

Urban Renewal Authority of Dacono Meeting
AGENDA
Wednesday, May 6, 2026
6:00 PM

Meeting Location: This meeting is being held remotely. For those interested in attending, please visit: <https://www.daconoco.gov/1079/Urban-Renewal-Authority-of-Dacono>

- I. **Roll Call**
- II. ***Approval of March 4, 2026, Urban Renewal Authority of Dacono Meeting Minutes.**
- III. **General Business**
 - A. ***Consideration of URAD Resolution 26-07, Approving a Professional Services Agreement with Pioneer Development Company, LLC to Provide a Feasibility Analysis for a Proposed Retail Development.**
Presenter: Jenniger Krieger, Executive Director
- IV. **Authority Member Reports**
- V. **Adjournment**
**Materials in Packets. Accommodations for people with disabilities can be made upon request.*

**Urban Renewal Authority of Dacono
Meeting Minutes
Wednesday, March 4, 2026**

The meeting was called to order at 6:02 PM.

Commissioners Present Megan Braid
Cody Childers, arrived at 6:04 PM
Andrew Martinez
Kevin Plain
Lynette Pepler
Bob Vince, Chairperson
Michelle Rogers

Commissioners Absent Geno Lechuga
Adam Morehead
Jeff Stainbrook
Doris Crespo

Staff Present Jennifer Krieger, Secretary/Executive Director
Valerie Taylor, Clerk to the Authority
Marc Kurbansade, Community Development Director

- I. **Approval of February 4, 2026, Urban Renewal Authority of Dacono Meeting Minutes.**
Commissioner Rogers moved to approve the February 4, 2026, Urban Renewal Authority of Dacono Meeting Minutes. The vote was unanimously approved, with Chairperson Martinez declaring the motion carried.

- II. **General Business**
 - A. ***Consideration of URAD Resolution 26-06, Approving a Professional Services Agreement with Wenk Associates, Inc. to Provide Design Services for Phase I of City Center Park.**
Community Development Director Marc Kurbansade presented his report.

Commissioner Plain moved to approve Resolution URAD 26-06, Approving a Professional Services Agreement with Wenk Associates, Inc. to Provide Design Services for Phase I of City Center Park. The vote was unanimous, with Chairperson Vince declaring the motion carried.

- III. **Authority Member Reports**
Jennifer reported that she met with Real Soccer Metro District, which would like to build two full-size soccer fields with lights at the Dacono City Center Community Park. She gave an update on the clean-up at the salvage yard.

- IV. **Adjournment**

With no further business to be discussed, the meeting was adjourned at 6:20 PM

Approved this 6th day May of 2026.

Bob Vince, Chairperson

Attest:

Jennifer Krieger, Secretary/Executive Director



Meeting Date: May 6, 2026

Agenda Item: URAD Resolution 26-07, A Resolution of the Board of Commissioners of the Urban Renewal Authority of Dacono Approving a Professional Services Agreement with Pioneer Development Company, LLC to Provide a Feasibility Analysis for a Proposed Retail Development

Presenter: Jennifer Krieger, AICP, URAD Executive Director

Background: A new retail development is anticipated to be located within Urban Renewal Plan Area 1. The developer of the site may request financial assistance in the form of tax increment financing or a similar mechanism. Resolution 26-07 approves a Professional Services Agreement with Pioneer Development Company, LLC to provide a feasibility analysis for the proposed retail development.

