

August 26, 2020

Brian Toerber
Inspire Investment Group
10940 S Parker Rd #442
Parker, CO 80134

Re: All-In Motel Redevelopment

Dear Mr. Toerber:

I am writing on behalf of the Board of Directors of Bluebird Business Improvement District, which voted unanimously to support your project to redevelop of the All-Inn Motel property as a boutique hotel with the New Waterloo. We believe this approach to reuse offers a great opportunity to reuse this challenging property for the benefit of the neighborhood and business improvement district.

After more than a decade of community efforts to clean up and reuse this property and failed attempts to redevelop it, we very much appreciate your diligence in finding a viable approach to reuse the property. As you know, the community first became involved in this property in 2007, when the focus was on nuisance abatement. Since then, we have seen the original and another owner attempt a reuse of the building come to nothing. So, thank you for committing the time, money and energy over the past three-years to find a new life for the property.

As we indicated at the beginning of that process, a boutique hotel supports our long-standing goals to breath vibrancy into that section of Colfax. It will bring customers to Colfax businesses while fulfill latent demand for a non-corporate option to visiting Denver and adding to the City's sales tax base. Perhaps most importantly, with the range of on-site amenities that will be open to the neighborhood, your proposed approach transforms a nuisance property into one that offers a strong benefit to the community.

For all these reasons, we strongly support your proposed a new boutique hotel on Colfax Avenue. Please let us know if we can be of any support as your project proceeds.

Best regards,



Don Novak
President