

Revitalization Commission

Agenda

**Wednesday, February 28, 2024
City Hall, Council Chambers
749 Main Street
8:00 AM**

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to **+1 646 876 9923 or 833 548 0282 (toll free)**
Webinar ID **#852 0147 8768**
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/revitalizationcommission.

The Board will accommodate public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at ABrown@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of January 24, 2024 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Reports of Commission
 - a. Staff Updates
 - b. Downtown Business Association Updates
 - c. Chamber of Commerce Updates

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

7. Business Matters of Commission
 - a. Fees for Legal Services
 - b. Discussion Items for Future Agendas
 - c. Property Improvement Program Proposal
 - d. Comprehensive Plan Update
 - e. Louisville Downtown Vision Plan Update
 - f. Façade Improvement Program Application: Walter Rhoades
American Legion Post 111 @ 1150 Pine Street
 - g. Property Tax Financing
 - h. Main Street Closure Letter of Support
8. Future Agenda Items
9. Discussion Items for Next Meeting
 - a. Executive Session for Property Acquisition
 - b. Façade Improvement Program Applications
10. Commissioners' Comments
11. Adjourn

Revitalization Commission

Wednesday, January 24, 2024 | 8:00AM

City Hall, Council Chambers
749 Main Street

The Commission will accommodate public comments during the meeting. Anyone may also email comments to the Commission prior to the meeting at ABrown@LouisvilleCO.gov.

Call to Order – Chair Adler called the meeting to order at 8:00 AM and took roll call.

Commissioner Attendance: Present

Yes	Alexis Adler
Yes	Clif Harald
Yes	Mayor Chris Leh
Yes	Bob Tofte
Yes	Corrie Williams
Yes	Barbie Iglesias
Yes	Jeff Lipton

Staff Present:

Vanessa Zarete, Economic Vitality Manager
Austin Brown, Economic Vitality Specialist
Nick Cotton-Baez, Attorney to the City of Louisville - virtual
Rob Zuccaro, Director of Planning and Building Safety
Ligea Ferraro, Executive Administrator
Samma Fox, Deputy City Manager
Hannah Miller, Sustainability Coordinator

Others Present:

Councilmember Fahey
members of the public

Approval of Agenda:

Commissioner Lipton made a motion to approve the agenda. Commissioner Harald seconded. Approved.

Approval of December 20, 2023 Meeting Minutes:

Mayor Leh made a motion to approve the minutes. Commissioner Williams seconded. Approved.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303.335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

Public Comments on Items Not on the Agenda: None

Reports of Commission:

Staff updates

The new Economic Vitality Manager Vanessa Zarete was introduced to the Commissioners.

The Economic Vitality Specialist reviewed the staff updates which were provided in the meeting packet.

The Director of Community Development mentioned that Commissioners Tofte and Harald attended the South Street Underpass meeting and that multiple versions of the underpass designs were presented. Commissioner Tofte gave an update on the meeting and noted that the underpass seems to be important for a potential train station in the area. He encouraged everyone to review the plans online. Commissioner Harald added that having the greater context of the HWY 42 project was very helpful. Most of the conversation was about how does South Street get modified as an entryway/transition from downtown to the underpass rather than the physical design of the underpass. At the next LRC meeting we will talk about funding options.

Mayor Leh noted that the rail piece is new to some people and suggested a future meeting topic to discuss. There should be an update on this at the Metro Mayor's meeting in March.

2024 Open Government and Ethics Pamphlet

The EV Specialist noted that all commissioners should have received the 2024 Open Government and Ethics Pamphlet and asked for acknowledgement that it has been received. The Commissioners acknowledged receipt of the pamphlet and had no questions.

Board and Commission Rules of Procedure

The EV Specialist noted that all commissioners should have received the Board & Commission Rules of Procedure and asked for acknowledgement that it has been received. The Commissioners acknowledged receipt of the document and had no questions.

Downtown Business Association Updates

Commissioner Williams was not available for the last meeting as the meeting schedule has changed to the 2nd Friday of the month. There seemed to be overwhelming support for the Main Street closure proposal. Mayor Leh noted that the Council gave direction to staff to review the pros and cons of closing Main Street only in 2024 at this time and staff will provide information to Council at a later meeting, likely in March. Commissioner Williams suggested that the LRC could financially support the closure of Main Street if needed. Commissioner Lipton suggested that during the downtown streetscape and vision planning process, long term investment for Main Street should be considered.

