



To: Mayor Bergquist & Trustees

From: Steve Kudron, Town Manager

Date: June 23, 2025

Re: Space to Create Status Update

Trustees:

As the Town progresses into the development of Space to Create Grand Lake, the Board is considering several action items this evening. Here is a timeline to date

- August 2018 – Town is Awarded Space to Create. The project award included several grants for predevelopment costs and the Town contracted with a state-selected developer, Art Space. Colorado Creative Industries committed \$3m for development costs.
- 2019 – Art Space developed a housing needs assessment, a site analysis and development proforma.
- 2020 - The outcomes of these community engagements led to the selection of a site near the Grand Lake Center. A public meeting in June 2020 led to the Town Board reconsidering the site and asked Art Space for a different possible location
- 2020-2021 - A new site was selected on Park Ave and Art Space worked on developing the funding stack for the project post COVID.
- Unable to secure funding in difficult conditions, funding stopped.
- 2022 Art Space closed their grant sponsored contract with the Town. Predevelopment costs paid 100% with grant dollars was \$450,000 to Art Space
- 2023 - The Town led a grant campaign to find the needed funding and applied for several DOLA sponsored infrastructure grants
- November 2023 – The Town was awarded a More Housing Now grant of \$2m with an 80/20 match requirement. This grant is to be used for infrastructure and energy efficiency programs.
- March 2024 – The Town was awarded a Strong Communities Grant for \$4m with an 80/20 match requirement. This grant is to be used for infrastructure only.
- September 2025: the Town enters into a 2yr grant contract for the Strong Communities grant
- December 2025: Grant Lake solicits for Architect and Project Management Services
- Spring 2025: MA Studios selected for Architect services. The town completes the development team and moves forward with Modular Manufacturer and General Contractor services



To date in 2025, the Town has paid \$220,000 for development services. Of this, the grant funds currently committed will reimburse the Town for all of the costs, although reimbursement for some of these items won't come until later in the project.