



BOARD Minutes

LDDA Board of Directors

528 Main Street, Longmont, CO 80501

October 22, 2014 – 4:15 PM

Present: Sharon Smith-Eisler, Gabe Santos, Thaxter Williams, Burbidge Austin, Joe Perrotto,
Ex-officio Member: City of Longmont, Jim Golden

Absent: Larry Stauss, Alex Sammoury

Guests: Brien Schumacher, Shawn Lewis, Phil Greenwald, Charlie Wright, Steve Carver, Ray Derr, Brian Bair, Eric Hozempa, Jim Stone

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

1. REGULAR MEETING CALLED TO ORDER AND SILENT ROLL TAKING

2. BOARD AND EX-OFFICIO MEMBER COMMENTS - none

3. APPROVAL OF AGENDA

Motion: Burbidge Austin moved to approve the agenda, Gabe Santos seconded the motion. The motion passes unanimously.

4. APPROVAL OF MINUTES

Motion to approve the September 24, 2014 Board Minutes – Burbidge Austin moved to approve the minutes, Gabe Santos seconded the motion. The motion passed unanimously.

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

6. PRESENTATIONS

- a. First and Main Redevelopment Update – Phil Greenwald distributed a conceptual site plan of 1st and Main development. He also shared the alternate site plan provided by RTD.
- i. RTD – the City is working with RTD with regards to the bus service site plan as part of the redevelopment. General public meeting for the whole redevelopment project should be scheduled in mid-November. Construction time frame would be in 2017-2018.
- ii. 150 Main St. Redevelopment – Brian Bair shared that equipment and other materials are being taken out of the building. Demolition will take place in about a week or so. The developer is working with the City including discussions on how the site would impact streets around it. A formal site plan will be submitted before thanksgiving. Construction is anticipated to start in late spring or early summer of 2015. Phase 1 development neighborhood meeting is scheduled on Nov. 5th at 5:30 p.m.

7. NEW BUSINESS

a. 629 Terry St./Ray Derr – DIP request

Ray Derr presented the façade grant application to install a new front door with decorative glass at his business at 629 Terry Street. Total façade grant request is \$1,250.

Motion: Joe Perrotto moved to approve the application for \$1,250, Burbidge Austin seconded the motion. The motion passed unanimously.

b. Longmont Theater Company - DIP request

Steve Carver presented the façade grant application to illuminate the marquee with led lighting, repair and relight the façade and replace box office lighting. Total façade grant request is \$3,870. Sharon Smith-Eisler asked if the marquee will be ready for the holidays. Steve Carver said that after the 1st of the year 2015 would be more realistic.

Motion: Burbidge Austin moved to approve the façade grant application for \$3,870 pending Historic Preservation Committee approval. Thaxter Williams seconded the motion. The motion passed unanimously.

c. Main Street / CBD Zoning – Brien Schumacher handed out a list of different building uses in the city. He was looking to get an input from the LDDA Board with respect to the mixed use zoning in downtown and the CBD (Central Business District). List was highlighted as follows:

Yellow highlights – need LDDA Board input

Dark pink highlights – currently allowed in the CBD but may not be appropriate, need LDDA Board input

Strikethrough uses – not allowed

Light industrial uses and medium industrial uses - need LDDA Board input

Process – a hand held voting remote was handed out to each Board member. After votes are tallied, Brien will show results to the Plan and Zoning Commission after which will be presented to the City Council for their input.

8. UNFINISHED BUSINESS - none

9. FINANCE REPORT – Kimberlee shared the most updated September finance report. Budget and expenses are on target. Mil levy and TIF report should be available this week.

10. **EXECUTIVE DIRECTOR REPORT** – Thaxter and Kimberlee met with the Longmont Housing Outreach Team (LHOT) and discussed transient issues from the business owners' meeting. Kimberlee will also meet with the director of HOPE and address these as well as acquiring guidelines for downtown business owners on handling transient situations as they arise. Thaxter added that the meeting was very informative. He learned that several non-profit resources are available to adults and youth. The LDDA needs to continue to monitor the situation. He suggested using the web site as a tool to get awareness out regarding problematic situations/person(s) in downtown. The LDDA could also get the word out about the needs from the local resources. Kimberlee shared that recently, the back door of Rachel's Italian Deli was vandalized.


The LDDA got a grant from American Express as a neighborhood champion for the Small Business Saturday on November 29th. We received bags and other accessories for distribution to businesses to hand out to patrons that day.

Art Studios at the RPA is a work in progress. Kimberlee is working with the lawyer to determine if a licensed agreement with the artist occupying the space should be in place as opposed to a lease agreement.

11. **PUBLIC INVITED TO BE HEARD (5 MINUTE MAX PER SPEAKER)** - none
12. **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.
End: 6:20 p.m.
13. **ITEMS FROM THE STAFF** - none
14. **BOARD MEMBER COMMENTS** – none
15. **AJOURN** – 6:22 p.m.

Respectfully submitted by:

Kimberlee McKee
Executive Director, LDDA



Sharon Smith-Eisler
Acting Chairperson, LDDA