Longmont Downtown Development Authority
Wednesday, June 24, 2026 Board Meeting Agenda
4 pm – 320 Main St. (LDDA Office)

Present: Linda Bueno, Chris McGilvray, Ex-officio Member: City of Longmont, Teresa Molloy, Council Member Alex Kalkhofer (attended online), Wes Parker, Jim Wardell

Absent: John Creighton, Joe Perrotto

Staff: Executive Director, Kimberlee McKee; Del Rae Heiser, Eric Kawczynski, Colin Argys

Guests: Jennifer Hewett-Apperson, City of Longmont; Devin Billingsley

1. REGULAR MEETING CALLED TO ORDER AND SILENT ROLL TAKING
2. BOARD AND EX-OFFICIO MEMBER COMMENTS - none
3. PUBLIC INVITED TO BE HEARD (5 MINUTE MAX PER SPEAKER) - none
4. CONSENT AGENDA
   a. Approval of Agenda
   b. Approval of May 27, 2026 Board Minutes

   MOTION: Jim Wardell moved to approve the consent agenda as amended. Wes Parker seconded the motion. The motion carried.

5. NEW BUSINESS
   a. MUIR Zoning Presentation – Jennifer from the City of Longmont presented the proposed new Mixed Use - Innovation & Redevelopment Zone. Will be used as a regulatory tool for promoting mixed use & urban scale development in a targeted area. Conducting community engagement currently. Areas of focus include Sugar Factory, Steam, and S Pratt industrial area. There's a section within LDDA south of 3rd Ave. and we have some important properties in this area. Anticipate standards to encourage street-level activity, adaptive re-use, true mix of higher intensity, and urban scale. Kimberlee mentioned unintended consequences of the "institution" eligibility/criteria and nonprofit organizations if LURA is counting on future property taxes. Mentions car-centric uses such as retail/services. Chris asked more about this. This could be evaluated on case-by-case. Could be interior or rear parking that can be hidden from the public. Alex asked how this may affect FRCC, which is within this proposed area. FRCC's application is moving fast and these standards have not passed yet. FRCC will have a lot of surface parking. MU-IR has an online Storymap with FAQ. Kimberlee asked to inform us when Jennifer starts meeting with LDDA property owners that are in this zone. What is projected timeline? Community engagement this summer and hope to be done by end of 2026. Kimberlee said landscaping requirements are barriers to development and the Terry St. RR crossing is impacting the access that the flour mill property needs.

b. LDDA Board Member Applications – two board seats are up for renewal. We had four candidates apply. Wes Parker and Jim Wardell are recommended to continue to serve on the Board. Two board members recused themselves so the final vote by email. Chris will send an email. No objections from the Board members to do this. After the voting, the next step is to go to City Council for final approval.

6. OLD BUSINESS

a. 600 Main Update – Josh Sherman in City Engineering asked that we install permanent bathrooms instead of the temporary bathrooms. Had the sewer line scoped and found it is clogged 60' in with what looks like construction debris. It also was lined, which is good. Got a shipping container quote for a bathroom unit (4 units, 1 is ADA) for $75,000. Xcel Energy is saying they can't just remove the meter, they must also remove the whole gas line, and it could take 12 weeks. Kimberlee reached out to contacts at Xcel to see how we can get this pushed through, especially since we have a grant deadline. Reviewed the budget and are $112,495 over budget after grant and use of other funds. Reviewed LoCol Square sponsorship opportunities. Would we accept interest from outside Longmont? Can we target any local businesses that fit certain categories like music, lighting, bike shop, etc. If don't get good local fits, can look regionally. Teresa said LPC used to have funds for sponsorship. Do we have manpower to execute sponsor askes? Local banks have expressed interest. Jim said new PNC is a new bank in town. Need to start asking now if Board is Ok with these sponsorship levels. Board is Ok with moving forward based on the updated budget.

MOTION: Alex Kalkhoffer moved to direct staff to consider the adjustments as noted above and move forward with the project as is. Linda Bueno seconded the motion. The motion carried.

b. Storefront Grant Update – had 30 people come to the May 18 training for the grant. Had 11 applications and 10 more are interested. Wes and Jim attended the training to help education other businesses that are interested. They won't be applying for the grant, however. A few folks have turned it down and will check in with them on the reason why.

7. LONGMONT CREATIVE DISTRICT UPDATE – mural activity happening at the hotel garage. Artists for the Georgia Boys BBQ and the FRCC mural designs have been finalized and will start soon. Eric finished putting up the local art in Hotel. Hotel opened last week and they'd like to hold a stakeholder open house in August. The restaurant hasn't opened yet due to an equipment issue.

8. FINANCE REPORT – nothing to share

9. EXECUTIVE DIRECTOR'S REPORT – CO Enterprise zone is recertified for another 5 years. The W part of Downtown north of 2nd Ave. was removed. This tool offers business state tax credits for certain things. This section of Downtown may be added back in and has been petitioned. Giving tour to FRCC leadership at 8:30am Friday morning. Holding it at Hotel Longmont. Will show them creative facilities, meeting facilities, coffee shops, halfway house available for purchase, etc. Maybe could be a good fit for their hospitality programs. Can parts of LDDA be learning libraries? Let Kimberlee know if there are some things that should

be added. Alex said to point out everywhere there will be a parking structure and # of spaces. Harold and LURA board were supposed to be at meeting today. Chris proposed July 22 meeting be moved to July 8 at 4pm. Is Board OK with that? Yes.

MOTION: Linda Bueno moved to move the July 22 board meeting to July 8 at 4pm. Wes Parker seconded the motion. The motion carried.

10. ITEMS FROM STAFF - none
11. BOARD MEMBER COMMENTS – Linda asked about visitor at meeting. He just purchased the 331 Main St. property. Jim asked the date/time for next Retail meeting. It's Monday/Tuesday, July 20-21, 2pm and 8:15am. Alex said a lot of ballot issues are coming out that won't necessarily affect LDDA but there are a lot of tax increases (sales, safety taxes, FRPR, etc). Proposing graduated state tax. Must be mindful that property tax does impact small business lessees as those costs get passed onto them from the property owner through NNN.
12. ADJOURN – 5:47pm

MOTION: Wes Parker moved to adjourn the meeting. Jim Wardell seconded the motion. The motion carried.

Chris McGilvray
Board Chair, LDDA

Kimberlee McKee
Executive Director, LDDA