location. We have done some Phase I and II analysis of that site and we've determined it will be problematic to put the garage on this site environmentally and in terms of cost and timing. The CH2M team pursued an alternative concept which is to look at where the stockyards are as a concrete structure and actually move that parking as a single-story underneath the yards and use the grade elevations on the site to the advantage of putting parking in without putting in a cavern so there will be some daylight. The Stock Show team was thrilled about incorporating the parking in the site and closer to where the events are being held.

3) Scheduling of Required Infrastructure Components to access RTA-Funded Facilities – Because of the timing of what we need to do on rail reconstruction/consolidation, Bettie Cram Drive between National Western Drive and West River Bridge landing and the River Bridge at approximately 51st Avenue will need to occur near the end of the program. We do anticipate not using the RTA funds or doing a financing against them until the end of our program because we have the ability to leverage the City's 2C Debt authorization.

Kraft said he has been talking with the team about these three changes and we thought it would be a good idea to introduce them to you today.

Kraft said staff will have a formal written proposal for the Commission to vote on at a future meeting.

D. Brown asked if they had more changes to bring them all in one bundle.

Hollrah said that they could come back early next year at the end of the Projects Placemaking effort to make this request with other possibly changes. Introducing these today was about have a real-time dialogue as these items come up.

Kraft said to they have been very transparent to the Commission about possible items that won't change the substance of the draw and attraction of the project but they do impact the Resolution.

D. Brown asked if the Projects MWBE goal of 18%, is that a City policy or is that unique to this program.

Hollrah said every procurement that the City does goes to a goals committee and is assigned a goal based on this independent committee that reviews the project components.

The Commission thanked the project representatives for the update.

Strategic Fund (SF): Michelle Hadwiger and Jeff Kraft
SF Balance Forecast
Jensen presented the SF Balance Forecast which shows a projected balance of $86,958.

Project Clear Skies
Hadwiger presented Project Clear Skies. Project Clear Skies is a global infrastructure company founded in 1988 and currently based in India. The parent of Project Clear Skies operates in several industry verticals including resources, logistics, agribusiness, and energy. One of the company's most recent significant expansions is in the production of solar PV modular manufacturing. Currently, the company is investigating Pueblo, Colorado as a location for the construction of the largest, build-to-suit solar cell and solar panel manufacturing center in the United States. The company is simultaneously assessing several other locations as a potential location for the project, including Texas, South Carolina, New York, New Mexico, Florida, and Virginia.

Staff is requesting $3,525,000 in performance-based Strategic Fund cash grants over a 5-year period. This incentive is contingent upon the creation of up to 705 net new full-time jobs at a minimum average annual wage of $39,780, 100% of the targeted county's AAW or 100% of the AAW of any county in Colorado the company chooses in support of this project.

M/S/P – Duran, Clark – Project Clear Skies approved as presented and recommended by staff.

E. Advanced Industry (AI): Michelle Hadwiger

AI Budget

Hadwiger presented the AI Budget which has $9,142,470 in remaining available funds.

AI Project Proposals

Hadwiger presented the following AI proposals for approval.

AI Sector	TTO – Project Name	Request
Bioscience	Colorado State University	$64,500
Advanced Manufacturing/Energy & Natural Resources	Colorado State University	$74,500
Bioscience	Colorado State University	$75,600
Bioscience/ Energy & Natural Resources	Colorado State University	$75,000
Advanced Manufacturing	Colorado State University	$43,611
Electronics	Colorado State University	$74,500
Bioscience	Colorado State University	$80,000
Bioscience	National Jewish Health	$22,247
Bioscience	National Jewish Health	$22,251
Bioscience	National Jewish Health	$22,245
Energy & Natural Resources/Advanced Manufacturing	Vertical Axis Wind Turbine with Thermoplastic Composite Blades	$200,000
Energy & Natural Resources/Advanced Manufacturing	Thermoplastic Thermal Welding	$46,000
Energy & Natural Resources/Advanced Manufacturing	Closing the Loop on Automotive Prepreg Manufacturing Scrap	$80,492
Energy & Natural Resources/Advanced Manufacturing	Innovative Blade Finishing with Advanced Automated Technology	$250,000

M/S/P – D. Brown, Clark – Projects approved as presented and recommended by staff. Schiff recused herself from the vote due to a connection to Gaugewear, Inc.

