

From: [Biazar, Shahab](#)
To: [Josh Rogers](#); [Varela, Alan M.](#)
Cc: [Rodenbeck, Jay B.](#); [Verhage, Kathleen M.](#); [Roeder, James A.](#); [Webb, Robert L.](#); [Chen, Tiequan](#); [Armijo, Ernest M.](#); [Gutierrez G. David \(dggutierrez@abcwua.org\)](#); "[Cadena, Kristopher \(kcadena@abcwua.org\)](#)"
Subject: Highlands East Block Infrastructure List
Date: Thursday, April 4, 2024 10:18:34 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[Outlook-cid_image0](#)

Hi Josh,

Sorry for the delay on our response to your request. I was able to talk to our Legal Department and it was decided that we can have you come back and submit an "Amendment to the previously Approved Infrastructure List (IL)" requesting removal of the all the items from the list. Need to provide justification letter with your request that all the items on the IL are only required/needed for this project, and no other project is in need of these improvements. and that the listed improvements on IL will be permitted and built during construction of the on-site improvements and the building. All the improvements currently on the IL will be in place and certified prior to issuance of Certification of Occupancy.

Thanks



SHAHAB BIAZAR, P.E.

city engineer

development review services

o 505.924.3999

e sbiazar@cabq.gov

cabq.gov/planning

From: Josh Rogers <jrogers@titan-development.com>

Sent: Monday, March 25, 2024 10:53 AM

To: Biazar, Shahab <sbiazar@cabq.gov>; Varela, Alan M. <avarela@cabq.gov>

Subject: RE: 60-Day Notice: Highlands East Block

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Shahab,

Just wanted to follow-up on this and also let you know that David Jones called me last week and said he was preparing a default notice on this for the IIA. Could you touch base with him and let him know we are working on a solution?

Thanks,



JOSH ROGERS

Partner

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From: Biazar, Shahab <sbiazar@cabq.gov>

Sent: Thursday, February 29, 2024 9:42 AM

To: Josh Rogers <jrogers@titan-development.com>; Varela, Alan M. <avarela@cabq.gov>

Subject: Re: 60-Day Notice: Highlands East Block

Hi,

Since this was through EPC and DRB, I need to find out how we can release the IIA. On the last case we went through an expedited expiration of the site plan in order to release the IIA. And I do not believe you would want to let your site plan expire.

Thanks



SHAHAB BIAZAR, P.E.

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cabq.gov/planning

From: Josh Rogers <jrogers@titan-development.com>
Sent: Thursday, February 29, 2024 9:08 AM
To: Biazar, Shahab <sbiazar@cabq.gov>; Varela, Alan M. <avarela@cabq.gov>
Subject: RE: 60-Day Notice: Highlands East Block

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

First through EPC, then to DRB – Project #1011115



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From: Biazar, Shahab <sbiazar@cabq.gov>
Sent: Wednesday, February 28, 2024 5:27 PM
To: Josh Rogers <jrogers@titan-development.com>; Varela, Alan M. <avarela@cabq.gov>
Subject: Re: 60-Day Notice: Highlands East Block

Hi Josh,

How was the original site plan approved? was it by DRB or by DFT? Can you send me the PR#.

Thanks



SHAHAB BIAZAR, P.E.

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e sbiazar@cabq.gov
cabq.gov/planning

From: Josh Rogers <jrogers@titan-development.com>
Sent: Wednesday, February 28, 2024 4:52 PM
To: Varela, Alan M. <avarela@cabq.gov>
Cc: Biazar, Shahab <sbiazar@cabq.gov>
Subject: RE: 60-Day Notice: Highlands East Block

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Alan,

Thanks for getting back to me. Unfortunately, I don't think this is going to work for this one. We have debt on our property and our lender will not allow a lien on the property.

I know you guys are working on other options for financial guarantees but why can't we tie this to a building permit pickup? The SDP gives no ability for us to construct anything, nor do we intend to. It does not make sense to tie FG's to SDP's in situations like this.

Thanks,



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From: Varela, Alan M. <avarela@cabq.gov>
Sent: Tuesday, February 27, 2024 6:51 PM
To: Josh Rogers <jrogers@titan-development.com>
Cc: Biazar, Shahab <sbiazar@cabq.gov>
Subject: RE: 60-Day Notice: Highlands East Block

Josh,

We met internally and came up with the option of a municipal lien which would not entail the same carrying costs as other financial guarantees. Shahab can forgo some of the needed documents such as appraisal, geotechnical report, phase I environmental study....

Let us know if you want to discuss this further.

Thank you,

Alan

From: Josh Rogers <jrogers@titan-development.com>

Sent: Tuesday, February 27, 2024 1:06 PM

To: Varela, Alan M. <avarela@cabq.gov>

Subject: RE: 60-Day Notice: Highlands East Block

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Alan,

Good afternoon. Have you made any progress on this financial guarantee issue? We just re-submitted the IIA extension, but if I have to get the financial guarantee updated, I might just let it relapse anyways.

Let me know, thanks.



JOSH ROGERS

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From: Varela, Alan M. <avarela@cabq.gov>

Sent: Thursday, January 25, 2024 12:30 PM

To: Josh Rogers <jrogers@titan-development.com>

Subject: RE: 60-Day Notice: Highlands East Block

Josh,

We will study the matter, and see about practical options that we might be able to create.

Best regards,
Alan

From: Josh Rogers <jrogers@titan-development.com>
Sent: Thursday, January 25, 2024 10:52 AM
To: Varela, Alan M. <avarela@cabq.gov>
Subject: FW: 60-Day Notice: Highlands East Block

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Alan,

See below regarding the financial guarantee. This is the project I was using as an example at development discussions. We have no plans to build for at least a year but we have the financial guarantee in place because we needed to have a completed SDP. Now we have to go get the financial guarantee increased? Makes no sense...



JOSH ROGERS

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From: Guthrie, Randi <rguthrie@cabq.gov>
Sent: Thursday, January 25, 2024 9:22 AM
To: Josh Rogers <jrogers@titan-development.com>
Cc: Roeder, James A. <jroeder@cabq.gov>; Jones, David W. <dwjones@cabq.gov>; Verhage, Kathleen M. <kverhage@cabq.gov>
Subject: 60-Day Notice: Highlands East Block

Attached is a 60-Day Reminder Notice of the upcoming deadline for the following project:
Highlands East Block
Project #764784

At this time, an extension can't be granted without a hearing with the DHO. Information regarding

the Development Hearing process can be found at <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>. We will need a copy of the NOD that gives the approval for an extension, along with the new expiration date before we can process and execute the extension form.

In addition, since work has not started on the project, the financial guaranty is subject to an increase to offset the cost of inflation. Please work with Jim Roeder (cc'd, phone 505-924-3992) on the calculation of the Financial Guaranty increase.

Please let us know you have received this information and if you have any questions.

Thank you,



RANDI GUTHRIE

Contract Specialist

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