

downtown.

L O N G M O N T

LDDA Board of Directors Meeting
528 Main Street, Longmont, CO 80501
August 24, 2016 – 4:15 p.m.

Present: Burbidge Austin; Ex-officio Member: City of Longmont, Jim Golden; Chris McGilvray; Joe Perrotto; Alex Sammoury; Sharon Smith-Eisler; Thaxter Williams
Absent: Jeff Moore
Guests: Tom Caprarella; David Starnes, Tyler Stamey
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 – Burbidge stopped by at Cheese Importers and congratulated Samm White for their achievements and offered to introduce him to a friend in France who owns a vineyard. Chris shared that he will be part of the panel discussion of the upcoming monthly library series on September 13, 6-8 p.m. with Longmont Economic Development Partnership. Small business owners discuss their experience of building a business in Longmont and downtown. He also recognized Tom Street’s phenomenal work and leadership on Focus on South Main. As a board liaison on the master plan update steering committee, he is excited about the project and will give monthly progress and update.

3. APPROVAL OF AGENDA

Motion: Thaxter Williams moved to approve the agenda; Joe Perrotto seconded the motion. The motion passed unanimously.

4. APPROVAL OF MINUTES

Motion to approve the July 27, 2016 Board Minutes: Thaxter Williams moved to approve the minutes; Chris McGilvray seconded the motion. The motion passed unanimously.

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

5. UNFINISHED BUSINESS

Alleyscape Update / schedule – Tom shared that the 300 block is now open with minimal work left. Work on 400 block is underway and scheduled to open in Mid-October. Change order with DeFalco on 500 block was executed on Aug. 13 to which they will finish hard surface/paving on the alley and parking lot with a scheduled opening on November 15. The rest of the work will commence in 2017. Chris asked Tom about any factors such as weather that might affect the November 15 deadline. Weather is not factored in but will extend deadline if need be.

Kimberlee shared the correspondences with the Chinese Medicine Clinic on 4th Ave. regarding concerns and frustrations about the alleyscape on 300 West and how it has affected their business. They asked that the board members be copied on any communications with LDDA from now on. Chris who experienced this at his business empathized with the business owner and can relate to them.

6. NEW BUSINESS

a. Development and grant updates

i. Retail Conversion Grant – Georgia Boys

Georgia Boys BBQ is acquiring the old Our Center building and is in the process of submitting an application for a retail conversion grant. Asbestos was discovered and needs to be removed before other work can proceed. The Our Center will pay for the removal but funding they will use is in escrow from the sale price paid by Georgia Boys. They asked if asbestos work could be added to the grant application to meet the match required for the retail conversion grant.

Kimberlee stated that retail conversion grant funds 25% of project, or maximum \$15,000 which LEDP would contribute up to 7,500 when monies are available. The board came to an

agreement that the asbestos work would be outside the grant request therefore could not be added to the retail conversion grant application.

- ii. South Main Station Update – David Starnes reported that as part of the agreement in June, buildings 2 and 4 construction documents have been re-submitted. Building 1 construction documents will be submitted on September 2. Site Plan and PIP (Project Improvement Plan) resubmittal is scheduled end of the month.

Tyler with Public Works reported that traffic study was done on Emery St. crossing between 1st and 2nd Ave. and the possibility of closing the street to pedestrian and vehicle traffic. The study concluded that closing the street will have negative impact on Main St. The recommendation was to keep Emery St. open. The City will have an open house on September 12 at 385 Kimbark St. to provide more information about the study. The City website will also post the same information. Surrounding businesses in the area will be notified of the open house. City Council will be updated based on feedback and data. Kimberlee asked to see the notification to share with downtown business owners. Alex asked about the estimated cost of work. Tyler stated that initial cost for improvements would cost \$3 million. To add traffic signal and closure gates would cost about \$2 million.

Thaxter asked about the cost of building a bridge or overpass as an option. Cost would be over \$3 million due to the steep grade.

- iii. County Redevelopment – The City and DDA continue to work on a possible redevelopment with the County at 6th and Coffman.

Joe recused himself at 4:48 p.m., Executive session started.

7. **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. (RFP-DH-7526 County Redevelopment Project)**

Board directed Kimberlee and David to update the county on our ability to participate in the project, stating that it is unlikely that we can fund the gap needed for the public spaces.

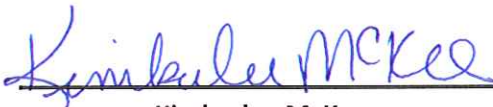
Session ended at 5:05 p.m.

8. **ITEMS FROM THE STAFF** – Kimberlee gave the board members their assigned group for the master plan update work groups. The LDDA was given the Governor’s award for the redevelopment of Cheese Importers. Award will be given at the DCI conference on September 22 in Pueblo, CO.

Festival on Main is this weekend. Pedestrian audit will be held today at 5:30 p.m. Chris, Joe and Sharon joined the first audit. Throw down at Pie Noon is on Saturday at 12 p.m.

9. **BOARD MEMBER COMMENTS** - none
10. **ADJOURN** – 5:10 p.m.

Respectfully submitted by:



Kimberlee McKee
Executive Director, LDDA



Thaxter Williams
Chairperson, LDDA (9/28/16)