

**NATIONAL WESTERN CENTER
EXECUTIVE OVERSIGHT COMMITTEE ("EOC") May 26, 2016**

1:00 pm - 2:30 pm Wellington Webb Building, Room 4.F.6

AGENDA

- 1:00 pm Call meeting to order (*Kelly Leid*)
- 1:00 – 1:05 pm Review/approval of April 2016 meeting notes (*Kelly Leid*)
- 1:05 – 1:45 pm NWC Featured Presentations
 - NWC "NextGen" Economic Study Progress Report – Part I [25 minutes]
 - AECOM Technical Services, Inc. was engaged by the City and County of Denver to develop an initial economic development strategy for the NWC campus, based in large part on CSU's Ag Innovation Study issued in November 2014. Tasks have included: building an understanding of the regional real estate market in and around the campus, global/national case studies, private sector development opportunities, end market opportunities, and next steps.
 - Water Resource Center Program Update [15 minutes]
 - Colorado State University's Board of Governors recently approved the NWC Water Resource Center (WRC) program, which is a keystone partnership project slated to educate, inform and transform elements surrounding water infrastructure and use. Update will include a summary of the initial program and next steps.
- 1:45 – 2:10 pm NWC Project Components Status Updates
 - Land Acquisition Report (*Jeff Steinberg*)
 - Rail Consolidation (*Eric Shafra*)
 - 2016 Work Plan RFP's
 - Project Reporting (Gretchen Hollrah); *seeking EOC approval on the scope of work*
 - Project Management (Eric Shafra)
 - Campus Placemaking Framework Plan (*Kelly Leid*)
- 2:10 – 2:20 pm Equity Partner Updates
 - WSSA/NWSS
 - CSU
 - CCD
- 2:20 – 2:30 pm EOC Member Announcements/Public Comments*
 - Public comment (*): the EOC shall take public comments from interested stakeholders who have signed up. Each speaker shall have up to 3 minutes to speak on a topic relevant to the NWC project.
- 2:30 pm Meeting Adjournment

Next NWC-EOC meeting: June 23, 2016 @ 1:00 pm (4.F.6)

DRAFT

National Western Center
Executive Oversight Committee Meeting Minutes



| | | | |
|----------------------|----------------|-----------|---------------------------|
| Date of Meeting: | April 28, 2016 | Time: | 1:00 pm-2:30 p.m. |
| Minutes Prepared By: | Josh Roberts | Location: | Webb Building, Room 4.F.6 |

1. Meeting Objective
EOC XII

2. Attendance at Meeting

| Name | Organization |
|-------------------------------------|---------------------------------|
| Kelly Leid | NDCC |
| Paul Andrews | NWCO/Department of Finance |
| Diane Barret | Mayor's Office |
| Albus Brooks | City Council |
| Jen Weiborn (for Cristal DeHerrera) | City Attorney's Office |
| Drew Dutcher | GES Neighborhood Representative |
| Tony Frank | CSU |
| Brendan Hanlon | Department of Finance |
| Ron Williams | Western Stock Show Association |
| Eric Anderson | CH2M |
| William Anderson | AECOM |
| Liz Adams | CRL |
| Susan Borden | LTE |
| Kyle Chism | Turner |
| Matt Christensen | Kiewit |
| Mindy Davine | Walker Parking |
| Jane Donovan | Jacobs |
| Barb Frommell | NDCC |
| Linda Greenwood | CH2M |
| Randy Graubeger | WSP PB |

| Topic | Owner | Time |
|---------------|------------|-----------|
| Call to order | Kelly Leid | 1:05 p.m. |

Quorum Present: Minutes of March 24, 2016 Meeting Approved

| | | | |
|-----------------------------|----------------|------------------|---------------------------|
| Date of Meeting: | April 28, 2016 | Time: | 1:00 pm-2:30 p.m. |
| Minutes Prepared By: | Josh Roberts | Location: | Webb Building, Room 4.F.6 |