URBAN RENEWAL AUTHORITY OF DACONO

RESOLUTION NO. 26-07

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AUTHORITY OF DACONO APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH PIONEER DEVELOPMENT COMPANY, LLC TO PROVIDE A FEASIBILITY ANALYSIS FOR A PROPOSED RETAIL DEVELOPMENT

WHEREAS, the Urban Renewal Authority of Dacono (the “**Authority**”) is a duly constituted urban renewal authority, established and operating pursuant to the provisions of C.R.S. § 31-25-101 et seq.; and

WHEREAS, the City Council of the City of Dacono (the “**City**”) approved the Dacono Urban Renewal Plan (“**Plan I**”) on December 14, 2015, which guides the elimination and prevention of conditions of blight in the area described in Plan I (the “**Plan I Area**”); and

WHEREAS, in furtherance of Plan I, the Authority desires to develop into a proposed retail development, including potential improvements such as a Sprouts Market, gas station, quick-service restaurants, medical uses, service retail, and a potential childcare facility, the property located in the Plan I Area and bounded by Flying Circle Boulevard to the west, Highway 52 to the north, Colorado Boulevard to the east, and 6th Street to the south (the “**Property**”), to advance the developmental objectives of Plan I; and

WHEREAS, development of the Property as a retail development is in furtherance of Plan I; and

WHEREAS, Pioneer Development Company, LLC (“**Pioneer**”) has the expertise, experience and resources to provide the Authority the required services; and

WHEREAS, as a result of negotiations with Pioneer, a professional services agreement (“**Professional Services Agreement**”) attached as Exhibit A and incorporated herein by reference, has been provided by Pioneer for approval by the Authority; and

WHEREAS the Authority is authorized in C.R.S. § 31-25-105(1)(b) to “make and execute all contracts and other instruments which it may deem necessary or convenient to the exercise of its powers.”

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AUTHORITY AS FOLLOWS:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The proposed Professional Services Agreement is hereby approved in essentially the same form as the copy of such Agreement attached hereto as Exhibit A.

Section 3. The Chair is hereby authorized to execute the Professional Services Agreement on the Authority's behalf in substantially the same form as the copy attached hereto as Exhibit A, and is further authorized to negotiate and approve on behalf of the Authority such revisions to the Professional Services Agreement as the Chair determines are necessary or desirable for the protection of the Authority, so long as the essential terms and conditions of the Professional Services Agreement are not altered.

INTRODUCED, READ, and ADOPTED this 6th day of May, 2026.

URBAN RENEWAL AUTHORITY OF DACONO

Bob Vince, Chairperson

ATTEST:

Jennifer Krieger, Executive Director/Secretary

Exhibit A

**PROFESSIONAL SERVICES AGREEMENT WITH PIONEER DEVELOPMENT
COMPANY, LLC**

[see attached]

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT ("**Agreement**") is made and entered into as of _____ (the "**Effective Date**") by and between the URBAN RENEWAL AUTHORITY OF DACONO, a body corporate duly organized and existing as an urban renewal authority under the laws of the state of Colorado ("**Client**") and PIONEER DEVELOPMENT COMPANY, LLC, a Colorado corporation, with an address of PO BOX 2955, Durango, Colorado 81302 ("**Professional**"). Client and Professional each may be referred to herein as a "**Party**" and, collectively, as the "**Parties**".

In consideration of the promises and mutual covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Client and Professional hereby agree as follows:

1. **Scope of Services.** During the Term, Professional shall provide to Client the consulting services set forth on Exhibit A attached hereto and incorporated herein for a feasibility analysis of a proposed retail development including a Sprouts Market, gas station, quick-service restaurants, medical uses, service retail, and a potential childcare facility (collectively, the "**Services**"). In accordance with Client's objectives, Professional will determine the method, details and means of performing the Services. Professional shall perform the Services at and with respect to the property generally bounded by Flying Circle Boulevard to the west, Highway 52 to the north, Colorado Boulevard to the east, and 6th Street to the south (the "**Property**") as shown on Exhibit B.

2. **Term.** The term of this Agreement shall be from the Effective Date to the Termination Date (as defined below), unless sooner terminated pursuant to Section 10, below (the "**Term**"). The "**Termination Date**" will be the date when all Services have been finished, and all claims for payment of labor, materials, or services of any kind used in connection with the Services thereof have been paid or settled by Professional. The Professional's Services under this Agreement shall commence on the Effective Date, and Professional shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the Client's requirements.

