

Longmont Downtown Development Authority Wednesday, August 26, 2026 Board Meeting Agenda 4 pm – 320 Main St., Longmont, CO (LDDA Offices)*

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

Absent:

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

Guests: Sharon O'Leary (Historic Eastside Neighborhood Asso), Jenn Ooten (City of Longmont)

*Meet at 4 pm at 600 Main Street for a ground breaking picture. The Board will return to 320 Main immediately following for its meeting.

1. REGULAR MEETING CALLED TO ORDER AND SILENT ROLL TAKING
2. BOARD AND EX-OFFICIO MEMBER COMMENTS – Alex reported he will be going to Pueblo for the Colorado Connector Board meeting. Unity in the Community takes place this Friday.
3. PUBLIC INVITED TO BE HEARD (5 MINUTE MAX PER SPEAKER) –
 - a. Sharon O'Leary (Historic East Side Neighborhood Association) addressed the Board. She shared that Longmont ranked #3 among nine of the best small U.S. cities by Recreation and Leisure magazine. HENA was organized since 1988. She expressed concern about lack of communication regarding the LoCol Square development.

MOTION: John Creighton moved to allow Sharon's speaking time to exceed 5 minutes. Alex Kalkhofer seconded. Motion carried.

4. CONSENT AGENDA
 - a. Approval of Agenda
 - b. Approval of August 10, 2026 Board Minutes

MOTION: John Creighton moved to approve the Consent Agenda without the August, 10 2026 Board Minutes due to an error in the motion for item #9. Alex Kalkhofer seconded. Motion carried.

MOTION: Jim Wardell moved to approve the August 10, 2026 minutes with the correction for item #9 motion. Alex Kalkhofer seconded. Motion carried.

MOTION: Alex Kalkhofer moved to modify the agenda and move the Executive Session to the end. John Creighton seconded. Motion carried.

5. NEW BUSINESS
 - a. DDA – City IGA Amendment – An additional sentence will be added to the IGA due to the 1st/Main developments. No concerns from the Board.

MOTION: Joe Perrotto moved to approve the amendment. Jim Wardell seconded. Motion carried.

- a. 300 W Breezeway – The new property owner of 353 Main St. is rehabbing the office building into a restaurant and requests modifications to the breezeway to accommodate seating: reducing landscaping, removing a light pole and attaching a fixture to their building, and extending string lights. The owner will cover all associated costs. A revocable agreement is possible.

Board discussion included:

- Existing breezeway use criteria
- Adding a warning period for rule violations
- Ensuring any fencing is not conducive to camping

Board agreed to proceed with creating a revocable agreement.

6. OLD BUSINESS

- b. 600 Main Update – Project mobilized with KCI. An additional State Demo Permit was needed for a shed not included in the original permit. Phase expected to be completed by mid-November.
- c. New Office Space – LOI in place for 515 Kimbark St. Lease contains items the LDDA would be liable for; staff will request removal of those items. Movers will be hired for relocation. Funds may need to be appropriated for the move. Board advised caution before signing the lease.

7. LONGMONT CREATIVE DISTRICT UPDATE – The mural at Jester’s is complete; the ribbon cutting was successful. Placemaking Committee is launching another round of hand-painted trash-wrap mini murals. Preparing for Longmont Arts Week (Sept. 12–19) with increased marketing.
8. FINANCE REPORT – Formal financials still pending; everything is on track. The plaza lighting ceremony likely will not occur this year. LDDA may partner with Recreation for Holiday Central events on Saturdays in the park and Downtown.
9. EXECUTIVE DIRECTOR’S REPORT – Agreements for 600 Main are being finalized. Downtown commercial space is currently very full. Businesses express optimism, though conditions are unpredictable. Retail Recruitment visit to Denver’s Tennyson neighborhood; several robust retail and boutique businesses showed interest in Longmont.
10. ITEMS FROM STAFF - Eric reported Wolf & Wren won 1st place from the Greeting Card Association for their under-\$5 Mother’s Day card. Upcoming busy weeks include Unity, Pizza Festival, ArtWalk, and Wine Walk.
11. BOARD MEMBER COMMENTS – Teresa reported strong tax numbers last month. Alex inquired about Slade Glass; it was seized by the state and vacated. Jim asked about reuse options for banners and kiosks rather than disposal—staff will investigate. Chris noted accomplishments including the 600 Main groundbreaking and finalizing the IGA. John observed increased parking near his home, indicating a vibrant downtown.

4:54 pm: Alex Kalkhofer and Wes Parker recused themselves and left the meeting.

MOTION: Joe Perrotto moved to enter Executive Session at 4:55pm. Linda Bueno seconded. Motion carried.

12. 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 24-6-402.4.e. (Downtown Development Authority – Urban Renewal Authority overlapping districts)

a. URA – DDA IGA Agreement

MOTION: Joe Perrotto moved to exit Executive Session at 5:12pm. Jim Wardell seconded. Motion carried.

MOTION: Joe Perrotto moved to improve the final version of the IGA between LDDA and LURA and authorize Chris and Kimberlee to make minor changes to the IGA. Linda Bueno seconded. Motion carried.

13. ADJOURN – 5:18pm

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

Chris McGilvray
Board Chair, LDDA

Kimberlee McKee
Executive Director, LDDA