

# Concept Proposal

## The Delta Power Connection

Adaptive Reuse of the Historic Municipal Light & Power Plant  
1133 Main Street, Delta, Colorado

Public Distribution Version  
For Community, Partner, and City Review

### 1. Purpose

This Concept Proposal presents **The Delta Power Connection** as a catalytic adaptive-reuse initiative for the historic Delta Municipal Light & Power Plant. AtlanTech Vision Corporation (ATVICO) advances this concept as a practical pathway to preserve a significant National Register asset while creating a living community Point of Contact that generates economic activity, strengthens South Delta, and is designed from the outset for long-term self-sustainability.

ATVICO offers this proposal as conceptual originator and systems architecture lead during the formation phase. The structure is intentionally designed so that leadership remains temporary and the completed facility transitions to independent Community Trust governance managed by its tenants.

### 2. Site Opportunity

The 1937 streamlined moderne Municipal Light & Power Plant at 1133 Main Street is listed on the National Register of Historic Places (recognized March 2024). Constructed of Delta brick with distinctive arched windows and rust-red stacks, the facility housed seven Fairbanks-Morse diesel (later dual-fuel) generators until decommissioning in 2014. The property comprises approximately one acre at the south end of Main Street, within walking distance of downtown, the Gunnison River, and regional trails.

Asbestos remediation has been advanced and window envelope work completed in 2026. The City has declared the property blighted to enable urban-renewal tools and seeks a private partner for catalytic redevelopment that generates economic activity, preserves the historic structure, and strengthens South Delta.

### 3. Concept Overview – The Delta Power Connection

The Delta Power Connection converts the plant into a living community Point of Contact. Core program elements include:

- **Information Hub** — Public interpretive and practical information resources covering local power history, community services, events, and resources.
- **Public Space** — Flexible open areas for gatherings, informal markets, and daily community use, leveraging the industrial volume and natural light.
- **Private Functions** — Bookable rooms and zones for meetings, workshops, classes, and private events that generate revenue while remaining accessible.
- **Convenience Vending (Con-Vending)** — Reliable automated or hybrid vending for essentials and local products, supporting both daytime and overnight users.
- **24-Hour Monitored Safe Space for Stranger Exchange** — Camera-supervised, rule-governed zone enabling safe in-person trades, pickups, and meetings that originate online or by private arrangement. This addresses a practical rural and small-city friction point while enabling honest commerce.

- **Trade Fair Incubators** — Flexible commercial spaces leased on short- to medium-term terms for retail prototyping, pop-ups, product testing, and small-scale maker activity. These spaces create continuous energy, foot traffic, and a low-risk proving ground for local entrepreneurs and sales-tax generation.

The industrial character of the building—high ceilings, robust structure, and remaining generating equipment as potential interpretive assets—supports both public and commercial functions without erasing historic integrity.

#### 4. Target End-State – Community Trust

The Power Connection is designed to become a self-sustaining entity. Tenants will hold known, enforceable responsibility for common space and routine maintenance. A Community Trust structure will hold the long-term interest, with governance and financial mechanisms that function independently of any single leader or external operator.

Residual systems standards (monitoring, Stranger Exchange protocols, Con-Vending integrity) will be contractually defined rather than personally dependent. Leadership is temporary at best; the structure is designed for independence from any particular individual.

#### 5. ATVICO Role

ATVICO serves as conceptual originator and systems architecture lead. The Director of Research and Development is designated as the single point of contact for communications, due diligence coordination, and formal submissions during the formation phase only. This role is temporary by design.

Within the broader AtlanTech Vision organizational map, the Power Connection functions as shared physical infrastructure and a systems showcase node. It sits adjacent to existing Delta-centric assets without requiring any single corporation to carry permanent operating burden. Once Phase 1 systems are commissioned and the Community Trust is seated, day-to-day management migrates to the tenants and the Trust. Any continuing systems support becomes limited and contractual.

This posture aligns with ATVICO's emphasis on hands-on innovation, decentralized production thinking, community self-reliance, and "for valued profit" operations.

#### 6. Alignment with City Objectives

The concept directly advances the City's stated priorities:

- Preservation and adaptive reuse of a National Register asset;
- Creation of a catalytic economic anchor for South Delta;
- Generation of local sales-tax activity;
- Support for primary and secondary job creation;
- Mixed-use, public-facing, and destination-oriented programming; and
- Long-term viability under a self-sustaining model.