DBA President Rick Kron provided updates from the DBA. He noted that there is very high support for a Main Street closure, and this was the primary topic at the last DBA meeting. He voiced he still doesn't think the underpass is a good idea. There was also discussion around the ice rink. The banner won't be put up this year as there are only 3 weeks left this season.

Chamber of Commerce Updates:

The Chamber annual dinner is next week.

It was noted that Lucca Coffee is closing, and Commissioner Williams reminded the LRC that Village Square is part of the URA and those businesses seem to be struggling. There was a discussion about Shamrock moving into the old Alfalfa's location. There is no formal timeline for them to occupy the space, which would help in activating the Village Square area. It was noted that it's listed on Shamrock's website as a future location.

Commissioner Comments on Items not on the agenda: None

Business Matters of Commission:

Approval of 2024 Posting Locations for Public Meetings

The EV Specialist presented the 2024 Posting Locations to the commission and requested approval of the posting locations for 224.

Commissioner Comments: none

Public Comment: none

Commissioner Harald moved to approve the 2024 posting locations. Commissioner Lipton seconded. Roll call vote: unanimously approved.

Approval of 2024 LRC Meeting Dates

The EV Specialist presented the 2024 meeting dates to the commission and requested comment on conflicts and approval of the meetings. It was noted that the meeting in June falls on Juneteenth and the EV specialist proposed to move the June meeting to the following week.

Commissioner Tofte moved to approve the 2024 meeting dates. Chair Adler seconded. Roll call vote: unanimously approved.

Commissioner Comments: none

Public Comment: none

Election of Officers for 2024

The EV Specialist presented the current LRC officers and requested an election of officers for 2024.

Nominations for Secretary: Commissioner Harald was nominated to be secretary. The nomination was unanimously approved.

Nominations for Vice Chair: Commissioner Williams was nominated to be vice chair. The nomination was unanimously approved.

Nominations for chair: Commissioner Adler was nominated to continue to be chair. The nomination was unanimously approved.

Approval of Property Tax Increment Rebate Agreement with Schlageter Properties, LLC

The EV Specialist provided an update on this rebate agreement. The agreement was presented to City Council at the January 16 meeting and the Council approved the agreement as proposed. The agreement was included in the meeting packet. Staff requests LRC final approval of the agreement.

Commissioner Williams motioned to approve the Property Tax Increment Rebate Agreement with Schlageter Properties, LLC with an amendment to replace references to Certificate of Completion with Certificate of Occupancy in the agreement. Commissioner Adler seconded. Roll Call Vote: unanimously approved.

Commissioner Comments:

There was a discussion around the language in the agreement surrounding what happens if the property changes ownership and any options for conveyance to a new owner.

There was a discussion about what the certificate of completion represents, and it was suggested to be clear in future agreements that the agreement should be clear on defining Certificate of Completion and Certificate of Occupancy and either's role in each agreement. This defines when the payments begin. The City Attorney noted why Certificate of Completion was used in this agreement. For this project it sounds like CO should replace references of Certificate of Completion in the agreement. The City Attorney suggested an amendment should follow final approval of the agreement by LRC.

There was a discussion around the agreement to reimburse the applicant for the 50% cost of the third-party review. The City has an agreement with the third party for review and expects reimbursement from the applicant for 50% of that fee.

There was discussion around an end date limitation to the agreement.

Public Comment: none

Discussion: DeLo West Update:

The Director of Community Development began by noting that the DeLo West project is in a quasi-judicial review with the City Council. As such, Mayor Leh and Councilmember Fahey were recused from the meeting. It was noted that this is just a general update of a potential project in the area and LRC is not requested to make any decisions related to this presentation at this time.

Hunter Floyd with LiveForward Development provided an update on the status of the project.

Commissioner Comments:

There was a discussion around area three of the proposed design and its setback from the ROW.

There was a discussion about examples for what the opportunity areas might present more specifically.

There was a discussion about activating downtown with more foot traffic and a question on the current timeline for construction. Hunter noted that the construction timeline for the development will likely be around 16 months once it begins.