3. New Business

| | | | |
|------------------------------|---------------|-----------|--|
| NDCC Portfolio Report | Todd Wenskosi | 1:08 p.m. | <p>Presentation was given on status of five other NDCC projects with updates on the progress of every other project.</p> |
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| Fast Lane Grant Applications to USDOT | Barb Frommell | 1:23 p.m. | <p>This is a new grant program this year with a very short application turnaround time. We applied for money to support our rail consolidation efforts. We expect to hear back in July or August on our application. Presentation provided details of rail infrastructure plan at the NWC. The application received support from numerous partners including Denver Rock Island Rail Road and BNSF-the two rail roads with a presence at the NWC.</p> |
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4. Project Updates

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| Land Acquisition Update: | Jeff Steinberg | 1:44 p.m. | <p>We have selected relocations specialists and sent out our letters of intent. We will close next Monday on Shipart and have another closing in June. We have seven other properties in the final stages of contract execution. We hope to have control of a large percentage of the land by the end of 2016.</p> |
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| Rail Update | Eric Shafran | 1:46 p.m. | <p>We have a good relationship with DRIR and that lead to their letter of support for our grant application. Contract with outside counsel to do regulatory work has been completed.</p> |
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| Finance | Brendan Hanlon | 1:50 p.m. | <p>We have issued our bonds with a great interest rate. We had 10x the interest that we had bonds to sell. We got \$17 million worth of bond premium which helps cut our gap.</p> |
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| RTA Application Update | Kelly Leid | 1:51 p.m. | <p>We are working through the City's agreement with the state and DURA. Tax teams from the state and City are ahead of schedule in identifying all businesses within the zone. Money may start flowing as early as this fall and we expect to complete agreements this year.</p> |
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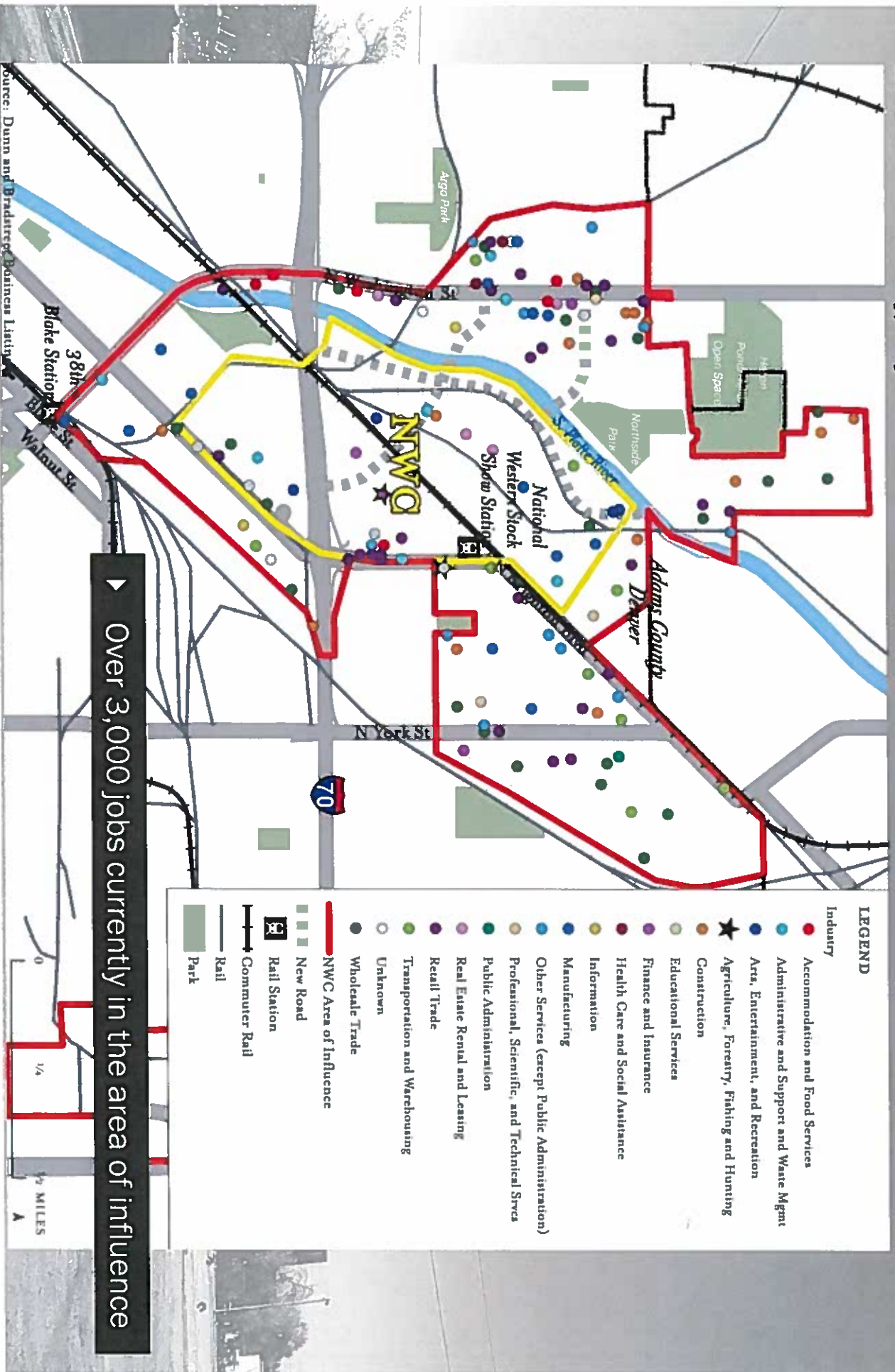
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|------------------------------|---------------|-----------|--|
| Landmark Preservation | Barb Frommell | 1:54 p.m. | <p>1909 Stadium Arena is now a local landmark. We are waiting to hear back on our grant application for the historic structure assessment and expect to hear back by August 1.</p> |