3. **Completion and Inspection of Services.** Upon completion of Services, Professional shall deliver written notice to Client indicating the Services have been completed. Client shall have ten (10) business days from receipt of such notice to determine whether the Services have been completed in accordance with the terms of this Agreement to the reasonable satisfaction of Client. If Client determines, in its reasonable discretion, that any portion of the Services remains incomplete, Client shall provide written notice to Professional specifying the deficiencies. Professional shall remedy any such deficiencies within thirty (30) days of receiving Client's notice, and the Term of this Agreement shall be extended as necessary to accommodate such time period.

4. **Fee for Services.** The Client shall pay the Professional for Services pursuant to the billing rates / team fees by phase included in the scope of Services attached hereto as Exhibit A in an amount not to exceed the fee Total on Exhibit A. The foregoing amount of compensation shall be inclusive of all costs of whatsoever nature associated with the Professional's efforts, including but

not limited to salaries, benefits, overhead, administration, profits, expenses, and outside Professional fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No Client employee has the authority to bind the Client with regard to any payment for any Services which exceeds the amount payable under the terms of this Agreement.

5. **Obligations of Professional.** Professional shall (a) perform the Services in accordance with the generally recognized industry standards for similar services; (b) devote adequate resources to meet its obligations under this Agreement; (c) maintain, during the Term, insurance in accordance with Exhibit C attached hereto and incorporated herein; (d) perform the Services in compliance with all applicable federal, state, and local laws and regulations; (e) obtain any licenses, permits, certificates or registrations required to perform the Services; and (f) not violate or infringe upon the intellectual property rights or other rights of any person, firm, corporation, or other entity.

6. **Representations and Warranties.** Professional represents and warrants that (a) it has the requisite power and authority to enter into this Agreement and perform all of its obligations under this Agreement; (b) it is not in violation of any applicable federal, state or local laws or regulations by entering into this Agreement; (c) it holds, and will continue to maintain throughout the Term of this Agreement, all requisite registrations necessary to perform the Services; and (d) it has the requisite skill, expertise, and knowledge to perform the Services required by this Agreement and has obtained, or prior to commencing the Services shall obtain, any licenses, permits, or certificates required to perform the Services.

7. **Hazardous Material.**

7.1 Professional will immediately notify Client if (a) it encounters any unanticipated Hazardous Materials (as defined below), (b) releases or discharges any Hazardous Materials, or (c) receives or becomes aware of any citations, orders or warnings issued which relate to any Hazardous Materials and the Services.

7.2 Professional will not cause or permit any Hazardous Materials to be brought upon, kept, used or introduced on or about the site where Services are to be performed, except to the extent the Hazardous Materials (a) are necessary for the performance of the Services; (b) are kept, utilized, stored, and disposed of in full compliance with all applicable laws; and (c) have been approved in writing by Client.

7.3 As used herein, the term "**Hazardous Materials**" means any hazardous or toxic materials, pollutants, contaminants or wastes and any other chemical, material or substance, the handling, storage, release, transportation, or disposal of which is or becomes prohibited, limited or regulated by any federal, state, county, regional or local authority or which, even if not so regulated, is or becomes known to pose a hazard to health or safety.

8. **Indemnity.** Professional shall indemnify and hold harmless Client or any of its directors, officers, employees or agents from liabilities any and all claims, actions, losses, expenses, costs or damages that the Client or any of its commissioners, officers, employees or agents, may incur or sustain as a result of the negligence of Professional or its personnel in the

performance or non-performance of the Services or of the breach of any representation, warranty or obligation of Professional under this Agreement.

9. **Independent Contractor Status.** Nothing contained in or performed pursuant to this Agreement is intended to be or should be construed as creating an agency, employee-employer, partnership, or joint venture relationship between the Parties or any of their affiliates, agents or employees for any purpose. Professional is and will remain an independent contractor in its relationship to Client, and Professional's agents are not and will not become Client's employees. Professional acknowledges that it is not entitled to receive any employment benefits from Client. Professional agrees to satisfy all tax and other governmentally imposed responsibilities relating to the performance of the Services, including, but not limited to, payment of state, federal and social security taxes, unemployment taxes, workers' compensation and self-employment taxes. No federal, state or local taxes of any kind shall be withheld or paid by Client, on Professional's behalf or on behalf of any employee or agent of Professional.

