Present: John Creighton, Ex-officio Member: City of Longmont, Jim Golden, Chris McGilvray, Kirsten Pellicer, Joe Perrotto, Jim Wardell
Absent: Wes Parker, Shiquita Yarbrough
Staff: Executive Director, Kimberlee McKee; Del Rae Heiser; Colin Argys; 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: Kirsten Pellicer moved to approve the agenda, Jim Wardell seconded the motion. The motion passed unanimously.

4. APPROVAL OF MINUTES
   a. **Motion** to approve the May 25, 2022 Board Minutes: Jim Wardell moved to approve the minutes, Kirsten Pellicer seconded the motion. The motion passed unanimously.

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

6. NEW BUSINESS
   a. Development Update
   Interested parties on Jesters Theater wanted to combine the 200 E parking.
   A proposed parking structure at the southern Safety and Justice parking lot could have up to 6 levels with cost around $2.6 million per level. Kimberlee met with Becky Doyle and Jim Golden about funding options. TIF can't be spent without incurring debt. The previous debt authorization election was held in the DDA in 2012 and it will be necessary to do it again at some point when funding gets tight. Election will involve property owners, business owners, lease owners and residents within the DDA boundaries. Debt authorization capacity is currently $19.3 million to cover TIF through 2032. Lease rate for the parking structure would also need to be looked at. Kimberlee will meet with businesses who expressed interest in parking spaces. Tony Chacon and Kimberlee talked about hiring someone to look into the needs and source of funding for this and other projects. A GID may need to be created for the 200 block going down south or make a one larger GID which would depend on property owner support. Parking is currently tough in the area. If TIF life is increased, will need to look at balance. DDA to investigate if an election is needed in November.
   Jim recommends getting a handle of the need for spaces and cash funded for the parties involved.
   GID extension/formation will require 51% votes. Concern expressed was timing in consideration to the economy and inflation.
   Kimberlee will share with everyone the brochure from the 2012 election for information.
   Motion: Joe Perrotto moved to explore all funding options as discussed, John Creighton seconded the motion. The motion passed unanimously.

7. OLD BUSINESS
   a. Property & Business Owner Outreach
   Survey questions in the packet were reviewed. First 12 questions were same as previous survey from Master Plan.
   John asked about adding pedestrian or vehicle investments to determine which is favored.
   Jim W pointed out on questions #10 and other related questions, it may be best to leave the answers open-ended as opposed to providing a specific list.
   Chris added to keep questions from 5 years ago for comparative analysis and add a question about means or communication or platform they would like to get information from.

Parking - charge parking in downtown?
Question #3 – Items taken out, added as presented. Combine similar items or reduce list.
Kimberlee reached out to CU Boulder for input as well.
Question #12 - Reduce verbiage to a more compact messaging.
Jim W asked if survey can be extended beyond targeted group. CU Boulder results included outside of DDA. This survey would be specific to DDA boundaries.

8. LONGMONT CREATIVE DISTRICT UPDATE
The happy hour on June 16 generated donors and budget was approved by the board of directors.

9. FINANCE REPORT
   a. 2023 Annual Budget
   OPS - increase on some line items noted on the worksheet
   A&E – increase on concert and winter passport program as noted on the worksheet
   GID – 5% increase from 3% in 2022
   Board suggested increasing contingency to 8% for each fund based on inflation.
   Construction fund budget - project management fees and revenue were also outlined
   Placer.AI software – Staff would like to start subscription soon
   Chris asked about how the LDDA could identify funds to be used as needed to purchase land/buildings (land bank). Jim Golden identified some dollars that were available in the construction fund that are otherwise unallocated.
   Motion: Kirsten Pellicer moved to approve to start Placer.AI software this year and 2023 budget as presented and discussed, with an 8% contingency across all funds for inflation, Joe Perrotto seconded the motion. The motion passed unanimously.

10. EXECUTIVE DIRECTOR'S REPORT
    a. Common Consumption Zone
    Copper Sky Distillery is interested along with adjacent breweries.
    LDDA Board does not oppose having common consumption zones, but also does not feel this is a project the organization can take on with staff or financial resources.
    b. Enterprise Zone Boundary expansion
    There is a possibility of expanding the Enterprise Zone on the west side of Main from 2nd – 9th Ave.
    A support letter was drafted and the board supported.
    c. Incentives
    Signage incentives can be combined with façade grant.
    New owner of 703 3rd Ave building plans to tile their front porch. This would not qualify for a grant.
    Kirsten and Kimberlee met with Leona Stocker about mural on 300E breezeway and goose relocation
    New building owner on 300 E may apply for grants for a restaurant space. Staff would support lifting the cap for restaurant use as needed.
    Nominating recommendation to reappoint current Board Members (Wes and Jim) for another term was sent to the City Council.

11. ITEMS FROM STAFF – none

12. BOARD MEMBER COMMENTS
    Joe shared how happy he was the way Longmont Creative District is moving along.
    Landline will officially open on Saturday.
    a. Move July Meeting – Move to July 21st at 4:15 pm – everyone is fine with it.

13. ADJOURN
    Motion to adjourn the meeting: John Creighton moved to adjourn the meeting at 5:22 pm, Jim Wardell seconded the motion. The motion passed unanimously.

Respectfully yours,

Kimberlee McKee	**Chris McGilvray**
Executive Director, LDDA	**Board Chair, LDDA**