

Smart Districts Economic Development

I'd like to introduce your company to Bingham Labs, and the part-time research work I've carried forward for more than thirty years. It began with a World Fair study for the Platte Valley in the early 1990s, when the area was still dormant. Rick Kron was part of that original group of eight firms exploring whether high-speed transit linking the mountain condos could generate enough room rentals to qualify Denver as a World Fair site. During that period, one of the participants introduced me to Kent Bingham, formerly Disney's Chief Engineer. Through ongoing conversations with him and other Disney transportation developers, the early concepts for Skyways took shape. Over three decades, those ideas have grown into what is now Bingham Labs.

Our proposal is to administer funding through [Smart Districts](#) and manage the development of smart infrastructure within each district. Every district should have a dedicated server that becomes the intelligence core (data processor) for transportation, cargo movement, water systems, AI smart-grid functions, AI media, and carbon capture. Bingham Labs is already developing that server and has demonstration capabilities just about in place.

We would like to begin a discussion with Your company on how an experimental Smart District model could be established within the DDA area. Last year, we submitted a \$3 million grant proposal to DDA to advance our AI smart-grid personal assistant technology as a prototype. It was rejected by the City. The plan included training 100 volunteers nominated by DDA for beta testing, followed by another 100 volunteers from the City of Denver and the Platte Valley. We have proposed Comcast as the prime contractor for this beta phase.

The grant proposal also included a \$500,000 allocation for negotiating a Smart District template with the City of Denver and legislative negotiations with the State of Colorado to establish a statewide Smart District framework. These districts would be financed through revenue bonds supported by user fees rather than taxation. If Your company can help us secure this kind of DDA grant, we

intend to engage your firm to develop the full game plan for creating the Smart District template. If we can demonstrate the model, the potential scale is significant: as many as 10 districts in the Platte Valley, 5 along Colfax, 10 up the Front Range, 15 in the mountain corridor along our proposed 210-mile route, and ultimately hundreds across Colorado.

Here are the 10 Platte Valley Smart Districts



How the Funding Evolves

This shows how we can start small and grow financially over 5 years from step 1:

1. Planning-Discussion-Crowdfunding starting small the first year We have 2 funding sites.
2. Beta testing -Grant writer was hired for \$3 Mil packages to feds, foundations, corps
3. Smart District Convertible Debentures for startup working capital
4. "Proof of Concept" Exploring Revenue Anticipation Notes to Financial communities
5. Full Buildout revenue bonds sold by banks to \$6 Trillion pension market and Wall Street
We plan Banking Consortium discussions with US Bank, Wells Fargo, Chase and B of A.