The Trade Fair incubators and Con-Vending components specifically target foot traffic and taxable commercial activity. The monitored Stranger Exchange space and public areas deliver measurable community benefit and safety infrastructure.

Urban Renewal Authority tools (TIF, infrastructure participation, fee waivers), historic tax credits, and related incentives are available and may be explored where they strengthen project feasibility while preserving the operational independence of the eventual Community Trust.

#### 7. Rough Financial Framework (Order-of-Magnitude)

These figures are planning ranges only and require measured drawings, detailed scope, and local bids for refinement. Modeled on an estimated 12,000–20,000 sf renovated usable area on the approximately one-acre site. The financial design prioritizes a path to true self-sustainability under the Community Trust model.

### **Capital / Development**

- Acquisition / partnership structure: \$0 – \$500,000 (City priority is catalytic use; PPP, ground lease, or nominal terms are realistic given blight status).
- Adaptive-reuse hard and soft costs (MEP, accessibility, security/monitoring, partitions, finishes, remaining envelope): \$150 – \$300 per square foot.
- Phased total project cost range: Core public + monitored + basic systems \$1.5 – \$3.0 M; full build-out including incubators \$3.0 – \$5.5 M.
- Offsets: Historic tax credits, urban-renewal/TIF participation, brownfield and economic-development grants, fee waivers, and City incentives.

### **Stabilized Annual Revenue Potential (Year 3+, 70–85% occupancy) under Tenant / Trust Model**

- Trade Fair incubators (5,000–8,000 sf at \$10–14/sf/yr NNN, consistent with current Delta commercial rates): \$50,000 – \$110,000.
- Private functions and event rentals: \$15,000 – \$40,000.
- Con-Vending net contribution: \$15,000 – \$35,000.
- Tenant common-area contributions and ancillary (sponsorships, memberships): \$10,000 – \$25,000.
- Total potential gross revenue range: approximately \$90,000 – \$210,000.

Operating expenses are projected at 40–60% of revenue in early years, with tenant responsibility for routine common-space maintenance reducing external management cost. Stabilized NOI range of \$40,000 – \$120,000+ is achievable with disciplined cost control, proper capital reserves, and occupancy. Primary returns are measured in community impact, sales-tax generation, catalytic effect, and durable self-sustainability in addition to cash performance. Phasing (public/monitored core first) materially reduces initial capital at risk and accelerates the transition to Trust operation.

## **8. Partnership Approach**

ATVICO seeks a collaborative path with the City of Delta and the Delta Urban Renewal Authority that preserves the historic asset, activates South Delta, and produces a facility capable of standing on its own under Community Trust governance. Any partnership structure, incentive participation, or development agreement will be evaluated for its ability to support the long-term independence of the Trust and the contractual (rather than personal) character of residual operating standards.

Formal corporate tools will be used only as necessary for contracting, limited liability during formation, and orderly transition. The goal is a completed project that continues without dependence on any particular leader or ongoing external operator.

## **9. Recommended Next Steps**

1. Internal ATVICO confirmation of engagement level and adoption of the Community Trust end-state.
2. Define the preferred legal form of the Community Trust with counsel experienced in Colorado multi-tenant and historic properties; draft core governance and tenant-responsibility documents.
3. Coordination with City of Delta Community Development / DURA for site tour, environmental reports, and current solicitation status.

4. Commission measured drawings or laser scan and preliminary cost estimate from a contractor experienced with historic industrial reuse, limited initially to the Phase 1 public/monitored core.
5. Build a conservative self-sustainability pro forma that includes adequate capital reserves and models tenant common-area contributions.
6. Prepare formal submission materials if directed, with Director of Research and Development as designated point of contact during the formation phase only.

The structure is designed so that once systems are commissioned and the Trust is seated, the entity continues without dependence on any particular leader. Leadership is temporary at best.

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ATVICO welcomes discussion with the City of Delta, DURA, community stakeholders, and potential tenants who share the goal of a durable, self-governing community asset at this important historic site.

Respectfully submitted,

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*This public concept proposal is offered for community and partner review. Detailed partnership terms, governance instruments, and any participation in incentive programs will be developed in accordance with ATVICO's commitment to operational independence of the eventual Community Trust.*