

LDDA Board of Directors Meeting
528 Main Street, Longmont, CO 80501
July 27, 2016 – 4:15 p.m.

Present: Ex-officio Member: City of Longmont, Jim Golden; Chris McGilvray; Jeff Moore; Joe Perrotto; Alex Sammoury; Sharon Smith-Eisler; Thaxter Williams
Absent: Burbidge Austin
Guests: Clyde Ioerger; Jan Lewis; Tom Capparella; Hunter Barto; Dryden Dinsmore; Margaret Tsou; Jeff Lees; Don Hamer
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 Check-in – Chris congratulated Thaxter as the new Twin Peaks Rotary president.
3. APPROVAL OF AGENDA
Motion: Thaxter Williams moved to approve the agenda; Jeff Moore seconded the motion. The motion passed unanimously.
4. APPROVAL OF MINUTES
Motion to approve the June 22, 2016 Board Minutes: Chris McGilvray moved to approve the minutes, Thaxter Williams seconded the motion; Alex abstained from voting due to his absence on June 22. The motion passed unanimously.
PUBLIC INVITED TO BE HEARD (5 MINUTE MAX PER SPEAKER) – Clyde Ioerger spoke to oppose the closing of Emery St. to 1st Avenue. He shared 2 letters to the City of Longmont, one from him and the second from his lawyer in 2003, citing reasons for opposing the plan to close Emery St. He asked the board to get more information from the City and talk to the property/business owner around this area prior to making a recommendation to the City Council.
5. INCENTIVES
 - a. Alleyscape
 - i. 439/437 Main St. – Hunter Bartow and Dryden Dinsmore presented the application for alleyscape grant. Total cost for the grant request is \$6,759.43. Jeff asked if the building has any historical designation to consider before replacing windows of the building. The building does not have a historical designation per Hunter and Dryden.
 - ii. **Motion:** Jeff Moore moved to approve the alleyscape grant application for \$6,759.43; Joe Perrotto seconded the motion. The motion passed unanimously
 - iii. 515 Main St. - Jan Willis of Jan the Barber, presented the alleyscape grant application for Hal Aavang. She also asked if alleyscape on 500 block can wait until next spring as it would affect her and other businesses on that block during the cold months. Total cost for the grant request is \$2,459.00.
Motion: Chris McGilvray moved to approve the alleyscape grant application for \$2,459.00; Joe Perrotto seconded the motion. The motion passed unanimously.
 - iv. 435 Main St. – Margaret Tsou presented the application for the alleyscape grant. Total cost for the grant request is \$788.00.
Motion: Chris McGilvray moved to approve the alleyscape grant application for \$788.00; Jeff Moore seconded the motion. The motion passed unanimously.
 - b. DIP/Façade Renovation
 - i. 439/437 Main St. – Hunter Bartow and Dryden Dinsmore presented the application for the façade grant. Total cost for the grant request is \$1,676.41.
Motion: Jeff Moore moved to approve the façade grant application for \$1,676.41; Joe Perrotto seconded the motion. The motion passed unanimously.
6. UNFINISHED BUSINESS
 - a. Alleyscape Update / schedule – Tom Capparella, current City project manager, shared that work on the 300 block is almost completed with a target date of August 12. Work on the 400 block is still in progress anticipating completion in mid-October. Work on 500 block is encountering some utility work issues and with the delays from 300 and 400 blocks, DeFalco may not be able to finish the 500 block by the mandatory date of November 15. Two options are being considered. Option 1 would be to push through this year but eliminate 3 crosswalks and parking lot improvements from the scope. Work would commence again in spring 2017 and a different contractor may be considered. This year, DeFalco would only re-surface the 300, 400 and 500 parking lots. Joe asked if the cost would increase by moving it to 2017. Tom is not concerned about an

increase. He will continue discussions with DeFalco. Option 2 would be to wait until spring 2017 to finish the project. Businesses on 500 block prefer option 2 except for Longmont Theater Co. as work would affect their large productions in the spring. They need access for their production equipment from the alley. Kimberlee is confident that they still could be given access for their sets during their scheduled shows. Expected completion date for option 2 is April to mid-summer 2017. Chris asked if pushing back will impact other projects. Kimberlee stated that Main Street rehab is scheduled at springtime. Chris voiced his concern for the businesses. He votes to hold off work. Tom will meet with DeFalco next week and will send out communication afterwards. Kimberlee thinks delaying the work would be beneficial for both parties.

7. NEW BUSINESS

a. Development and grant updates

i. South Main Station – railroad crossing

Kimberlee shared the 2 letters – one from Clyde Ioejger, owner of 22 Main St. property, the second letter from his lawyer in 2003 when Con Agra was looking to vacate the area. The two letters expressed the opposition of the plan to close Emery St. between 1st Ave. and 2nd Ave. Clyde Ioejger's property is on the corner of Main St. and 1st Ave. which is currently leased to Enterprise Rent a Car. To exit the property and get to Main St., one has to go east on 1st Ave., left on Emery St. then left on 2nd Ave to Main St. Closing Emery St. would make eastbound vehicles go all the way to Martin St., which makes the trip farther.

