

LDDA Board of Directors Meeting

528 Main St., Longmont, CO 80501

January 24, 2018 – 4:15 p.m.

Present: John Creighton; Ex-officio Member: City of Longmont, Jim Golden; Chris McGilvray; Alex Sammoury; Thaxter Williams

Absent: Marcia Martin; Kirsten Pellicer; Joe Perrotto

Guests: Polly Christensen; Sarah Rah

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

- a. Good News – Thaxter saw The Roost show on Food Network and thought it was good.
- b. Downtown Feature of the Month – Alex featured Yore. The owners are very friendly and active with events.

3. APPROVAL OF AGENDA

Motion: Thaxter Williams moved to approve the agenda, Alex Sammoury seconded the motion. The motion passed unanimously.

4. APPROVAL OF MINUTES

- a. **Motion** to approve the December 20, 2017 Board Minutes: Thaxter Williams moved to approve the minutes, Alex Sammoury seconded the motion. The motion passed unanimously.

5. PUBLIC INVITED TO BE HEARD (5 MINUTE MAX PER SPEAKER) – Sarah Rah, a Longmont resident for 1 ½ years wanted to see what takes place during a Board meeting.

6. NEW BUSINESS

- a. IGA's (Intergovernmental Agreements)
 - i. City of Longmont & LDDA – Kimberlee pointed out additions and changes, Exhibit B, Master schedule, and Public Works maintenance duties in alleys and breezeways outlined for clarity. She suggested that Dickens Patio maintenance be removed from exhibit B, until further information can be gathered.
Motion: Chris McGilvray moved to approve the IGA between the City and LDDA with removing the reference to Dicken's Patio from exhibit B, Thaxter Williams seconded the motion. The motion passed unanimously.
 - ii. LDDA & GID – dates were changed for current year, removed some words and maintenance agreement updated for clarity, as outlined in the agreement.
Motion: Chris McGilvray moved to approve the IGA between the LDDA & GID, Thaxter Williams seconded the motion. The motion passed unanimously.
Both agreements will go to City Council on February 13.

7. OLD BUSINESS

- a. South Main Station Update – Evidence of Owner Financing and redevelopment agreement were approved. Investments continue on the property. Intended vertical construction was end of 2017. City and developer signed a Notice of default and good faith remedy to a 30-day extension clause giving the developer until March 2, 2018 to start vertical construction.
Chris asked Jim what Evidence of Owner Financing entails. Jim stated he reviewed the equity and capital stack pieces, as well as a letter of intent for loan commitment.
- b. 313 Coffman Parking Lot Update – members are taking offers until Jan 31, 2018. Land value is no less than \$20/sq.ft. Alex and Kimberlee went through the charrette with the members and discussed current

codes and grants they can avail. Alex asked them what they were looking for when considering offers. They are looking at future redevelopment intent from buyers. The members expressed accepting final offer will be a long process.

Executive Session started at **4:34 p.m.**

8. 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. (313 Coffman St. Parking Lot Offer)

Executive Session ended at **5:10 p.m.**

The Board directed Kimberlee to continue with the offer as discussed.

9. EXECUTIVE DIRECTORS REPORT

- a. Board Retreat Agenda – Meeting objectives would be to review Master Plan and its 6 topics, prioritize projects and programs and define DDA role, metrics and accountability tracking and implement parking study in the next 3-5 years.

Land Development code update was just released. Kimberlee asked for 2 Board members to review the update. Joe and Chris volunteered to do it.

Homelessness issues continue with recent graffiti and camping on the 500W block. A business owner on the block sent a survey to businesses and based on responses, will potentially go to Council. DDA has scheduled a pilot training on March 1st with select businesses regarding handling homelessness. A follow-up training for interested businesses will be scheduled in the future.

Elevator code compliance has come up recently. Kimberlee asked the Board if this should be considered for incentives. Grant amount will align with existing incentives. Kimberlee can bring back ideas for how the DIP grant can be amended to include elevator.

Kimberlee invited everyone to the Downtown Historic District ribbon cutting at the Firehouse Art Center, 4 p.m.

DCI conference is on April 10-13. April 11 schedule is a mobile tour from Boulder to Longmont from 6-9 p.m. BrewHop Trolley will provide transportation. Possible stops would be the breweries and the cidery.

The Conference will include workshops on 'Challenge Studios' where attendees are faced with transforming community's difficult challenges into promising opportunities.

Boulder County redevelopment – LDDA and City continue to work with the County. They will produce a draft with a 3-party agreement.

10. ITEMS FROM STAFF - none

- 11. BOARD MEMBER COMMENTS** – Thaxter shared the Residential Advisory group met yesterday. West and east side neighborhoods were well represented. The group talked about the most effective communication tool via email, Next Door or flyers. Meetings will be held quarterly, on 4th Tue. of the month.

12. ADJOURN - 5:35 p.m.

Respectfully submitted by:

Kimberlee McKee
Executive Director, LDDA

Alex Sammoury
Chairperson, LDDA