



## CITY MANAGER

Civic Center • 500 East Third, Suite 330 • Loveland, CO 80537  
(970) 962-2303 • Fax (970) 962-2900 • TDD (970) 962-2620  
[www.cityofloveland.org](http://www.cityofloveland.org)

March 7, 2011

Mr. Stuart Lichter, President  
Industrial Realty Group  
12214 Lakewood Blvd.  
Downey, CA 90242

Stuart,

The City of Loveland appreciates the interest IRG has expressed in a possible partnership on the redevelopment of the Agilent Campus. After careful evaluation the review committee has recommended the City pursue other possible developer partners.

IRG has an impressive track record of success in redevelopment; however your application was missing key requirements for moving forward in the selection process:

1. Attachment A, the required proposal form was missing.
2. The management and financial information was missing.
3. A letter of intent or terms sheet was missing.

The RFP clearly stated these items must be included for an application to be complete and for the proposal to move forward in the evaluation process.

Once again we appreciate your interest.

Sincerely,

William D. Cahill  
City Manager  
Loveland Colorado



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Mr. David Yowell, Principal  
Next Generation Holdings, LLC  
C/O MM Solutions  
3321 N. Garfield Ave.  
Loveland, CO 80538

David,

The City of Loveland appreciates the interest Next Generation Holdings, LLC has expressed in a possible partnership on the redevelopment of the Agilent Campus. After careful evaluation the review committee has recommended the City pursue other possible developer partners.

Next Generation LLC offered an innovative and very unique opportunity for the City; however your application was missing key requirements for moving forward in the selection process:

1. Attachment A, the required proposal form was missing on the due date. Thank you for delivering it the next morning.
2. There is very limited project experience.
3. The terms and conditions offered were limited and did not demonstrate a financial ability to succeed with the project.

The RFP clearly stated these items must be included for an application to be complete and for the proposal to move forward in the evaluation process.

Once again we appreciate your interest.

Sincerely,

William D. Cahill  
City Manager  
Loveland Colorado



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