The City performed a traffic study which Kimberlee will be informed once completed. Should Emery St. be vacated, it will eliminate access to vehicles, bicycles and pedestrian. Building an overpass would cost around \$3million. Kimberlee asked the board how they felt about the closure of Emery St. Clyde suggested talking to businesses before making a decision and added that this has been attempted 4 times in the past. Chris agreed that closing the street would create a problem to Clyde's property. Chris asked Jeff how the City Council looked at it a few years back. Jeff shared that the City Council decided not to close it. Kimberlee offered to work with City staff to make sure they communicate with the businesses before the issue comes back to the City Council. Chris recommended that a poll be done with the businesses affected in that area, look at pros and cons of closing/not closing and cost associated with it. Kimberlee informed everyone that the LDDA will not be part of the cost. Work variance from the negotiated redevelopment agreement is \$500,000-\$800,000 which would potentially be split between the City and developer. Kimberlee added that the decision making should include consideration of the long-term impacts to future development efforts.

ii. Other development projects

County Parking Structure – Joe Perrotto recused himself from this discussion for a potential conflict of interest. The possibility of a mixed-use development is being evaluated. Boulder County Housing Authority discovered that there is a gap in funding for the parking structure.

Question – Would the LDDA consider less than 100 spaces or shared/flex spaces? And would the DDA consider additional dollars toward this project?

Jeff cited that the parking study stated that there is no need for parking right now. Kimberlee stated that should the project move forward, shared/flex spaces could be considered and based on first come first serves which could be a reasonable compromise. Based on discussions, Kimberlee suggested that she would inform BCHA that the LDDA would be willing to look at other options for flex parking, but likely not increasing financial resources.

Joe Perrotto returned to the meeting.

iii. Grant Inquiries

Retail conversion grants – four potential retail conversion grants are in the pipeline. In addition, two DIP grants could come up that entails upgrades and improvement to facades that are adjacent to public right of way. LDDA and LEDP share the cost of grants 2 to 1 but LEDP has limited funding available. Kimberlee asked the board if these could be funded and LEDP could match the funding with their when they can.

Question - Will the board consider awarding DIP funds for projects adjacent to public right of way, but not street or alley frontage? Miller Music building will need significant work especially on the plaza side. The board gave Kimberlee a direction that grants for public facing improvements is reasonable.

8. FINANCE REPORT

a. Budget 2017 – per attached report, changes that were reviewed at last meeting have been recorded totaling to \$38,159.52. Jim Golden informed the board that the report format will change to one that it is more understandable.

b. Chris McGilvray moved to approve the budget as presented on the report; Joe Perrotto seconded the motion. The motion passed unanimously.

9. EXECUTIVE DIRECTOR REPORT

- a. Event update – 2016 concert series is done. The last concert attendance was up. Festival on Main is still being worked on. Booth fees increased this year and we continue to receive applications. Kimberlee asked the board to reach out for volunteers during the 2-day event. Joe suggested contacting FRCC for volunteers. Throw Down at Pie Noon is on Saturday.
- b. Irrigation repair vs. self- watering planters – self-watering planter were installed on the 200 block due to that block not have an irrigation system. Several irrigation systems need to be repaired and Kimberlee is looking at repairing these or replacing with self-watering planters. In addition, tree drip line will also need repair.
- c. Transportation & Access – Kimberlee wants to continue the study. A walking audit will take place on Aug 11. RTD bus pass has been funded by the Boulder County but will only go through the end of the year. The ridership numbers have increased quite a bit. Kimberlee thinks that an off-site lot would be reasonable to continue shuttle service in the downtown district.

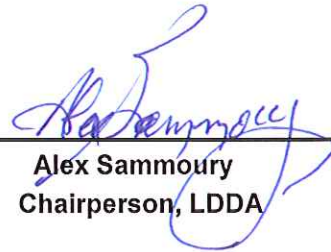
Master Plan – kick-off meeting with consultants is on Thu, August 18. Jeff Moore offered to be a part of the steering committee.

- 10. ITEMS FROM THE STAFF - none
- 11. BOARD MEMBER COMMENTS – Chris wished Kimberlee a happy birthday in a couple of weeks. Jeff Moore shared that the City is coming up with management protocols regarding transients. Kimberlee will on vacation most of next week through middle of the following week.
- 12. ADJOURN – 5:40 p.m.

Respectfully submitted by:



Kimberlee McKee
Executive Director, LDDA



Alex Sammoury
Chairperson, LDDA