10. **Termination of Agreement.** Notwithstanding the time periods contained herein, Client may terminate this Agreement at any time without cause by providing ten (10) days' written notice of termination to Professional.

11. **Subcontractors/Subconsultants.** The Professional may, at the Professional's sole discretion, engage one or more third-party subcontractors/subconsultants to perform some or all of the obligations of the Professional under the Agreement. If any of the work is subcontracted hereunder, then the following provisions shall apply: (a) the Professional is responsible to pay the subcontractors/subconsultants for its services; (b) the subcontract will not create any contractual relationship between any such subcontractor/subconsultant and Client, nor will it obligate Client to pay or see to the payment of any subcontractor/subconsultant; (c) the subcontractor/subconsultant will be required to comply with all applicable terms of this Agreement; (d) the Professional shall require all subcontractors performing work hereunder to maintain insurance coverage naming Client as an additional insured under this Agreement of the type and with the limits specified within Exhibit C; (e) the Professional shall maintain a copy of each subcontractor's certificate evidencing the required insurance and promptly provide Client with a copy of such certificates, upon Client's request; and (f) all subcontractors/subconsultants performing Services on the Property shall have all requisite registrations necessary to perform the Services.

12. **Acceptance Not Waiver.** Client's approval of any work or materials furnished hereunder shall not in any way relieve Professional of responsibility for the quality or technical accuracy of the work. Client's approval or acceptance of, or payment for, any of the Services shall not be construed to operate as a waiver of any rights or benefits provided to Client under this Agreement.

13. **Default.** Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either Party should fail or refuse to perform according to the terms of this Agreement, such Party may be declared in default.

14. **Remedies.** In the event a Party has been declared in default, such defaulting Party shall be allowed a period of ten (10) days within which to cure said default. In the event the default

remains uncorrected, the Party declaring default may elect to (a) terminate the Agreement and seek damages; (b) treat the Agreement as continuing and require specific performance; or (c) avail themselves of any other remedy at law or equity. If the non-defaulting Party commences legal or equitable actions against the defaulting Party, the defaulting Party shall be liable to the non-defaulting Party for the non-defaulting Party's reasonable attorney fees and costs incurred because of the default.

15. **Confidentiality**. During and after the Term, Professional shall not disclose to any third party any financial, operating, proprietary or business information relating to Client or the Services that is not otherwise public information (the "**Confidential Information**"). Professional may only disclose Confidential Information (a) with Client's prior written consent; (b) where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court, arbitrator, or governmental entity; or (c) to its employees, consultants, subconsultants, and others who need to know the content of such information exclusively for the performance of the Services, provided that such individuals and/or entities agree to maintain the confidentiality of the Confidential Information and provided further that Professional shall be liable for any improper disclosure by such individuals or entities.

16. **Assignment**. It is understood that Client enters into this Agreement based on the special abilities of the Professional and that this Agreement shall be considered as an agreement for personal services. Accordingly, the Professional shall neither assign any rights or responsibilities arising under this Agreement nor delegate any duties arising under this Agreement without the prior written consent of Client, except as provided in Section 11 hereto.

17. **Amendments**. Any amendment to this Agreement must be in writing and signed by both Parties to be valid and binding.

18. **Severability**. Each of the paragraphs contained in this Agreement is unique and severable. In the event that any section, provision or part of this Agreement is declared invalid, illegal or unenforceable, the remaining parts of this Agreement shall remain in full force and effect and such declaration shall not affect the validity or enforceability of any other parts of this Agreement.

