

Longmont Downtown Development Authority
Wednesday, September 22, 2021 Board Meeting
5 p.m. Virtual Meeting (begins immediately following 4:15 p.m. Executive Session)

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

Absent: Colin Argys

Guests: Joe Thrash

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

1. **EXECUTIVE SESSION** 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(4)(e). (Possible Hotel Development) (Approximately 4:15 – 5 p.m.)

Start: 4:15 pm

Joe Thrash left at 4:45 pm

End: 5:08 pm

Motion: Kirsten Pellicer moved to proceed with the project, Joe Perrotto seconded the motion. The motion passed unanimously.

Motion: Joe Perrotto moved to approve partnership with David Starnes (CIVISRUCT) with the project, Kirsten Pellicer seconded the motion. The motion passed unanimously.

To join meeting via Zoom link (~5 p.m.):

<https://us02web.zoom.us/j/87491122848?pwd=MUlvXZkTk16eFB0SmV4eWpsdWFNUT09>

Meeting ID: 874 9112 2848 Passcode: 218948

2. Regular Meeting called to order and silent roll taking
3. Board & Ex-Officio Member Comments - none
4. Approval of the Agenda
Motion: Jim Wardell moved to approve the agenda, Joe Perrotto seconded the motion. The motion passed unanimously.
5. Approval of the Minutes
Motion to approve the August 25, 2021 Board Minutes: Kirsten Pellicer moved to approve the minutes, Wes Parker seconded the motion. The motion passed unanimously.
6. **Public invited to be heard (5 minute max per speaker) - none**
7. New Business
 - a. Development Update
Spoke on Coffman is on track for 2022 opening.
Coffman Street project open house is on Sep 27 at the St. Vrain Event Center. Kimberlee encouraged the Board to attend.
Jack Bestall from 121 Main project requested a letter of support from the LDDA for a potential financier to his project. The Board supported a letter from Kimberlee.
Advance Longmont 2.0 happy hour at SMS rooftop is on October 5 to talk about vision on the area. Jackie Evensen is coordinating.
6th and Main vacant lot owner has been identified and Kimberlee is talking to LEDP for a possible EZ project. If lot is donated, the owner would get 125% tax back.
Jim W asked about Moe's Bagels and Rossmonsters Coffee shop progress.

Moe's Bagels was supposed to open this month but hasn't yet. Kimberlee will reach out to the owners to find out status. COVID slowed down Rossmonters Coffee shop plans but Kimberlee continues to talk to them about it and long term plans.

b. Holiday Lighting Budget

Current contractor canceled their service this year. LDDA received 3 bids from new contractors based on a leasing service where they store/provide/install all the lighting. LDDA has funding from A&E to offset cost above budget of \$35,000.

Jim W asked about programmable lighting offered by one contractor. This will not be included this year but will look into it in the future.

Kirsten cited programmable lights continue to evolve with features added and cost is going down each year.

8. Old Business

a. Incentive Pipeline

Kimberlee shared current incentives:

- o Elks Lodge is updating their windows, keeping the building character intact
- o Two new businesses south of 200 block coming in Oct-Nov

9. Financial Update

a. Cleaning contracts

Fund balance for this year is almost used up with new contractor. Budget was based on the former contractor who could not deliver anymore due to lack of employees.

Motion: Kirsten Pellicer moved to appropriate up to \$10,000 into 3 accounts (Ops, Parking and GID) for cleaning contract, Joe Perrotto seconded the motion. The motion passed unanimously.

10. Longmont Creative District Update

Amy Mullen gave an update stating the application for SCFD status will need to be pushed for next year due to some pieces that require time frame longer than the Creative District was formed.

ArtWalk this year was a great event. Main St. beer garden worked out and police didn't have any problems.

Kimberlee will continue to talk to Firehouse Art Center Director as event partner moving forward.

11. Executive Director Report – no questions

12. Items from Staff - none

13. Board Member Comments

Jim W asked about wooden structure east of the breezeway. Del Rae will look into it and have it removed if no one is using it.

Chris added that LDDA staff will apply for fully vaccinated office not required to wear mask except the front office. Next meeting will be on ZOOM until after application.

14. Adjourn

Motion: Wes Parker moved to adjourn the meeting at 5:40 pm, Jim Wardell seconded the motion. The motion passed unanimously.

Respectfully yours,

Kimberlee McKee
Executive Director, LDDA

Chris McGilvray
Board Chair, LDDA