

Longmont Downtown Development Authority

Wednesday, April 28, 2021 Board Meeting

4:15 p.m. Virtual meeting

Location: Online Meeting -

<https://us02web.zoom.us/j/87491122848?pwd=MUIvcXZKTk16eFB0SmV4eWpsdWFNUT09>

Meeting ID: 874 9112 2848 Passcode: 218948 Call in: +1 346 248 7799 US (Houston)

Present: John Creighton; Ex-officio Member: City of Longmont, Jim Golden; Marcia Martin; Chris McGilvray; Wes Parker; Kirsten Pellicer; Jim Wardell

Absent: Del Rae Heiser; Joe Perrotto

Guests: Jennifer Williams, Luke Williams

Staff: Executive Director, Kimberlee McKee; Colin Argys; Emelie Torres; Amy Mullen

1. Regular Meeting called to order and silent roll taking
2. Board & Ex-Officio Member Comments - none
3. Approval of the Agenda

Motion: Kirsten Pellicer moved to approve the agenda, Jim Wardell seconded the motion. The motion passed unanimously.

4. Approval of the Minutes

Motion to approve the March 24, 2021 Board Minutes: Jim Wardell moved to approve the minutes, Kirsten Pellicer seconded the motion. The motion passed unanimously.

5. Public invited to be heard (5 minute max per speaker) - none
6. Incentive

- a. Residential Conversion Grant – 331 Main St.

Jennifer and Luke Williams purchased the building March 2020 with office spaces on the 2nd floor. They are converting these to a studio and 1 bedroom apartments. Total project cost is \$400,000, and grant application request is 25% or cap amount of grant at \$5,000 per unit for a mixed use space.

Fire suppression and alarm system have been added to the renovation. Anticipated completion is by mid-July and ready to rent. The benefits of this to downtown would be additional residential units and a mixed use building. They have already gotten offers from local business owners to lease the units for housing.

Motion: John Creighton moved to approve \$10,000 grant, Kirsten Pellicer seconded the motion. The motion passed unanimously.

7. Old Business

- a. Parklet Update

CDOT approved a grant for \$150,000 to the city. Staff is now working with Purchasing Dept. in ordering the units on a rolling delivery basis. First units installed will go to restaurants who do not have spaces on the side of their building. Barricades will be an added safety feature to parklets on the street side of it. Funding of this will come from the City COVID relief funds of \$42,000.

Jim W asked about guidelines for type of seating. Will leave it to businesses to provide their own seating. Will curbside pick-up spaces go away? Most of them will be removed.

Delivery timeline of parklets would be 6-8 weeks.

- b. Wayfinding & Placemaking Plans

Phase 2 of project will dial in on the design and reduction of stature and scale of the signs. Staff is working with the City on CIP. LDDA Board has already funded this under placemaking. The scope of the project was expanded to include Beyond Wayfinding to include a look at the placemaking assets owned by the DDA. The contract was awarded to Guide Studios. They will be in downtown the week of May 17 to look

at all components (lighting, public art, streetscape etc.) and recommend opportunities for a cohesive sense of place.

8. Financial Update

- a. CIP Budget Requests – The approved and funded CIPs will move forward. Regular budget items will be presented in July.
 - i. Cameras (Smart Cities) - \$175,000
All 6 blocks on the alleys and breezeways. Parks Dept. is looking into cameras in city parks and Kimberlee has been talking to them for unified materials and installation system. The Board is in support of camera installations. It would help the police and possibly discourage unwanted activities. Kimberlee talked to other DDAs about their cameras and got positive feedback on safety and deterred behavior pattern. This will be a construction fund expenditure, not a CIP.
 - ii. Parking Lots – General maintenance and improvements budget is \$10,000.
Kimberlee plans to talk to Harold next year about the current parking lot on the 6th Ave. plaza to modify it to a more meaningful place for the community.

9. Executive Director Report

- a. Coffman St. Corridor / 2nd Avenue Planning
 - i. Main St. – Price Rd.
A group under Advance 2.0 strategy walked around the area noticing alleys being unsafe and avenue sidewalks almost non-existent. Kimberlee asked Phil Greenwald to look into adding design and cost to improve sidewalks in conjunction to Coffman St. Corridor. Kimberlee will get back to the Board on pricing and planning when available.
- b. Visit Longmont Update
Bricks is interested in taking over Visit Longmont's current space/lease. Kimberlee is working with the City Attorney on sub-lease, contracts and IGA amendment.
LEDP, Visit Longmont and LDDA are looking at investment on a national marketing campaign for Longmont to be a destination for visitors and primary employers and businesses.

LEDP and LDDA are working on next tactical management steps identifying project pitfalls and success and best practices of other cities. David Starnes of CIVISTRUCT was hired to look at 2 projects, 1) infill development (The Spoke at Coffman mixed use) in comparison to other towns, and 2) industrial site outside of downtown. Contract would be \$7,500. He will look into abandoned projects as well. Kirsten asked what's different about The Spoke. David's research will look at development process. The Spoke had challenges on infill construction such as in-garden/storm drainage install. Wes asked for an industrial site example. Smuckers would be a good example.

Kimberlee introduced Amy Mullen to the Board. Amy Mullen has heard great things about LDDA. She likes being in Colorado and small town feel of Longmont coming from a small city herself.

Town Hall meeting with the Creative District Champions was held last night with great success.

10. Items from Staff - none

11. Board Member Comments – Jim W had the opportunity to see Dry Land Distillers location and it's looking good. John is excited to see all the new development and investments going on in downtown. Marcia asked for ideas about traffic calming to reduce bad vehicular traffic behavior. Kimberlee thinks lowering speed limit to 20mph would be good or the current speed limit should be enforced.

12. Adjourn - 4:54 pm

Motion: John Creighton moved to adjourn the meeting, Wes Parker seconded the motion. The motion passed unanimously.