February 13, 2020

Scott Miller, COO
David C. Cook Publishing Company
4050 Lee Vance Drive
Colorado Springs, CO 80918

RE: Historic David C. Cook Building Preservation
VIA: EMAIL & U.S MAIL

Dear Scott,

Thank you again for joining the Elgin City Council meeting on January 15th and for the passion that you continue to bring to this issue. We appreciate your making the trip to Elgin to participate in the process. As challenging as this is, we are anxious and willing to return to discussions in a new and we hope, more productive. NENA is planning to use the window of opportunity we have as a result of the landmark status application process as effectively as possible, to find a mutually acceptable alternative to demolition.

Since the NENA Board of Directors first learned in October 2019 of current plans by DC Cook to demolish the historic former office building facing Grove Ave., we have actively advocated for preservation of the building and led the way to explore potential adaptive reuse of the property. Since the council meeting, NENA has connected two residential developers to DC Cook. We are in communication with both of these, and actively working to identify others.

We understand that one has already toured the building site, including the interior, and that another has requested a similar visit. We deeply appreciate your cooperation with us, and with them, in making these visits possible and in providing whatever other information they request.

In follow up to our brief sidebar conversation with Mr. Dixon and your attorney after the council meeting, NENA remains open to working with you to delay action on the landmark status application to the extent we can open a longer window for developers to explore the feasibility of an adaptive reuse of some or all of the building, and an arrangement that works for DC Cook.

Again, thanks for your time and attention to this issue.

Best regards,

K. Eric Larson
President

Cc: Bill Cogley, City of Elgin Corporate Counsel
        NENA Board of Directors
        Elgin City Council