

LDDA Board Communication

Meeting Date: Wednesday, November 28, 2018

Current Incentive Fund Availability

Retail Conversion: \$31,676	Signage: \$43,131	DIP: \$171,621
Alleyscape West side: \$55,555	Residential: \$37,454	TIF: \$2,985,665 (net projected available)

Agenda Item: DIP/Façade Renovation Grant – 379 Main St., Tangerine

Executive Summary: Alec Schuler, the owner of the Tangerine Restaurant, purchased the 379 Main St. property, formerly Sun Rose Café. He will open a 3rd Tangerine location in this building. He will be renovating the interior/exterior of the space and is applying for the DIP/Façade Renovation grant. His façade improvements include masonry/stucco, gutters, patio, storefront, paint and entryway expenses. He is also requesting a lift of the \$10,000 cap to support required code updates for increased capacity water line and fire suppression/alarm system. The total cost of his Façade renovation, including purchase of the building, is \$1,860,000. He is requesting the maximum \$10,000.

The facade grant has allowed a lifting the cap for interior code updates for restaurant uses. Although this was a restaurant before, updates are needed to comply with code, such as fire suppression. The applicant may request an additional 25% of the interior code update costs. They are currently awaiting 2nd bids. Staff will forward those to the Board, as well as an updated worksheet as they are available.

Board Action Needed: Approve DIP/Façade Grant for \$10,000 and consider additional 25% of interior upgrade costs.

Agenda Item: Median improvements

Executive Summary: The medians on Main St. between 3rd and 6th Ave. are maintained by the City of Longmont Public Works Dept. Currently, there are mostly trees in the medians, and a few annual plants. The medians have not been a properly maintained and are suffering in appearance, i.e., dead or dying plants and failing irrigation. The LDDA would like to update the medians, putting in a new plant design to fill in the medians with vibrant colors, enhancing the overall Downtown landscape. Staff would like to propose asking Public Works if they would pay for up-front costs (\$ 5,445) to update the medians with new plants and fix irrigation issues. Afterward, the LDDA would then take over maintaining the median plants (no trees) and irrigation and add it to the landscaping contractor scope of work. This change in maintenance would then also be reflected in the City-GID intergovernmental agreement.

Board Action Needed: Does the Board approve taking over maintenance of street medians?

Agenda Item: 6th Avenue Plaza Agreement

Executive Summary: Based on a contract Parking Lot and Pedestrian Mall Maintenance agreement that was created between the City and the developer of the Village Place Apartments (R.E.M. Development) when it was built in 1988, maintenance of 6th Ave. Plaza and the 600 W parking lot was the responsibility of R.E.M. Development. The agreement stated that R.E.M. was to maintain 6th Ave. Plaza and the public parking lot as part of the development agreement in exchange for access to parking spaces for their residents in the public lot, if and when the on-site inventory was not enough to fill the needs of its residents.

The Longmont Housing Authority (LHA) purchased the property in 2005 and have taken over the maintenance of the lot and plaza. Upon further investigation, we believe that the original agreement was non-transferable and should be renegotiated. Upon discussions with City staff, they can absorb the maintenance of the plaza and parking lot within their current scope of work for Downtown maintenance. This will keep consistent levels of maintenance of our common area and will allow for the City and DDA to work together on making decisions that will keep the plaza safe and inviting for visitors.

Historically, if their private lots are full, LHA has obtained parking permits, free of charge, in the 600 W lots. Previously, they allocated 11 spaces originally meant for residents to their adjacent commercial building (housing the Center for People with Disabilities). With the construction of a new parking facility on the adjacent lot, this plaza and parking lot could have a higher and better community use long term.

Staff recommends that all parties should work together to negotiate a new agreement.

Board Action: Would the Board like to ask the City to renegotiate this agreement?

If yes, does the Board want to recommend:

1. The City takes over general maintenance of the plaza and its assets?
2. The LDDA takes over maintenance of the flower bed in the brick statue?
3. The LDDA (via the City Parking Fund) maintain the 600 W parking lot?
4. LHA continues to maintain the area and entrance to the south of its main doorway.

Parking:

1. Does the Board want to continue to allow for Village Place residents to have permits to the 600 W parking lot when their lot is full?
2. Does the Board want to charge LHA for these permits?
3. Does the Board want to give LHA first priority for these spaces?

Information Item: Staff approved DIP/Façade Renovation and Signage Grant

Executive Summary: Luke and Emily Kunselman with Quarters Bar & Arcade will be opening their business in the 475 Main St. space. They applied for a DIP/Façade and Signage Grant. The DIP/Façade grant was for code required fire alarms and the Sign grant for a new Main St. facing sign. The total cost for the DIP/Façade and Signage improvements respectively is \$8,354 and \$5,682. Staff approved the 25% reimbursement for both grants at \$2,088 and \$1,420 respectively. Their total overall project cost for their improvements is \$193,000.