

Longmont Downtown Development Authority
Wednesday, September 28, 2022 Board Meeting
4:15 pm – 320 Main St. (LDDA Office)

Present: John Creighton, Ex-officio Member: City of Longmont, Jim Golden, Wes Parker, Kirsten Pellicer, Joe Perrotto, Jim Wardell, Shiquita Yarbrough

Absent: Chris McGilvray, Emelie Torres

Guests: Alyce Davis, St. Vrain Historical Society, Brien Schumacher, City of Longmont Planning, Sarah Morrow, Sellstate Realty

Staff: Executive Director, Kimberlee McKee; Del Rae Heiser; Colin Argys

1. REGULAR MEETING CALLED TO ORDER AND SILENT ROLL TAKING
2. BOARD AND EX-OFFICIO MEMBER COMMENTS - none
3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

- a. Motion to approve the August 24, 2022 Board Minutes. Jim Wardell moved to approve the minutes, Wes Parker seconded the motion. The motion passed unanimously

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

6. NEW BUSINESS

- a. Ballot Measure Updates – Kimberlee sent out links to videos for the City ballot measures and encouraged the Board to view them. She also mentioned that Commissioner Marta Loachamin presented the County ballot measures at the September 20 meeting and Board Members can watch that presentation. Both organizations wanted to give presentations at today’s meeting, but couldn’t make it.

John Creighton arrived at 4:16pm

- b. Façade Grant Applications - Incentives

- i. St. Vrain Historical Society (SVHS) – Alyce from the SVHS explained their grant request to repair broken stained-glass windows and update or add safety glass to the windows. Twelve of their stained-glass windows were vandalized and broken over the summer. Their current safety glass was primarily for tagging, not for breakage, so they want to update it. They had used a stained-glass expert for another of their historic locations (Hover Home), but the woman was booked for two years. She recommended another man out of Ft. Collins, Lucia’s Glass. They are still waiting on a second bid for security glass from a company that claims their polycarbonate glass doesn’t yellow. They think insurance coverage may be \$1,000 per window,

and are waiting for an official confirmation. Total cost of the project is \$33,121 and they are asking for the 25% reimbursement of \$8,280.25,

Motion: Wes Parker moved to approve the Façade Grant for \$8,280.25, John Creighton seconded the motion. The motion passed unanimously.

- ii. LDDA - The LDDA is applying for a Façade grant to update the back door to the alley. It has had issues with security locks along with numerous lock swaps, making it worn and less secure. We had asked for two bids initially from Hillcrest Glass and Slade Glass but Slade Glass wasn't able to provide one until just recently, due to staffing issues. The landlord would pitch in \$1,000 for the cost of the door. The total project cost is \$4,503 and the request is for 25% reimbursement of \$1,125.75. The Board suggested that the landlord submit the grant request instead.

Motion: John Creighton moved that we appropriate funds as needed, if a grant is not resubmitted, Kirsten Pellicer seconded the motion. The motion passed unanimously.

Kirsten asked if our insurance covers glass on our leased space. Glass is usually a separate coverage cost on an insurance policy. Del Rae will check into it.

- c. 1st & Main Development Priorities - Kimberlee reviewed a list of priorities from several City and LDDA plans that address Downtown, put together by Tony Chacon, Redevelopment Manager for the City of Longmont. Soon, City Council will be reviewing the transfer of water tap fee credits from the original redevelopment agreement that could be distributed to developments within the 27 acre previous Butterball property. There are three different parcels with proposed projects that they'd like to transfer the water tap fees. The three proposed projects are: 121 Main St. (mixed use, parking garage, office/retail, residential-183 units, may change from for sale to for lease); Boston Station Apartments (367 units, 100% residential, surface parking); and 110 Emery St. (residential, 200+ apartments, structured parking). The development projects meet many of the goals of the City and LDDA Master Plans. The timelines are dependent on the developer and economic climate. We can encourage developers to move towards For Sale units. They could rent for a certain amount of years and then move into selling them. John mentioned bringing in someone who's gone through a similar density development and learn best practices and how they managed it afterwards. Especially in regard to traffic. Brien said each development is required to do a traffic analysis. Kimberlee proposed discussing an impact study at the next Board meeting. Board was supportive of that.