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|---|----------------|-----------|-------------------|---|--------------|-----------|---------------------------|
| <p>Procurement</p> <p>Project reporting RFP will be brought forward to everyone in May. This is reporting only and not project and program management. The release date is in June and goal is to have fundamental reporting by the end of the year. Teams applying for this work will not be prohibited from doing project management work. Some of this will be similar to the reporting we did for Better Denver Bonds.</p> | | | | | | | |
| Grechen Hollrah | | 1:55 p.m. | | | | | |
| <p>Program and Project Management</p> <p>We are knee deep in the scope for the RFP and the current plan is to issue a single scope for both. Program management is anything that touches a broad range of projects while project management will be on a project by project basis.</p> | | | | | | | |
| Eric Shafran | | 2:01 p.m. | | | | | |
| <p>Campus Placemaking Framework Plan</p> <p>The plan will be in 3 parts and essentially be a new touch on the Master Plan. It will include RTA program refinement and a public realm study. This will take 9-10 months and the goal is to establish guidelines for the vertical development of new buildings.</p> | | | | | | | |
| Kelly Leid | | 2:07 p.m. | | | | | |
| <p>Partners Report</p> <p>WSSA is finished with its organizational plan. Two new board members, Tony Frank and Garth Widdam will join the board. WSSA has closed on 8 acres just off the NWC site and is happy to have protected it from the marijuana industry.</p> <p>CSU has completed an MOU with Denver Water-MOU was approved by EOC and will be signed at the end of the meeting. CSU is also working on an EPA grant for a food market and on getting social work interns involved.</p> <p>CCD-City has taken its work plan to CAC and made changes to clarify it. We have our industry forum on May 11, 2016. We had lots of interest at the one last fall. NWC office is now located on the 6th floor of the WEBB building. NDC director's replacement will be announced next week.</p> | | | | | | | |
| Paul Andrews Ron Williams Tony Franks Amy Parsons Kelly Leid | | 2:12 p.m. | | | | | |
| <p>Public Comments</p> <p>None</p> | | | | | | | |
| Kelly Leid/All | | | | <p>Next Meeting Agenda Preparation</p> <ul style="list-style-type: none"> Project Updates Ongoing RFPs Progress Report Fundamental to this group to talk openly and honest with team We are partners, need to be fully aligned to be successful Create lists of events for all partners to attend and share a uniform message | | | |

