



Delta Urban Renewal Authority
360 Main Street, Delta, CO 81416

June 4, 2018

RE: Request for Proposal – hotel and commercial development

To Whom It May Concern:

The Delta Urban Renewal Authority (“DURA”) is soliciting proposals for development at a prime site near downtown Delta, along the Gunnison River with potential for direct access to two highways, Hwy’s 50 and 92. The City of Delta is located in Western Colorado 30 miles south of Grand Junction and 20 miles north of Montrose with easy access to area wineries, highly rated golf courses, gold medal fishing, the Grand Mesa, canyon lands and public lands for recreational opportunities. The parcel containing the proposed development site consists of approximately 109 acres, including a 20-acre private lake and Gunnison River access. The site is privately owned by a local developer. The site contains significant frontage along Hwy 92.

DURA is soliciting proposals from developers to implement a plan for hotel development of the site. Currently, there are no upper midscale hotels in Delta yet the surveys, analysis and study of overnight stay demand completed by the City’s consultants, Better City, indicates there is significant leakage in this market. In addition to a hotel, qualified developers are encouraged to submit responses for other uses that may be accommodated within the Project Area such as a waterpark or other recreational amenities. A qualified developer may submit a proposal that contains only one use or a combination of uses. Further details are included in the enclosed RFP. With the recent approval of an urban renewal project plan, which includes the site, tax increment financing (TIF) may be requested as part of a proposal.

Your firm was recommended to DURA for this project and we sincerely hope that you will consider this hotel project worth investigating and investing in.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Torgler", is written over the word "Sincerely,".

David Torgler
Executive Director

Copy: Adam Hughes, CEO, Better City
Glen Black, Deputy Executive Director, DURA