downtown. LONGMONT | creative DISTRICT

Longmont Downtown Development Authority
Wednesday, July 8, 2026 Board Meeting Agenda
4 pm – 320 Main St. (LDDA Office)

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

Absent:

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

Guests: City Manager Harold Dominguez, Asst. City Manager Jenn Ooton, Molly O'Donnell-City Housing, Katie Faltys-City Redevelopment.

1. REGULAR MEETING CALLED TO ORDER AND SILENT ROLL TAKING

The regular meeting was called to order at 4:00 p.m.

2. BOARD AND EX-OFFICIO MEMBER COMMENTS

None.

3. PUBLIC INVITED TO BE HEARD

None.

4. CONSENT AGENDA

a. Approval of Agenda

b. Approval of June 24, 2026 Board Minutes

Prior to approval, Chris requested Items 7–10 be removed from the agenda and revisited at a future meeting.

MOTION: Joe Perrotto moved to approve the Consent Agenda as amended. Wes Parker seconded. **Motion carried.**

Jim Wardell entered the meeting at 4:02 p.m.

---

5. NEW BUSINESS

a. LURA Project Presentation

Harold Dominguez and Jenn Ooton presented an overview of the First & Main redevelopment, including the First & Main Transit Center, Front Range Passenger Rail, Quiet Zone, Front Range Community College (FRCC), public infrastructure improvements, parking, office development, project phasing, financing, and projected tax increment financing (TIF).

Discussion focused on:

- The three-phase development plan and approximately $70 million in public improvements.
- FRCC's planned campus, anticipated groundbreaking in early 2027, and its role in supporting project financing.
- The City's request regarding the overlapping LDDA/LURA districts, including options for allocating TIF revenues or temporarily de-annexing the affected parcels.

- The pending analysis from the Boulder County Assessor regarding overlapping TIF impacts.
- Questions regarding development contingencies, private partner commitments, and the proposed URA boundaries.

Staff noted an agreement between the LDDA and LURA is needed in August to meet the City's project schedule.

Joe Perrotto departed at 5:01 p.m.

Alex Kalkhoffer and Wes Parker departed at 5:57 p.m. due to their roles on the URA committee.

A recess was taken at 5:57 p.m.

---

6. EXECUTIVE SESSION

The Board entered Executive Session at 6:04 p.m. pursuant to C.R.S. §24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiations, developing negotiation strategy, and instructing negotiators regarding the Downtown Development Authority–Urban Renewal Authority overlapping districts.

The Executive Session concluded at 6:50 p.m.

MOTION: John Creighton moved to reconvene the regular meeting. Linda Bueno seconded. **Motion carried.**

---

11. ITEMS FROM STAFF

None.

---

12. BOARD MEMBER COMMENTS

Board members discussed scheduling an additional meeting. Staff will distribute a Doodle poll, including a virtual attendance option.

---

13. ADJOURNMENT

The meeting adjourned at 7:10 p.m.

MOTION: John Creighton moved to adjourn the meeting. Linda Bueno seconded. **Motion carried.**

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