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| Date of Meeting: | April 28, 2016 | Time: | 1:00 pm-2:30 p.m. | Minutes Prepared By: | Josh Roberts | Location: | Webb Building, Room 4.F.6 |
| 5. Action Items (ongoing) | | | | | | | |
| Action | Owner | Due Date | | | | | |
| Agri-business/Science Forum Actively recruit Ag industry leaders to site and get input about what they would like to see in Denver. | All | N/A | | | | | |
| Read CSU The Emergence of an Innovation Cluster in the Agricultural Value Chain along Colorado's Front Range." | All | N/A | | | | | |
| 6. Adjournment | | | | | | | |
| Action | Owner | Time | | | | | |
| Kelly Leid adjourned the meeting. | Kelly Leid/All | 2:28 p.m. | | | | | |
| 7. Next Meeting: | | | | | | | |
| Date | 5/26/2016 | Time: | 1:00-2:30pm | Location: | Webb Building, Room 4.F.6 | Objective: | |
| Executive Oversight Committee XIII | | | | | | | |

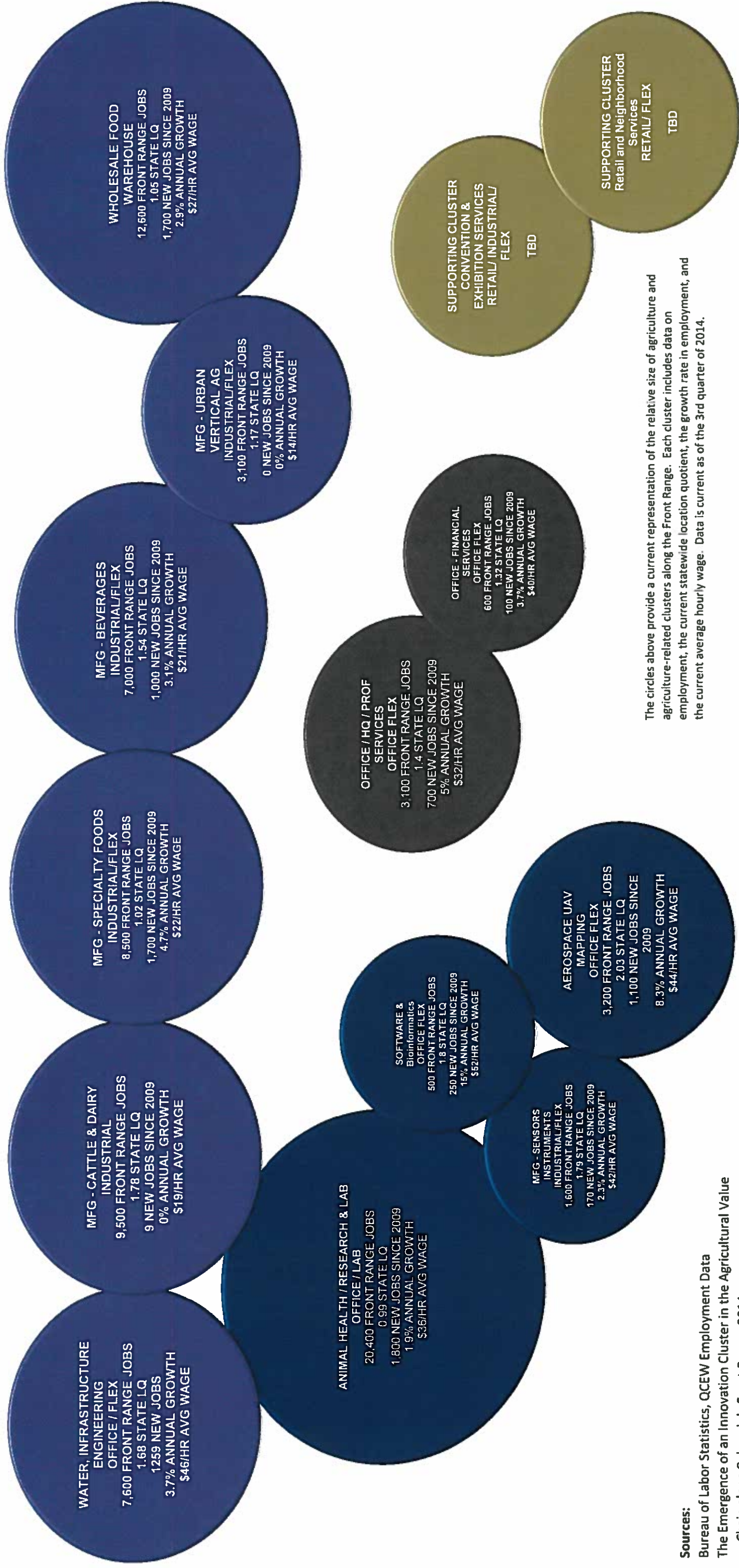
Critical Ingredient: Local Companies

NWC Economic Study, May 2016



Current Priority Agriculture and Agriculture-Related Clusters
NWC Economic Study, May 2016

DRAFT - 5/1/16



The circles above provide a current representation of the relative size of agriculture and agriculture-related clusters along the Front Range. Each cluster includes data on employment, the current statewide location quotient, the growth rate in employment, and the current average hourly wage. Data is current as of the 3rd quarter of 2014.

Sources:
 Bureau of Labor Statistics, QCEW Employment Data
 The Emergence of an Innovation Cluster in the Agricultural Value Chain along Colorado's Front Range; 2014