19. **Governing Law and Forum**. This Agreement shall be governed by and constructed in accordance with the laws of the State of Colorado and the federal laws applicable therein. Any disputes arising from this Agreement or between the Parties with respect to the Services shall be resolved in a court of competent jurisdiction in Weld County, Colorado. The prevailing Party of any dispute regarding the terms of this Agreement shall be paid its reasonable attorney's fees from the non-prevailing Party.

20. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter described in this Agreement and supersedes and replaces in its entirety all previous agreements, communications and understandings relating to the matters referred to in this Agreement.

21. **Notices.** Any notice to be made or given under this Agreement shall be delivered in writing and may be made by electronic mail, personal delivery or by certified mail to the following recipient at the addresses below:

Urban Renewal Authority of Dacono
c/o City of Dacono
Attn: Jennifer Krieger
512 Cherry Avenue
Dacono, CO 80514
E-mail: jkrieger@daconoco.gov

Pioneer Development Company
Attn: Andrew Arnold
PO BOX 2955,
Durango, Colorado 81302
E-mail: andrew@pioneerdevelopmentcompany.com

Notice given by personal delivery shall be deemed to have been given on the day of delivery, and if given by certified mail, on the date the certified mail is accepted. Notice given by electronic mail shall be deemed to have been given upon written acknowledgment of receipt by the receiving Party.

22. **Delay; Force Majeure.** Time is of the essence, provided that any delays in or failure of performance by any Party of its obligations under this Agreement shall be excused if such delays or failure are as a result of force majeure. Force majeure shall be any cause beyond the control of the defaulting Party which could not reasonably have been foreseen and guarded against. Force majeure includes, but is not limited to, acts of God, fires, riots, pandemics, incendiarism, interference by civil or military authorities, compliance with regulations or orders of military authorities, and acts of war (declared or undeclared), provided such cause could not have been reasonably foreseen and guarded against by the defaulting Party. Force majeure shall not include increases in labor, commodity, utility, material, supply, fuel, or energy costs, or compliance with regulations or orders of civil authorities. To the extent that the performance is actually prevented, Professional must provide written notice to Client of such condition within ten (10) days from the onset of such condition.

23. **Colorado Open Records Act.** Client is subject to Sec. 24-72-201 et seq. of the Colorado Revised Statutes ("**CORA**"). This Agreement is subject to public disclosure in whole pursuant to CORA.

24. **Governmental Immunity Act.** No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the notices, requirements, immunities, rights, benefits, protections, limitations of liability, and other provisions of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 et seq. and under any other applicable law.

[Signature page follows.]

IN WITNESS WHEREOF the Parties have executed this Agreement effective as of the Effective Date.

CLIENT:

URBAN RENEWAL AUTHORITY OF
DACONO, a body corporate and politic of
the State of Colorado

By: _____
Name: Jennifer Krieger
Title: Executive Director/Secretary

ATTEST:

By: _____
Valerie Taylor
Clerk of Authority

PROFESSIONAL:

PIONEER DEVELOPMENT COMPANY,
LLC.,
a Colorado limited liability company

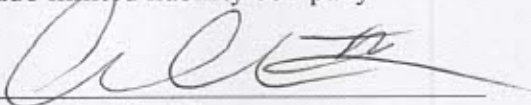
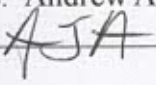
By: 
Name: Andrew Arnold
Its: 

Exhibit A: Scope of Services

(See Attached)



Exhibit A

TO: Jennifer Krieger, City of Dacono
FROM: Andrew Arnold, Pioneer Development Company
DATE: March 23rd, 2026
RE: City of Dacono – Sharpe Farms Towne Center Project Feasibility Analysis

Dear Jennifer,

Thank you for reaching out regarding the proposed Sharpe Farms Towne Center development in Dacono. Based on our conversation, I understand that this project, (identified in the PSA as Exhibit B and located within Weld County Parcels #'s 146701114001 and 146701114002), which includes a Sprouts Market, gas station, quick-service restaurants, medical uses, service retail, and a potential childcare facility, is requesting Tax Increment Financing (TIF) support, and that the development team is contemplating metro district formation and bond issuance to fund public infrastructure. I am pleased to provide the following scope of work, timeline, and cost estimate for evaluating this proposal on behalf of the City and its Urban Renewal Authority.

