

LDDA Board of Directors Meeting

528 Main St., Longmont, CO 80501

May 24, 2017 – 4:15 p.m.

Present: Burbidge Austin; Ex-officio Member: City of Longmont, Jim Golden; Chris McGilvray; Jeff Moore; Joe Perrotto; Sharon Smith-Eisler

Absent: Alex Sammoury; Thaxter Williams

Guests: Tom Moore; Brian O’Hanlon; David Starnes; Brian Bair; Don Burchett

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, Joe Perrotto seconded the motion. The motion passed unanimously.

4. APPROVAL OF MINUTES

Motion to approve the April 26, 2017 Board Minutes: Burbidge Austin moved to approve the minutes, Sharon Smith-Eisler seconded the motion. The motion passed unanimously.

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

6. INCENTIVES

a. **434 Main St. – Independent Order of Odd Fellows Façade Grant** - Brian O’Hanlon presented the application. Total cost of façade renovation is \$226,000. Total grant request is \$10,000.

Burbidge asked about the organization’s charitable contributions. They hold fundraising through events annually and partner with local charities who would get part of money raised.

(Jeff Moore arrived at 4:25 p.m.)

Motion: Burbidge Austin moved to approve the façade grant request for \$10,000, Joe Perrotto seconded the motion. The motion passed unanimously.

7. APPROVAL OF CONSENT AGENDA

a. Expiration of A-frame Sign Grant

Motion: Jeff Moore moved to suspend A-Frame Sign grant after Jun 30, 2017, Joe Perrotto seconded the motion. The motion passed unanimously.

8. UNFINISHED BUSINESS

a. Alley & Main St. Pavement Project Update

Alleyscape – Del Rae informed everyone that banner poles on the west side have been installed except for the 300 block. Parking lot on 300W and 500W will be closed on Monday for striping. This would include the Elk’s Lodge lot. Water flow/drainage from this week’s rain have been monitored. Puddles were expected and should dissipate soon. Low areas on 500 W will be corrected.

Main St. Rehab - on week 3, west side cross walks are finished and crew is currently working on east side. Rain set the contractor back but work in the downtown district should be done next week. Crew will continue on to 900 block. Traffic is slower and quiet and flaggers have helped with pedestrian crossing.

9. NEW BUSINESS

a. South Main Station Redevelopment Agreement 2nd Amendment – Brian Bair informed the Board that financing has come together and it is hopeful that vertical construction is scheduled to start in August. All four buildings should be finished in 19 months. PIP is being finalized. Meetings with the City staff continues. If on track, the building facing Main Street could open in late fall of 2018.

Chris asked how the quiet zone is progressing. It is on hold while they focus on 1st/Emery intersection work for now. David shared the federal grant opportunity for the railroad crossing improvements.

Brian added that the 210 Emery building is close to approval for rehab. Concept plan for phase 2 was presented this week. Part of phase 2 will have townhomes for sale.

Sharon asked the status of HUD application. Financing is tied to the quiet zone and suspended for now due to cost and qualifications to acquire funding for phase 1.

Chris asked who the prospective retailers are. Announcement is on hold until construction is moving forward.

Jeff inquired about item 2, 4.3 with April 30, 2017 date for submittal of construction documents. These were submitted to the City on the May 17th and awaiting approval.

Jeff asked to review building materials per item 7.2 again.

The Board did initially approved the materials with the first agreement. Brian will submit building materials at his formal FIP application and provide any updates to the Board at that time.

Motion: Sharon Smith-Eisler moved to approve the 2nd Amendment to Redevelopment Agreement, Burbidge Austin seconded the motion. Jeff Moore abstained and will vote at the City Council meeting. The motion passed unanimously.

- b. Density/Heights in the Downtown District – land code is being updated and adopted by Envision Longmont. A table was shown for proposed density in various areas.

Content of discussion:

- Compatibility standard with building code in central business district
- Respect historic neighborhoods on both sides of town
- Density for mixed-use project
- Chris asked why limit the height of buildings. This would impact residential neighborhoods.
- A 5-story building would require a podium before different materials can be used going up.
- Go as high as it can make sense while still preserving the neighborhood character.
- Incentivize people to get density. The Board discussed why this can only be used for affordable housing and not for market rate, as market rate is what is needed in the Downtown District. More discussion is needed.

(Joe Perrotto left at 5:27 p.m.)

- c. Work Plan – changes/misses? None

Jeff asked about bilingual signage for wayfinding. Kimberlee stated it's not on the plan right now but will put a note for future consideration.

Chris asked if the table has the separate column stating stakeholders' involvement.

What are the top 5 priorities from Board Members?

Sharon: Housing – having market rate and affordable housing both be incentivized.

Chris: Retail - start a committee to support retail.

Jeff: Creative district - events, marketing, venture, business recruitment, entertainment and culinary. Put dates for guidelines for stakeholders.

Chris asked everyone to email Kimberlee the top 5 within a week.

- d. Façade Incentive Program Updates (DIP) – this will be discussed next meeting.

- 10. FINANCE REPORT** – For the South Main Station (SMS) project, permit revenue from SMS allocated to the DIP will need to be included in the next appropriation. In the amendment to the redevelopment agreement that the Board approved, DDA will transfer \$450,000 of the DIP fees to the City for immediate use on the railroad improvements at 1st and Emery

Motion: Sharon Smith-Eisler moved to appropriate \$450,000 of the SMS DIP revenue. Burbidge seconded the motion. The motion passed unanimously.

Kimberlee is working on submitting 2 budget requests to the City council. One for the holiday lights at \$10,000 and \$30,000 for City funding to incentivize businesses moving from ground to 2nd floor. Kimberlee will ask for one-time funding from the City to the LDDA.

Revenues – Operations budget will level out once we appropriate funding for the lobbyist contract.

11. EXECUTIVE DIRECTORS REPORT

Clean and Green event is re-scheduled for June 3.

12. ITEMS FROM STAFF - none

13. BOARD MEMBER COMMENTS - none

14. ADJOURN -6:01 p.m.

Respectfully submitted by:

Kimberlee McKee
Executive Director, LDDA

Alex Sammoury
Chairperson, LDDA