



April 10, 2026

Denver Planning Board  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Re: Letter of Support – Rossonian Hotel Tax Increment Financing (TIF) Application

Dear Members of the Denver Planning Board,

Historic Denver writes in strong support of the Tax Increment Financing application for the Rossonian Hotel project, submitted by Palisade Partners. The Rossonian holds a singular place in Denver's cultural and architectural heritage, and we are pleased to see a thoughtful team committed to its preservation and revitalization.

As a cornerstone of the Five Points neighborhood, the Rossonian Hotel and Lounge has deep roots in Denver's African American history. Once a destination for touring jazz and blues legends during the era of segregation, the building represents an irreplaceable piece of the city's social and musical legacy. Its rehabilitation is not only an act of historic preservation, but an investment in the identity and future of one of Denver's most historically significant communities.

TIF financing is a critical tool for making preservation projects like this financially viable. The rehabilitation of historic structures carries unique and often substantial costs that would otherwise make such projects infeasible without public financing support. We believe this project represents exactly the kind of community benefit that TIF mechanisms are designed to advance.

Historic Denver encourages the Planning Board to support this application and advance it for City Council adoption. The Rossonian has long been a defining presence in Five Points, and we are excited by the prospect of seeing it once again become a vibrant contributor to the neighborhood.

Sincerely,

Jay B. Homstad  
Sr. Director, Preservation Advocacy  
Historic Denver