North Denver Cornerstone Collaborative

Office of the National Western Center
An Initiative of Mayor Michael B. Hancock



NATIONAL WESTERN CENTER PROJECT LAND ACQUISITION

FINANCE COMMITTEE STATUS REPORT

June 14, 2016

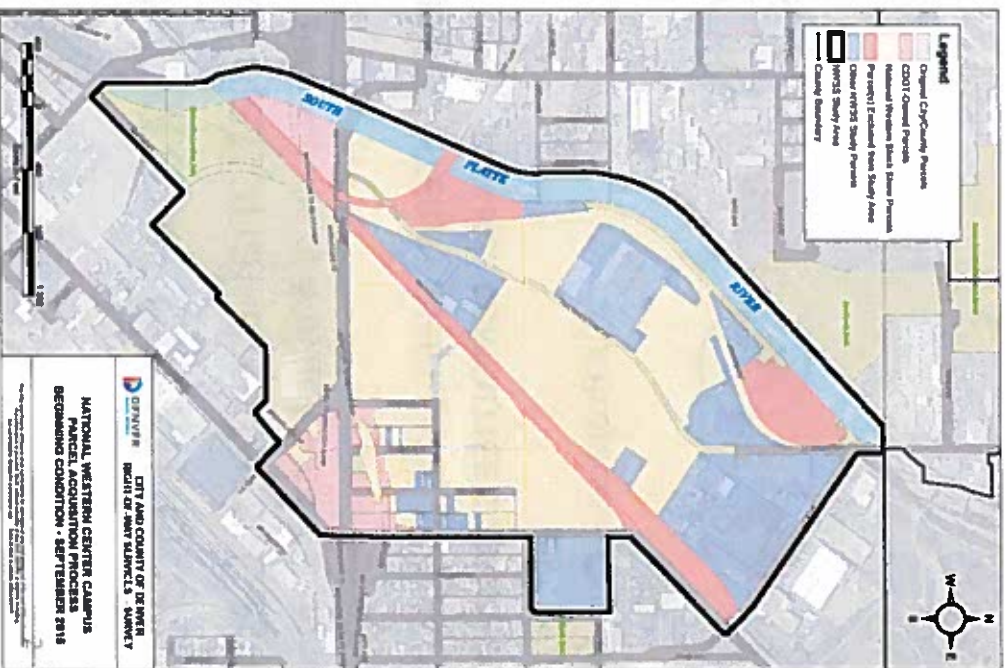
Six Projects – One Vision





NWC Land Acquisition Overview

- Campus comprised of 156 separate parcels
- Western Stock Show Association (WSSA), City & County of Denver (CCD) and the Colorado Dept. of Transportation (CDOT) own about 75% of campus land area
- To complete the NWC Master Plan vision, Denver's approved Land Acquisition Ordinance includes:
 - 62 parcels within the campus
 - 24 CDOT parcels
 - 38 private parcels consisting of:
 - 26 Commercial (includes 2 rail)
 - 10 Residential
 - 1 State Dept. of Agriculture
 - 1 DPS (bus barn)



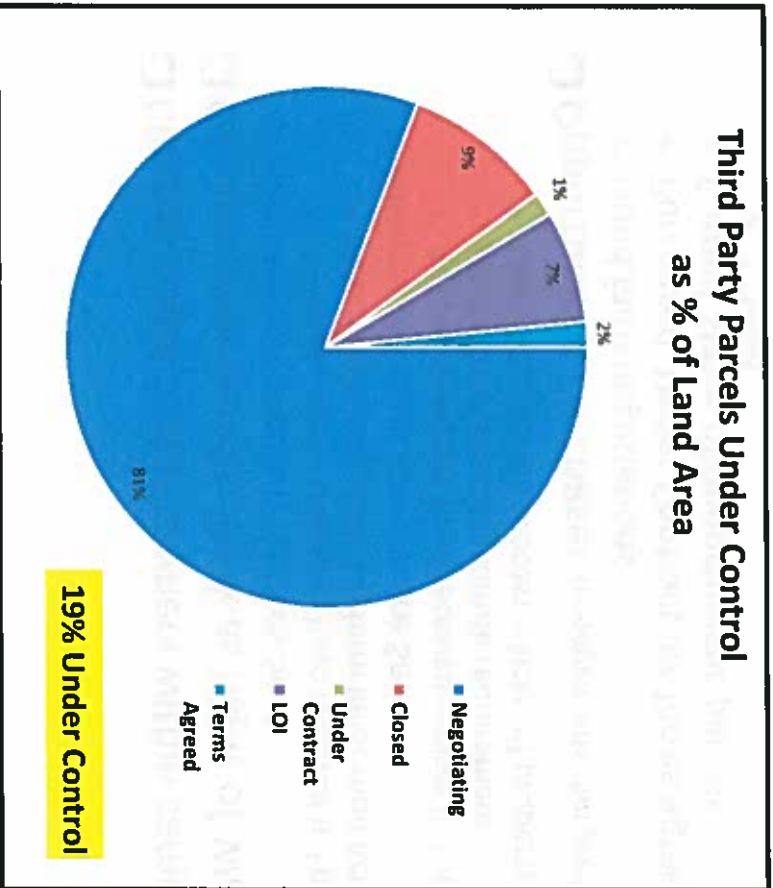


Acquisition Process Highlights

- City has contacted all owners within campus boundaries
- City has retained H.C. Peck as Right-of-Way Specialist
 - **General Information Notices Sent**
 - All known owners/tenants have received in English and Spanish
 - Describes rights under Uniform Relocation Act (URA), which the City is using as a guide
 - **Notices of Intent to Acquire Sent**
 - All known owners have received notices in English and Spanish
 - Meets Colorado state statute requirement
 - Starts Negotiation Process – kicks off property appraisal effort
- Opportunistic Purchases (*engagements that pre-date the approved land acquisition ordinance*)
 - Good faith negotiations
 - Purchased, Under Contract, or Terms Agreed: 9 properties (10 parcels)
 - Current Status of opportunistic parcels:
 - 2 Closed
 - 1 Under Contract
 - 7 Terms Agreed