This analysis will independently assess the project’s financial feasibility, quantify its future tax revenue generation across the Urban Renewal Plan and proposed metro district, and evaluate the City’s long-term fiscal position under a revenue sharing agreement. This report will recommend a public financing strategy that achieves project feasibility while protecting the City’s fiscal health. PDC’s independent projections will be compared against the developer’s underwriting to identify material discrepancies and ensure public support is proportional to demonstrated need.

The following scope is anticipated to take up to 12 weeks to complete. My Hourly Rate for this project is \$250. This estimated timeline includes all necessary research, data analysis, coordination meetings, modeling, drafting, revisions, and presentation of the final deliverable. All project collaboration meetings conducted via phone or virtual platform are included at no additional cost.

Project Start Date	Task	Deadline	Weeks to Completion
3/23/2026	Task 1 — Discovery and Interviews	4/4/2026	~2 Weeks
	Task 2 — Tax Revenue Forecast and Model	4/25/2026	~5 Weeks
	Task 3 — Fiscal Impact Analysis	5/16/2026	~8 Weeks
	Task 4 — Feasibility Report	5/30/2026	~11 Weeks
	Task 5 — Presentations (URA Board and City Council)	TBD	~12 Weeks

If you have any questions or need additional details regarding our approach or cost estimate, please do not hesitate to reach out. Thank you for the opportunity to work with you and the Dacono community on this project.

Andrew Arnold

Founder | Principal

Pioneer Development Company

Durango, Colorado | 856.625.6564 | andrew@pioneerdevelopmentcompany.com

Project Approach

Task 1 — Discovery and Interviews

PDC will conduct interviews with the City of Dacono staff, URA staff, the development team, and their consultants and underwriters. The purpose is to gather all information necessary to evaluate revenue sharing proposals, including the project's development program and phasing, pro forma assumptions, infrastructure cost estimates, proposed metro district boundaries, financing terms, and the developer's tax revenue projections. PDC will request the developer's underwriting model and bond financing assumptions to ensure that our independent analysis can be meaningfully compared with their projections. This task will also include a review of Dacono's existing Urban Renewal Plan and any publicly eligible infrastructure the City has already funded, or that it anticipates the development triggering.

Task 2 — Tax Revenue Forecast and Model

This task will develop an independent tax revenue forecast model projecting the development's future incremental tax revenue over the life of the TIF agreement. The model will forecast property tax increment for the Urban Renewal Plan and property, sales tax revenues generated by the commercial uses (including the grocery, QSRs, gas station, medical, and service tenants), and metro district mill levy revenues. Comparable commercial developments will be analyzed to benchmark assessed valuations and sales-per-square-foot assumptions. PDC's revenue projections will be compared with the developer's underwriting to evaluate alignment and identify material discrepancies in valuation, lease-up assumptions, or tax rate inputs. The model will also estimate bonding capacity based on projected TIF revenues to inform the viability of the proposed public financing stack. All projections are intended as planning estimates and do not substitute for formal underwriting.

Task 3 — Fiscal Impact Analysis

This task will evaluate the development's net fiscal impact on the City of Dacono, participating taxing entities, and DURA over the term of the proposed revenue sharing agreement. PDC will analyze recent budgets and recurring operating expenditures to estimate the cost of services associated with the proposed development, including public safety, public works, and administration, compared against projected incremental revenues.

The analysis will also consider major capital improvements that may be triggered by the development, including infrastructure upgrades, utility extensions, or transportation improvements, and evaluate how these are addressed within the proposed public financing structure. This task will produce a clear picture of whether the revenue sharing agreement, as structured, results in a net fiscal benefit or deficit for the taxing entities over time.

