

Minutes
Board Meeting
528 Main Street, Longmont, CO 80501
April 25, 2012 – 4:15 PM

Present: Sharon Smith-Eisler, Burbidge Austin, Robert (Bob) Goff, Ex-Officio Member: City of Longmont, Jim Golden, Bill Sawyers, Larry Stauss, Joe Perrotto
Alex Sammoury (came in at 4:25 p.m.)

Guests: City of Longmont; Chris Huffer, David Starnes, Brien Schumacher, Brad Power, Edna Alexander, Keith Burden (Burden, Inc.), Peter Carey, Clara White (Cheese Importers), Jeff Mangus, Times Call; Tony Kindelspire

Staff: Executive Director; Kimberlee McKee, Marcelo Fernandez; Del Rae Heiser; Emelie Torres

1. REGULAR MEETING CALLED TO ORDER AND SILENT ROLL TAKING

2. BOARD AND EX-OFFICIO MEMBER COMMENTS – Bill followed-up with the board about giving the public a chance for a brief comment on the items on the agenda prior to or after board discussion. Kimberlee added that public can also sign-up prior to the meeting on item(s) they want to comment. Everyone agreed to give it a try going forward.

3. APPROVAL OF AGENDA

Motion: Larry Stauss moved to approve the motion, Bob Goff seconded the motion. The motion passed unanimously.

4. APPROVAL OF MINUTES

Motion: Bob Goff moved to approve the March 28, 2012 board minutes with a change from JHL Contractor to JHL Architects, Burbidge Austin seconded the motion. The motion passed unanimously.

5. PUBLIC INVITED TO BE HEARD (5 MINUTE MAX PER SPEAKER) – Jeff Mangus, owner of Clearwind Estate Planning at 450 Main St., expressed his support of the Burden, Inc. Roosevelt Park Apartments. He also added that he plans to purchase the 630 Main St. property and will turn it into a commercial space on the first floor and residential on the second floor.

6. EXECUTIVE DIRECTOR REPORT

Kimberlee introduced Marcelo to the board as the new marketing and development person for the LDDA. Alex Sammoury came in at 4:25 p.m.

Clean-Up/Green-up is happening on Friday afternoon, and Saturday all day. Del Rae is organizing and coordinating with volunteers for both days.

Pressure washing from 3rd to 6th and around the corners of Main St. will be scheduled on May 21st. Merchants and property owners will be contacted for their storefront needs.

Pedestrian poles as discussed last meeting will be replaced with an estimated cost of \$40,000. Kimberlee continues to discuss funding with the city. As a safety issue, these will need to be done as soon as possible.

Every Friday – April 27th is the first of a series of 'Longmont then and now' celebration.

Second Fridays- May 11th will celebrate Diversity.

Kimberlee informed the board that the contract for Creative District designation with the \$8,000 grant just came in. She also shared her 2-day conference for the Colorado Creative Districts. Next conference will be in Salida, Co.

7. UNFINISHED BUSINESS

A. Alley Project Update

Chris Huffer informed everyone that 400E work is almost done. Two trash enclosures have been put-up, contractors are putting down concrete on pavers, and utility conduits are in the ground. The soft opening is scheduled on May 25th. This will open up the parking lot as they continue to work on light poles and metal. Work will then move to the 500 block.

Incentives – Merchants on 400 block have expressed interest. They are working on quotes and awaiting bids and decide the work they want done. Merchants will give their presentation on May 9th at 8 a.m.

Del Rae informed everyone that she is researching valet options for 500 block customers and employees during construction.

B. Work Plan

Motion: Alex Sammoury moved to approve the identified items from the board retreat on March 6th, Joe Perrotto seconded the motion. The motion passed unanimously.

C. Roosevelt Park Apartments

Joe Perrotto recused himself on grounds of potential conflict of interest.

Keith Burden of Burden, Inc. gave a follow-up presentation of the Roosevelt Park Apartments. The total area of the site at Longs Peak is 1.7 acres. He also added that this will have 115 total residential units and 10,500 sq. ft. of commercial space including the artist studios. The building will also have 2 restaurant spaces and they have already gotten inquiries from restaurant owners. Construction is scheduled to start end of October. Residential unit delivery is expected in July 2013. Project completion is scheduled in fall of 2013.

Burbidge inquired about demo date and Keith added that it is scheduled in the summer time.

Kimberlee also added that this project touches on 15 out of 29 goals of the master plan. This project has been identified as part of the Ar&E district as well. It is also consistent with the 2005 debt authorization ballot initiative in terms of the mixed use and added parking. In addition, the 200 block will have a parking lot of 45 spaces.

Pros:

Catalyst project

Increased economic activity

Adds vibrancy to downtown

Increased parking options to downtown

Residential options to downtown

Motion: Bob Goff moved to approve the Roosevelt Park Apartments project agreement, Alex Sammoury seconded. The motion passed unanimously. Larry Stauss recused himself from voting on grounds of potential conflict of interest.

8. NEW BUSINESS

A. Cheese Importers Update

Peter Carey, the architect for Cheese Importers at 103 Main St., also known as the Historic Power Plant, gave a presentation of the project. He shared initial plans and renderings of the site. He stated that the building will have two entrances, one from Main St. and the other from the west side of the building. The historic building will not be altered too much as they try to preserve the historic aspects of it. The landscape will simulate a European atmosphere and will have versatility to possibly house a scheduled farmers market. They continue to develop the plan and will make another presentation after the city and LDDA have identified funding for the project.

Bill Sawyers suggested for Peter and Kimberlee to meet and identify items which LDDA could provide funding for.

Kimberlee also added that this project could be the gateway to A&E district connecting north and south Main.

PUBLIC INVITED TO BE HEARD (5 MINUTE MAX PER SPEAKER) – Keith Burden expressed his support of the Cheese Importers project.

9. ITEMS FROM THE STAFF - none

10. BOARD MEMBER COMMENTS - none

11. ADJOURN – 5:34 p.m

Respectfully Submitted by:

Kimberlee McKee
Executive Director, LDDA

Bill Sawyers
Chairperson, LDDA