

LDDA Board Communication

Meeting Date: Wednesday, October 26, 2022

Current Incentive Fund Availability:

Retail Conversion: \$59,100	Signage: \$15,379	DIP: \$420,979	Alleyscape: \$11,089
Residential: \$19,749	Safe Re-opening: \$6,175	TIF: \$3,489,079 (net projected available)	

Agenda Item: FAMLI

Executive Summary: In November 2020, Proposition 118 was passed, which led to a state-run paid Family Medical Leave Insurance (FAMLI) program. FAMLI provides workers 12 weeks of paid leave to take care of themselves or a family member during life events like injury, serious illness, or pregnancy.

Participating employers and employees will contribute premiums for FAMLI. Employers are scheduled to start collecting and remitting premiums Jan. 1, 2023, actual benefits will be available starting Jan. 1, 2024. A participating municipality is required to contribute 50% of the premium and the employee contributes the remaining 50%. If the LDDA chooses not to participate in the program, employees who wish to participate will be able to. Local government employees who elect FAMLI coverage when their local government employer is not participating in the program will enter the program with the same rights and benefits as a self-employed individual. Self-covered individuals are only responsible to pay the employee's half of the premium.

The current total contribution rate for FAMLI is 0.9% of the employee's annual salary with 50% being paid by the employer and 50% being paid by the employee. Based on this guideline the LDDA would need to budget 0.45% of the employee's total salary. The eligibility requirements as they read today state that FAMLI is provided to any person who earned at least \$2500.00 in wages subject to FAMLI premiums; and has been employed by the employee's current employer for 180 days prior to the commencement of the leave. This would include all LDDA staff.

Because eligible employees can still participate on their own, the city council voted to opt out of participating in this program. Employees who wish to participate can do so at their choosing. HR will notify staff who would like to participate how to do so.

For a municipality (and LDDA) to opt out of participation in FAMLI there must be a formal vote by the governing body.

Our IGA states that LDDA will abide by City of Longmont HR policies. Since our organization is governed by its own Board of Directors, LDDA Board will need to take individual action on this policy.

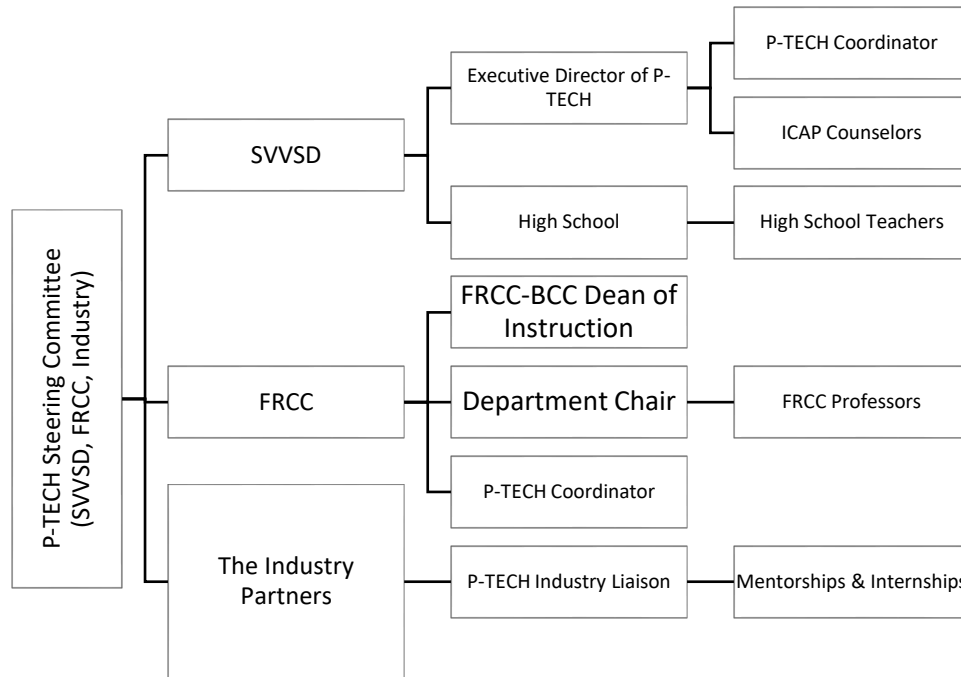
Agenda Item: Business PTECH Agreement

Executive Summary: St. Vrain Valley School District is working on a Pathways to Technology Program (PTECH) at Longmont High School. P-TECH is a new type of school that brings together the best elements of high school, college and the professional world, allowing students to earn a high school diploma as well as an Associate degree at no cost to the student. The program includes significant internship and mentorship opportunities alongside industry partners, giving students a head start in their career after completing the

program. Students enroll in 9th grade and complete the program in 4-6 years.

<https://www.svvsd.org/programs/p-tech/>

The roles of Industry Partners are outlined in the agreement (see DRAFT attached). Primarily, industry partners will be asked to mentor, provide internships and match students with outside businesses. An outline of the partnership structure is below:



Industry Partners include Longmont Downtown Development Authority, Longmont Area Chamber of Commerce, Boulder Latino Chamber of Commerce, Longmont Economic Development Partnership and City of Longmont.

City Attorneys reviewed the document and recommended changes. They still will review one final time. Please see DRAFT agreement attached.

City Council will review this document at its meeting on November 15. Staff can bring the final contract for Board Approval in November.

Agenda Item: Development Update

Executive Summary: Staff continues to work on redevelopment options south of 3rd Avenue. We have permission to write a Request for Expression of Interest (RFEI) for a larger development at the northeast corner of 2nd & Main St. We are creating a scope and will review this with National Development Corporation and Tony Chacon, Redevelopment Manager, City of Longmont, as well as both private property owners. Staff will have questions for the Board to discuss to ensure that we have prioritized the highest and best uses for this parcel. A scope will be forwarded to the Board when it is complete.

Additionally, we continue to seek options for an Impact Study, but have not found the right fit to date.

Agenda Item: Façade Grant Applications - Incentives

Executive Summary: Hamm-Weller LLC Façade Grant

The Hamm-Weller LLC, owner of 320 Main St. building (where LDDA holds a lease), is requesting a Façade grant to support the replacement of the rear/back entrance door that faces the alley. The old silver steel door will be replaced with a dark bronze steel door that includes a crash bar to be compatible with a security system. The total cost of the door is \$4,503 and a 25% reimbursement request is \$1,125.

Motion: Approve the Façade Grant for \$1,125.

Staff Recommendation: Approve grants as submitted.

Agenda Item: County Parking Agreements

Executive Summary: Boulder County Housing Authority recently sent a budget, contract and sinking fund commitment for The Spoke on Coffman garage. The LDDAs share of the garage is 26.72% for its use of 70 spaces. They estimate the annual operating budget to be \$160,274. LDDAs portion of this would be \$42,825 per year. Burden Inc., is also party to the agreement and sent a number of questions to the County regarding its costs. As they also operate a parking structure, they were able to compare costs and would like to review some of the contracts that derived these budget numbers. I will send more information to the Board regarding these costs once we get additional information.

Regardless, we will owe some money to the County before the end of the year for the first 6 months of garage operations. We will need to appropriate these funds, which can come from the parking lot fees paid into the Construction Fund from Roosevelt Park Apartments garage.

Motion: Approve additional appropriation for \$25,000 for lease and ongoing maintenance costs of the Spoke on Coffman.

Staff Recommendation: Appropriate funds and continue negotiating fees.