Staff will again work with D. Brown and Franz to set up a meeting to review the program and its processes with the Commission.

F. Enterprise Zone (EZ): Sonya Guram

Guram presented EZ projects for Annual Re-Certification for calendar year 2018.

Each autumn EZ Administrators review their active EZ Contribution Projects to evaluate performance, reporting, and certification compliance. Projects approved before the implementation of the latest Contribution Project policies may not comply with the new policies, but they must comply with the activities and objectives outlined in the approved project application. The EZ Administrator has reviewed each project with an organization contact to make sure that the activities conducted are those allowed under the original project application and that these are accomplishing the economic development goals outlined therein.

Staff recommends that the EDC approve these Projects for active status in the coming year as they are determined eligible and essential to the mission of the local Enterprise Zone.

M/S/P – D. Brown, Duran – EZ projects for annual re-certification for calendar year 2018 approved as presented and recommended by staff. Marshall recused herself on the City of Trinidad Downtown Development Project and Corazon de Trinidad Creative District Project. R. Brown recused himself from the Fremont County Marketing EZ Project.

G. Office of Film, Television and Media (OFTM): Mariel Rodriguez-McGill, Donald Zuckerman

Project Updates

Our Souls At Night which was the Netflix production we incentivized last year was released on the 29th of September and is now showing on Netflix. There are some great shots of Florence, Canon City and Southern Colorado in this production.

Top Chef, which was incentivized this past fiscal year, will premiere on Bravo on December 7th. That was filmed here along the Front Range and in the Mountains.

SEARious Meats just premiered their pilot episode on the Cooking Channel and the Food Network back on October 18th. This was incentivized this last year. This project focused on restaurants in Colorado that focus on cooking meat. Scripps has ordered a second pilot of the show which will also be filmed here in Colorado.

The Denver Film Festival just had their 40th Anniversary that occurred here in Denver. There were a number of Colorado films that were shown at the festival.

OFTM Budget
Rodriguez-McGilll presented the OFTM Budget which shows $368,696.84 in unobligated funds.

Urban Conversion
Rodriguez-McGill presented Urban Conversion. 9-Ball Studios produced the first two seasons of Urban Conversion, and is currently in pre-production of the third season. Urban Conversion is a docu-series featuring Rodman, a conservative businessman, and his sustainability focused wife Gina Schley, two Colorado residents with a hunger for creating a better lifestyle for their family. Sustainability is a huge topic, and Urban Conversion strives to balance the buzz words with the reality of what the green scene actually looks like.

Season three will follow the couple as they purchase a 2.7 acre estate in Arvada, Colorado and integrate what they learned in seasons one and two into their own urban, sustainable oasis. Rodman will work with local, green architects and energy specialists to determine the best plan to gut and renovate the 1940s mid-century modern home with sustainable methods. Meanwhile, Gina will be busy moving her backyard bees to their Arvada abode where they can pollinate the newly established lavender and cut flower farm. Season three will premiere nationally across PBS member stations and Create Channels in the fall of 2018. The estimated qualified local expenditures of the application would result in a rebate of $98,000.

Staff is recommending approval of this project.

M/S/P – D. Brown, Duran – Urban Conversion approved as presented and recommended by staff.

H. Budget Update: Jeff Kraft
Kraft provided an update of the budget which currently shows a balance of $6,088,958 available for future projects.

I. Next Meeting
The next meeting will be on December 21, 2017.

With all items discussed, the meeting was adjourned.