

MEMORANDUM

To: Brendan Hanlon, Chief Financial Officer, City and County of Denver

From: Brad Buchanan, Chief Executive Officer, National Western Center Authority

Date: September 9, 2021

RE: Request for Community Technical Assistance Funding

With the recent referral of a general obligation bond measure to provide funding for a 10,000-seat arena and renovations to the Historic 1909 building at the National Western Center (NWC), the importance of identifying and committing to community benefits at the NWC is a high priority for the City, the Authority and the community.

The NWC Authority is requesting the City fund \$400,000 to the National Western Center Authority to be earmarked for the purpose of funding capacity building and technical assistance to the GES community to stand up processes for the Community Investment Fund Committee, NWC Phases 3-8 Development and a Community Benefits Agreement.

The NWC Authority will allocate these funds to the Community Investment Fund Committee to exclusively fund the following Technical Assistance:

Community Investment Fund

- Assistance with CIF committee organization and operation including but not limited to technical assistance for:

Governance

- Fiscal Agent
 - Creating a non-profit or other fiscal agent to receive and disburse CIF dollars. (i.e., advised donor fund, revolving loan, or independent non-profit community governed organization).
- Use of Funds
 - Development of guidelines for the disbursement of CIF dollars to community entities.

Revenue Strategy

- Review and evaluation of community investment programs that may provide ideas for the CIF process.
- Development of ideas for additional revenue sources for the fund.
- Development of formal policy recommendations regarding revenue sources to be considered by the NWC Authority Board.



NWC Phases 3-8 Development and Community Benefits

The NWC Phases 3-8 development process may include land-use planning and development and a Community Benefits Agreement. Technical Assistance in this scope may include:

- Identifying the community structure to engage in a development process and community benefits agreement.
- Strategic advice on the topics of community benefits program areas, agreement structures, and benefit delivery methods.
- Development and implementation of a process to identify community needs and priorities.
- Development and implementation of a collaborative process with the City to accomplish land-use planning and development of Phases 3-8.
- Negotiation support to the community representatives to develop a Community Benefits Agreement.
- Community and neighborhood communication and feedback support.
- Process mapping.

General Parameters

- Any TA support will be competitively bid.
- Selection of contractor(s) will be done through a process developed by the CIF.
- Community Benefits Agreement TA will have demonstrated experience supporting diverse communities in the development of a successful Community Benefits Agreement.
- The community will hold the contract with the advisory and manage performance.
- All TA will contribute to a community website of materials and recommendations, hold open meetings, provide public comment, and interpretation services.

