

LDDA Board Communication

Meeting Date: October 24, 2012

Agenda Item: Alley Incentive Updates

Executive Summary: As we finalize the alleyscape incentives for the East side, a few businesses that have already been approved have asked if they are able to have additional expenses approved that were not anticipated in their original application. The final month for funding requests will be November 2012. Previously we had discussed using any incentive funds remaining on the East side toward additional accents in the alleys and breezeways such as banners, Tivoli lights, planters, etc. Additionally, we did an upgrade to the power in the alleys that could be paid for out of these funds.

Questions:

1. Is the board comfortable with allowing businesses to ask for additional incentive dollars for projects that were previously approved but came in over budget?
If yes, does the board want to allow LDDA staff to make these decisions or specify a dollar amount the staff can approve or have the merchant come back to the board for approval?
2. Does the board feel comfortable allocating some or the remainder of funds in this account to be used toward accent features in the alleys and breezeways on the East side?

Agenda Item: Incentive Allocations

Executive Summary: After passing its strategic plan, the Longmont Downtown Development Authority board allocated \$300,000 to an empty storefronts campaign. To date, we have only spent \$765.

As we continue to work with business and property owners, we are seeing an increase in inquiries about the DIP fund or other façade improvement programs. After the DIP request that was granted in September, we have \$26,719.87 remaining in the DIP fund. We currently have a DIP request on the agenda for \$22,175.00. The September DIP request and the request this month were both for restaurant/food related businesses, which has also been a major goal of the LDDA.

Recommendation: As we encourage more property owners and businesses to improve their properties, as well as encourage restaurant/food service use, I suggest we allocated \$100,000 of the empty storefront campaign funds to be used toward incentives we typically fund out of DIP funds (Façade Renovation Grant Program and the mini-grant program).

Agenda Item: 508 Main Street DIP application/Alley Incentives

Executive Summary: 508 Main was recently purchased and the new owner would like to make façade improvements to the front and back of the building. Its new use, a candy and ice cream shop, would require significant electrical code updates. As a restaurant-type use, these expenses can exceed the \$15,000 funding cap for the DIP. The application is attached.

Winchell's Doughnuts would like to put in a new parking lot and the Used Book Emporium would like to add the painting of the railings and other details around their building.

Recommendation: Approve the Alley/DIP grants. Consider increasing the funding cap for 508 Main St.

Agenda Item: Roosevelt Park Apartments FIP application

Executive Summary: Pursuant to our Development Agreement for this project, the developer must submit a formal FIP application for this project.

6.3.1 Program Applications. The Developer must submit a formal Façade Improvement Program application (on the Authority's form attached to and made a part hereof as Exhibit C) to the Authority and comply with all program requirements, including, without limitation, entering into a separate façade agreement with the Authority, granting a façade easement in favor of the Authority, and making payments in lieu of taxes, if required by the program.

6.3.2 Program Requirements. The Developer agrees to certify the actual and reasonable eligible façade improvement costs (but excluding soft costs as defined in its currently adopted Façade Improvement Program, in accordance with all applicable program requirements and to deliver evidence of such costs to the Boulder County Assessor; provided, however, no such costs shall be eligible for reimbursement if they have been otherwise paid, waived, or reimbursed by the Authority or the City. In accordance with the provisions of Section 6.6, it is the intention of the Parties that any and all payments or reimbursements made to the Developer for or related to the Improvements shall be reimbursed once and only once. Eligible façade improvement program costs include public utility upgrades, public landscape and streetscape improvements, building façade improvements, and exterior lighting.

Recommendation: After a quick review, the documents look in good order, but Brien requested a few changes. We hope to send a supplementary update with this information on Monday.