Land Acquisition Status – Third Party Parcels



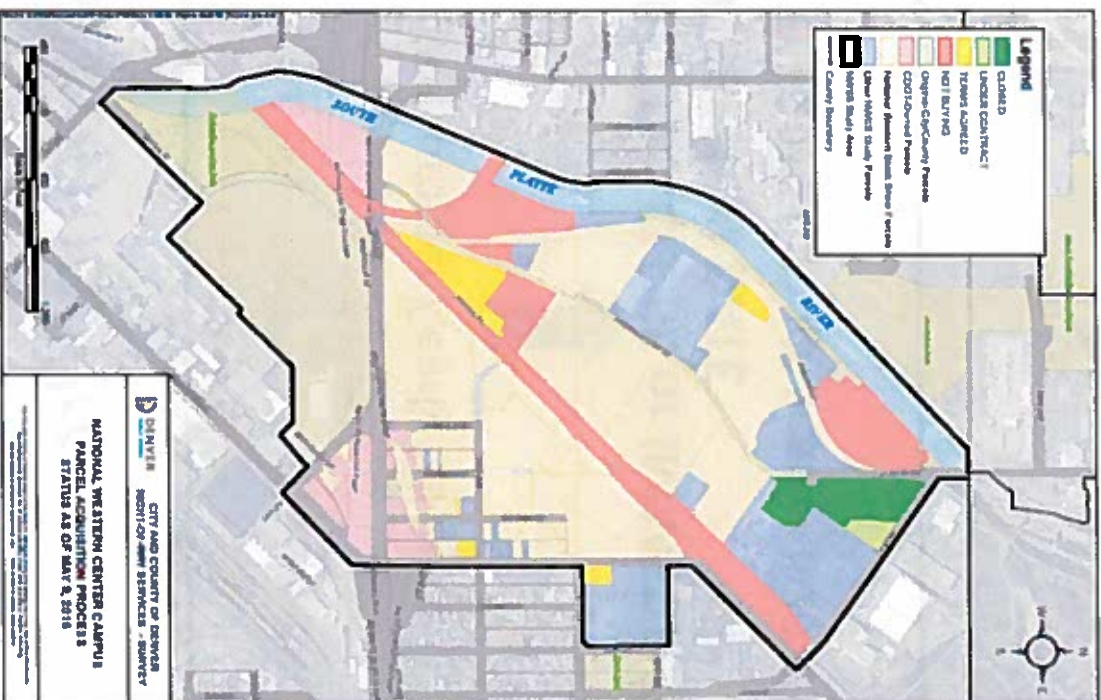
| Current Status | Number of 3 rd Party Parcels (38 total) |
|--|--|
| Negotiating | 28 |
| Under Control | 10 |
| Number of Parcels Under Control | |
| Commercial (26 total) | 8 |
| Residential (10 total) | 1 |
| Dept. of Agriculture (1 total) | 1 |
| DPS (1 total) | 0 |