Task 4 — Feasibility Report

This task will synthesize the findings from Tasks 1 through 3 into a concise Feasibility Report. The report will describe the proposed development and its public finance request, summarize the tax revenue forecast and fiscal impact findings, and recommend a revenue sharing strategy that achieves project feasibility while minimizing risk to the City and to the URA. Recommendations will address the appropriate level of TIF support, metro district structure, and any conditions PDC recommends attaching to the revenue sharing agreement to protect the City's long-term interests.

Task 5 — Presentations

This task includes preparation and in-person delivery of presentations to both the URA Board and City Council. PDC will prepare a PowerPoint slide deck summarizing the study's methodology, key findings, and recommendations, tailored for each board's decision-making context. Hours include preparation and delivery. Travel expenses for in-person meetings and presentations are included in the cost estimate.

Collaboration Meetings

A successful project is grounded in frequent and effective collaboration with City and URA staff, the development team, and other stakeholders. Pioneer Development Company's goal is to provide a transparent and responsive process that quickly addresses questions and supports informed decision-making. All project coordination meetings conducted via phone or virtual platform are included in this proposal at no additional cost.

Cost Estimate

City of Dacono Urban Renewal Authority — Dacono, Colorado Project Feasibility Analysis	TOTAL FEES
Production Estimate — Includes All Steps Within Approach	
Task 1 — Discovery and Interviews	\$2,000
Task 2 — Tax Revenue Forecast and Model	\$6,000
Task 3 — Fiscal Impact Analysis	\$8,000
Task 4 — Feasibility Report	\$8,000
Task 5 — Presentations (URA Board and City Council)	\$1,500
Subtotal:	\$25,500
Expenses (Travel, Lodging, Per Diem)	\$750
Total:	\$26,250

Notes:

- Line-item estimates are only estimates, and final costs may be reallocated between line items.
- All items not explicitly included are explicitly excluded.
- All project collaboration meetings (phone or virtual) are included at no additional cost.
- Expenses include travel, lodging, and per diem for in-person meetings and presentations.

