

Present: John Creighton; Ex-officio Member: City of Longmont, Jim Golden; Chris McGilvray; Kirsten Pellicer; Joe Perrotto; Jim Wardell; Thaxter Williams
Absent: Marcia Martin
Guests: Kristin Cypher, Erin Fosdick
Staff: Executive Director, Kimberlee McKee; Del Rae Heiser; Colin Argys; Emelie Torres

1. REGULAR MEETING CALLED TO ORDER AND SILENT ROLL TAKING

- 2. BOARD AND EX-OFFICIO MEMBER COMMENTS** – Chris shared that FRCC will have Business Inclusion Day on April 25 with different activities and competition all day. Meet and great will be in room C1606. Downtown business owners will be mentoring students.
- 3. APPROVAL OF AGENDA** - Kirsten Pellicer moved to approve the agenda, Chris McGilvray seconded the motion. The motion passed unanimously.

4. APPROVAL OF MINUTES

- a. Motion to approve the April 3, 2019 Board Minutes – Chris McGilvray moved to approve the minutes with the year changed from 2018 to 2019. Jim Wardell seconded the motion, the motion passed unanimously.

5. PUBLIC INVITED TO BE HEARD (5 MINUTE MAX PER SPEAKER) – none

6. OLD BUSINESS

- a. Main Street Corridor Plan – St. Vrain to Plateau Road Catalyst Area

Erin Fosdick gave an update of the plan. The 5-mile corridor is divided into different corridor areas. City staff is doing analysis on downtown catalyst area 3 (100-200 blocks) to include mixed-use live-work units, maximize slope of hill to accommodate greater density and structured parking, artisan manufacturing and food hall (e.g. Cheese Importers), plaza gathering and new mid-block crossing. Public meeting and survey received concerns from the public about transportation and the challenges of getting to Downtown from residents south of Ken Pratt. Staff is looking at new/improved bicycle and pedestrian connections north/south, intersection enhancement for safe crossing and wayfinding signage with consistent branding throughout the corridor. Erin asked for ideas and comments from the Board.

A charrette was done previously and staff will go back to property owners to present the draft plan discuss further. Areas highlighted:

- SMS parking lot
- Surface parking on 200 block – redevelopment opportunities for a structured parking
- Access control along businesses with current surface parking
- Safety and Justice parking to structured parking
- Median improvements, streetscape
- Utilize slope to create character and building height

Kirsten added the challenges of existing power lines, explore possibilities on surface parking behind Safety and Justice, and the alleys need work. Kimberlee also pointed out finding out future needs from property owners as Coffman St. is being redeveloped and continue work on connecting 100-200 blocks to the rest of Downtown. Looking at adding a platform on 200E parking lot so that it is level with 3rd Ave. Chris asked where the transportation hub fit in with the project. Kirsten pointed out that the focus of this discussion is in the catalyst projects on 4 areas as shown on slide. The hope is to then zone out more on planning including 1st and Main, steam initiative SMS and Coffman St. redevelopment. Tony Chacon is also working on additional projects within this area. Kirsten added that there is a great redevelopment opportunity west of 200 block/2nd Ave between Terry and Main Streets. Kimberlee asked if the current rendering can be shown to the OZ prospectus. Yes. City staff will be at local events - Cinco de Mayo, ArtWalk on May 11 to continue presentation to the public.

- b. Wayfinding Update –

Kristin Cypher presented visual examples of gateway signage consisting of design, location(s), materials, color/art, secondary gateways and scale. Effective signage and wayfinding helps reinforce a sense of place, increase legibility of assets and attractions, enhance visitor experience and speaks to unique users and groups. Overall gateway signage cost would be relative to design, material and scale. City staff is looking at four local fabricators for signage. Kimberlee will also look into local artists and makers for fabrication opportunities. Everyone was invited to cast their design preference on-line at <https://engage.longmontcolorado.gov/signage> and the community meeting on Thu, May 9 at the Longmont Museum from 7-9 pm. Happy hour will precede the event from 5-7 pm.

7. FINANCIAL UPDATE

a. Capital Improvement Project Budget –

500 Coffman St. Redevelopment - Kimberlee attended the CHFA presentation in Denver for the redevelopment application. CHFA has received \$12,000,000 requests with only \$5,000,000 to fund. Most of the funding requests were from Boulder County. Results will be announced in 2-3 weeks.

Preliminary planning on the alleys of 200 and 600 are underway. Budget will be contingent upon final design in 2021.

Wayfinding budget - the Board recommended initial wayfinding budget at \$250,000

Parking lot rehab – no significant improvements needed, current funding is \$10,000

St. Stephen's Plaza rehab – Kimberlee mentioned a misting fountain with cost around \$100,000. She will send the misting fountain link to the Board and discussion will continue at next Board meeting. Chris asked if public survey would go out. A presentation by the CU students will be held on May 1st and there will be ideas for plaza activation then. Board members are invited to attend.

Raising of street median on 100 block – current fund allocation will be amended when project moves forward.

8. EXECUTIVE DIRECTORS REPORT

a. LDDA office space

(Joe left at 6:22 pm)

A schematic drawing of the office space was shown. A potential business could fill in the front of the building. Kirsten Pellicer moved to authorize Kimberlee and Joe Perrotto to move forward with leasing details. Chris McGilvray seconded the motion, the motion passed unanimously.

Kimberlee is going back to the Council meeting on May 27-28 for smoking restrictions and public land follow-up discussion.

9. ITEMS FROM STAFF - none

10. EXECUTIVE SESSION

a. 121 Main St. Parking Lot Appraisal: For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402.

Start - 6:29 pm

End – 6:34 pm

The Board discussed a possible purchase of 121 Main St. Kirsten Pellicer moved to hold off on making an offer on the lot. Chris McGilvray seconded the motion, the motion passed unanimously.

b. AND Executive Director Review: For the discussion of a personnel matter under C.R.S. Section 24-6-402(2)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees.

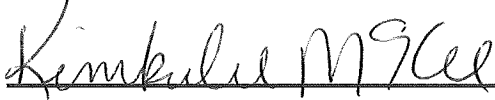
The Board will award a bonus per the 2018 employment contract and a 2% raise for 2019 employment contract. They will obtain a salary survey and move the contract/review period to December 2019.

11. BOARD MEMBER COMMENTS – Jim Wardell asked about the dismount zone, citing that there are still a number of people riding bikes or skateboards on the sidewalk, causing problems with pedestrians. The ambassadorsor

rangers will be able to ask people to dismount. LDDA can ask the City to revisit making it a mandatory dismount zone. He also asked if there is one calendar which can be the place for all events in the City of Longmont. Kimberlee said this has been an ongoing conversation for years. The best calendar is the Visit Longmont for city-wide events. The LDDA calendar only does events within the Downtown District. Jim also asked about the smoking restriction and how it will be signed and enforced. If we utilize Rangers, they will be able to write tickets and enforce the ban. Signage will be purchased by Boulder County Public Health.

12. ADJOURN – 6:45 pm

Respectfully submitted by:

A handwritten signature in cursive script, reading "Kimberlee McKee".

Kimberlee McKee

Executive Director, LDDA

A handwritten signature in cursive script, reading "Thaxter Williams". To the right of the signature is the date "5/22/2019".

Thaxter Williams

Chairperson, LDDA