Kimberlee reviewed priorities previously outlined by the Board: higher density development, strong urban design, clear pedestrian connections, and public gathering and green space. Is there anything else? Add mixed use, pedestrian connections and traffic calming. Could we provide incentives to develop a public gathering/green space? Is there a wayfinding grant for property owners? Kimberlee would like to send a letter outlining the Boards main priorities redevelopment and that the proposed three developments meet most of our planning objectives. Board also discussed the importance of

pedestrian infrastructure in this area and how the LDDA budget can be used to for this. The Board would like to discuss this with Council. Should this be two different letters? Yes - We should send one letter about our priorities and another letter about the \$500,000 pedestrian safety the LDDA has funds for.

Motion: John Creighton moved to send two letters to City Council, one outlining the discussed priorities in the area and another requesting a joint meeting to discuss our contribution to pedestrian safety and traffic calming and how we look at these developments and Downtown together, Jim Wardell seconded the motion. The motion passed unanimously.

200 East parking lot - should we put out a letter of interest to develop our lot, Jesters-224 Main, and 202 Main (JD Parker). To gauge interest and meet prospects interested in looking at the land (an RFEI). Kimberlee will bring a draft to the next meeting.

7. OLD BUSINESS

- a. Commercial Real Estate Outreach - LEDP put together a campaign to send to site selectors. Campaign features paper doll images with clothing outfits to match workstyle and lifestyles. Also features what Downtown has to offer: sites, spaces for office, retail, restaurant, work force, utilities, fast internet, and incentives. Will also include Incentive and Available Space web URLs and call to action statements. Kimberlee wants to add our unique geographic location: proximity to Denver, Boulder, etc. It will be sent out by end of 2022 to 200 commercial real estate people in the region. We will add some of this information on our website also. In spring 2023 we will invite site selectors in from outside the region. This supports our Business Recruitment initiatives from the Master Plan.
- b. Future Alley Planning - The planning for the 200 and 600 block alleys has been constantly delayed. We funded the research planning in 2018 but it hasn't been done yet. We met with Public Works a few times on how to get this started. They asked us to give them a list of what we want to see, i.e., our goals for the alleys. We walked around with City Operations folks and they shared ideas from a maintenance point of view. We don't want permeable pavers but resurface with concrete or stamped asphalt. Include a sidewalk for pedestrians. The 200 E alley has a guard rail which could be painted as a public art project like the one in the 400 E alley. No landscaping as there's not enough room. The utilities are already underground on the east side. The west side needs to move utilities underground. Kirsten mentioned the chain link fence which is the Longmont Police Departments. Would have to work with that. Add non permeable pavers at the ends to match the other blocks and match the light poles. Jim mentioned the tall plants blocking visibility. Del Rae will walk around with Taylor to look at areas that should be cut back.

8. LONGMONT CREATIVE DISTRICT UPDATE

- a. Happy Hour/ Funding Update - We will hold a Happy Hour on Oct. 20 at TinkerMill where we'll create big snowflakes for the holidays. We are working on end of year fund raising initiative to get 150

members/donors within 1st year of operations (through May 2023). We submitted the pre-qualification for the SCFD funding.

9. FINANCE REPORT - Took the budget to City Council and they didn't have any questions. It should approve in October 2022 session.

10. 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).

The executive session began at 5:26 pm.

Jim Golden left the Board meeting at 5:45pm

The executive session ended at 5:54pm

Motion: John Creighton motioned to move the October Board meeting to Oct. 19 to act on the hotel contract, Jim Wardell seconded the motion. The motion passed unanimously.

John mentioned that it will be important to advise the public on projects and proposed developments in the future. The Board needs to keep the whole vision in front of the community over the next 18 months, especially as things continue to develop. Should this be the topic of our next retreat?

11. EXECUTIVE DIRECTOR'S REPORT - People came to the Public Invited to be Heard at City Council last week to express concerns about traffic and pedestrian safety. Residents expressed coming back every few weeks to Council meetings. John said Teresa from Deluxe Barber had a great letter she read to Council. The City's mid-block crossing flashing lights request for the 500 block of Main St. was approved by CDOT. We have \$250,000 CIP for different things. If there's a need, we could use a portion of that money for the flashing crosswalks, if needed. We can craft our message to the joint City Council meeting. We are posting for the Executive Director position at Visit Longmont. We will need to create more office space. We could transform the enclosed conference room into office space.

12. ITEMS FROM STAFF - none

13. BOARD MEMBER COMMENTS - none

14. ADJOURN

Motion to adjourn the meeting: John Creighton moved to adjourn the meeting at 6:04pm, Kirsten Pellicer seconded the motion. The motion passed unanimously.