Exhibit B: Depiction of Property

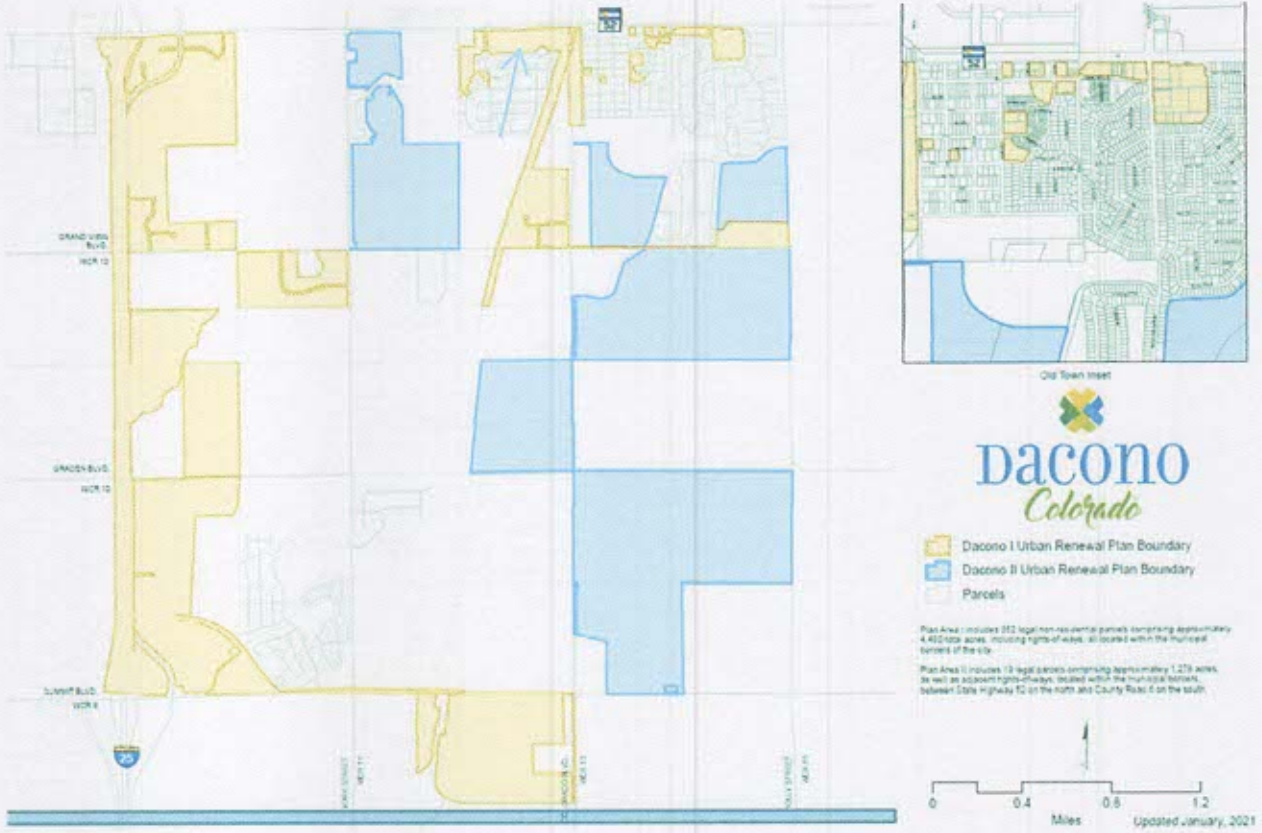


Exhibit C: Insurance Requirements

Professional will provide, from insurance companies acceptable to Client, the insurance coverage designated hereinafter and pay all costs. Before commencing work under this bid, Professional shall furnish Client with certificates of insurance showing the type, amount, class of operations covered, effective dates and date of expiration of policies.

In case of the breach of any provision of these insurance requirements, Client, at its option, may take out and maintain, at the expense of Professional, such insurance as Client may deem proper.

Insurance certificates should show the certificate holder as follows:

Urban Renewal Authority of Dacono
c/o City of Dacono
512 Cherry Avenue
Dacono, CO 80514

Client, its officers, agents and employees shall be named as additional insureds on Professional's general liability and automobile liability insurance policies by marking the appropriate box or adding a statement to this effect on the certificate, for any claims arising out of work performed under this Agreement.

Insurance coverages shall be as follows:

- A. Workers' Compensation & Employer's Liability. Professional shall maintain during the life of this Agreement for all of Professional's employees engaged in work performed under this Agreement. Workers' Compensation & Employer's Liability insurance shall conform with statutory limits of \$100,000 per accident, \$500,000 disease aggregate, and \$100,000 disease each employee, or as required by Colorado law.
- B. General Liability. Professional shall maintain during the life of this Agreement such General Liability as will provide coverage for damage claims of personal injury, including accidental death, as well as for claims for property damage, which may arise directly or indirectly from the performance of work under this Agreement. Coverage for property damage shall be on a "broad form" basis. The amount of insurance for General Liability, shall not be less than \$1,000,000 combined single limits for bodily injury and property damage.
- C. Automobile Liability. Professional shall maintain during the life of this Agreement such Automobile Liability insurance as will provide coverage for damage claims of personal injury, including accidental death, as well as for claims for property damage, which may arise directly or indirectly from the performance of work under this Agreement. Coverage for property damage shall be on a "broad form" basis. The amount of insurance for Automobile Liability, shall not be less than \$1,000,000 combined single limits for bodily injury and property damage.

D. Errors & Omissions. Professional shall maintain errors and omissions insurance in the amount of \$1,000,000.

In the event any work is performed by a subcontractor/subconsultant, the Professional shall be responsible for any liability directly or indirectly arising out of the work performed under this Agreement by a subcontractor/subconsultant, which liability is not covered by the subcontractor/subconsultant's insurance.