Acquisition Status Details

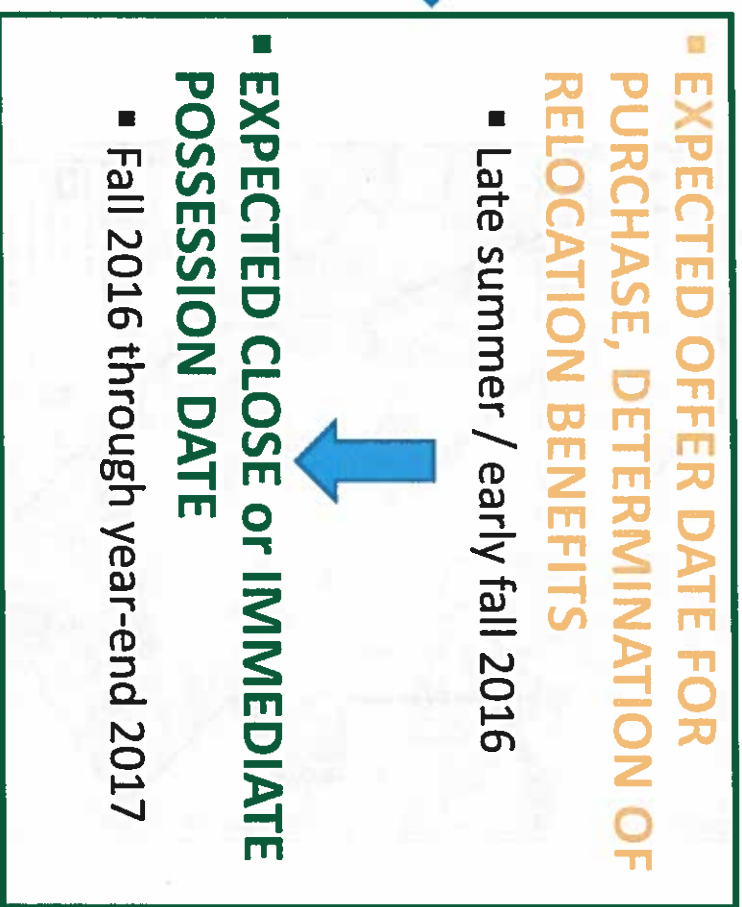
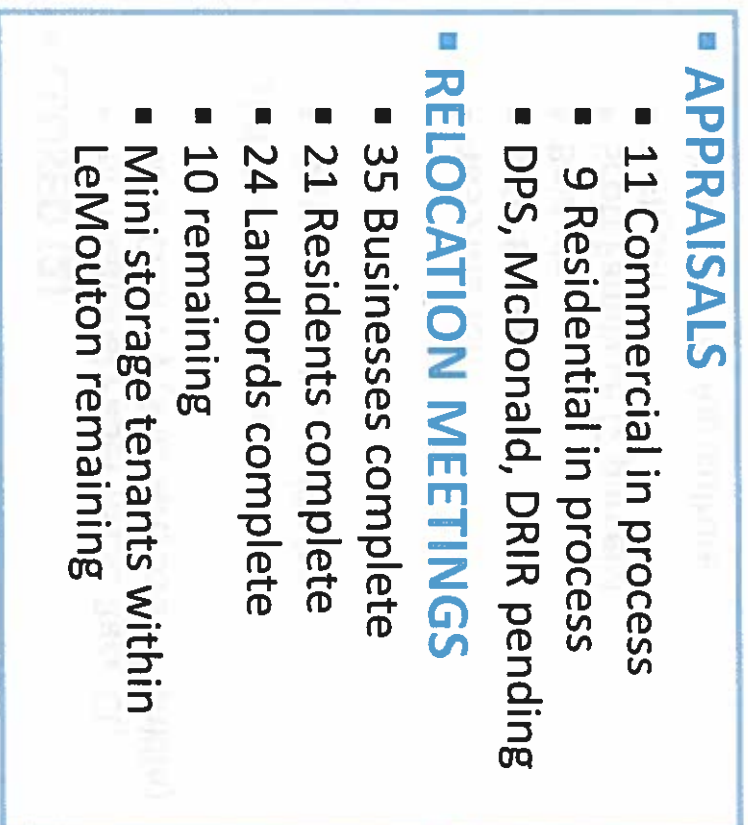
Opportunistic

- **CLOSED (2)**
 - International Paper (5135 Race Ct)
 - Back Country (Ship Art, 5130 Franklin)
- **UNDER CONTRACT (1)**
 - Wedco – to close 6/30/16
- **TERMS AGREED (7)**
 - 4699 Marion
 - 4800 Brighton
 - Baldwin
 - Scott Family LP (2 parcels)
 - 7-Eleven
 - State Dept of Agriculture





Acquisition Status Details: *Formal Process*





Acquisition Status

WSSA, CDOT and DPS

- **WSSA (approx. 89 acres)**
 - Appraisal complete
 - Surveys in process in 2 groupings
 - Anticipate land transfer in 2 groupings based upon required survey work
 - Group 1 (59% of land area): 3rd quarter 2016
 - Group 2 (41% of land area): 1st quarter 2017

- **CDOT**
 - Evaluating needs related to 70 Central redevelopment (City may not need all 24 parcels)

- **DPS/Bus Barn (approx. 6 acres)**
 - Updating of appraisal in process based upon recent, more comparable sales in area
 - DEH completed additional environmental due diligence