



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**  
**FROM: TOM FISHER, TOWN MANAGER**  
**THAD RENAUD, TOWN ATTORNEY**  
**RE: FIRST READING, ORDINANCE 23-15: FIRST AMENDMENT TO THE NHP**  
**DEVELOPMENT AGREEMENT REGARDING TOWN PROPERTY AT 602 GALENA**  
**STREET**  
**DATE: AUGUST 8, 2023**

**Summary and Background:** After pricing both modular and stick-built methods of providing the agreed upon workforce units under the initial development agreement, NHP has proposed the following:

- That the lease for the property to fulfill 54 workforce units (more than originally proposed) be modified to include the whole of the 602 Galena land owned by the Town of Frisco
- The method of construction will be traditional vs modular
- The Town's state Workforce Center obligations be fulfilled at the 101 W. Main Street location owned by NHP

These proposed modifications need to be memorialized in the lease option and the development agreement amendment in order to keep our records up to date and to make sure that future applications by NHP or the Town for any kind of grant or financing indicates the correct site control.

**Analysis:** The primary purpose of the reserved land was to allow for building of a separate office structure in order to accommodate the future needs of a State of Colorado Workforce Center. It is currently be negotiated that the NHP project at 101 W. Main Street and its associated commercial space will be where the Town's obligation to the Workforce Center will be fulfilled.

**Financial Impact:** There is no financial impact to this amendment to the Town. The amendment does significantly lower the cost of building on the site, since surface parking can be accommodated, instead of podium parking below the living areas.

**Alignment with Strategic Plan:** This continues the same line of thought around workforce housing development aligning with the strategic plan in the areas of Supporting a Thriving Economy and Enhancing Community Inclusivity.

**Environmental Sustainability:** Nothing to comment on in this area.

**Staff Recommendation:** We recommend that the Council support this development agreement amendment with a positive vote on the ordinance in first reading.

**Reviews and Approvals:**

Tom Fisher, Town Manager

Diane McBride, Assistant Town Manager

Leslie Edwards, Finance Director

**Attachments:**

Attachment 1 – Ordinance 23-15 First Amendment to NHP Development Agreement

Attachment 2 – NHPF Frisco Ground Lease Option

Attachment 3 – First Amendment to NHPF Affordable Housing Development Agreement