There was a discussion about the transition from the Little Italy neighborhood to the north to the proposed property and a concern about having tall townhouses on Griffith due to current ice buildup issues along this street. Hunter proposed a meeting with residents of the Little Italy neighborhood to discuss options and mentioned that so far, they have not received response to their inquiries to these residents.

Public Comment:

Rick Kron mentioned support for this development

Josh Cooperman suggested that e-bike parking with solar awning would be a great addition to the development.

Discussion – Bag Tax Funded Sustainability Programs Overview

Sustainability Coordinator Hannah Miller presented an informational update and overview of the Bag Tax Funded Sustainability programs.

Commissioner Comments: none

There was a discussion on how the outreach is being done.

Public Comment: none

Future Agenda Items

-

Discussion Items for Next Regular Meeting, Wednesday, February 21, 2024:

1. South Street Underpass Funding
2. Comp Plan and Downtown Vision Plan Updates
3. Executive Session for Property Acquisition
4. Façade Improvement Program Applications

Commissioner Comments:

Commissioner Williams won't be in person for the February LRC meeting.

Commissioner Tofte commented that a funding request to LRC may come quickly for the S. Street underpass project and asked to review where LRC funding/revenues are to provide background for this discussion.

Mayor Leh mentioned the Council meeting last night to discuss the Comp Plan process and encouraged the LRC to follow those discussions carefully. Commissioner Harald added that the LRC has a vested interest in the Comp Plan, and this is the time when LRC can have input on zoning/re-zoning, etc. Chair Adler asked the Director of Community Development to provide ongoing updates to the LRC so they can provide formal input to the Comp Plan process. Staff will add this subject to the LRC's 2024 Work Plan.

Mayor Leh encouraged the LRC to review the council's meeting on ethics training.

Public Comment:

It was noted that the first public meeting for the Downtown Vision Plan at the same time as the Chamber's Annual Dinner. Staff will look into this conflict and will follow up with the LRC.

LRC requested to be notified of public meetings for the Downtown Vision Plan project.

Adjourn: The meeting adjourned at 9:50 AM.

SUBJECT: STAFF UPDATES

DATE: FEBRUARY 28, 2024

PRESENTED BY: VANESSA ZARATE, ECONOMIC VITALITY MANAGER

SUMMARY:

In the following, staff provides business and property updates related to activity within the Highway 42 Urban Renewal Area.

Green Business Program

In 2024, Louisville is becoming a local branch of the Colorado Green Business Network (CGBN). This means Louisville businesses will benefit from statewide recognition, on-site assistance, coaching, and support—all aimed at enhancing business sustainability efforts.

As a CGBN regional partner, the City of Louisville will continue to be the primary point of contact for Green Business support, while also offering tailored assistance from a team of Green Business Specialists at the state level. This dual approach combines the prestige of a statewide program with the personalized touch of local support.

Join us as we embark on this journey towards operational sustainability, with opportunities for growth, recognition, and valuable connections throughout the state.
<https://cdphe.colorado.gov/co-green-business>

Main Street Closure

A temporary Main Street Closure proposal is anticipated to go to City Council in March 2024.

Downtown Vision Plan

There will be an Open House for the Downtown Vision Plan on February 22, 2024. This will provide an opportunity for the public to engage with ideas and provide project feedback. There will be additional opportunities for public engagement throughout the year.

Comprehensive Plan Update

The Comprehensive Plan public engagement plan is underway. An open house will be held Thursday, March 21st at the Louisville Recreation and Senior Center (900 Via Appia Way). Kids are welcome.

SUBJECT: FEES FOR LEGAL SERVICES

DATE: FEBRUARY 28, 2024

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

City Council has entered into a new contract with Kelly PC for City Attorney services with new rates that were effective January 1, 2024. There is a proposed contract between the LRC and Kelly PC for legal services includes as attachment 1.

The LRC as a separate legal entity has maintained a separate contract with the firm providing the City's legal services. Because of this arrangement, the LRC must also approve the new fee schedule. This new contract includes an updated fee schedule, effective January 1, 2024, as well contract agreements.

RECOMMENDATION:

Staff recommends approval contract for attorney services between the Louisville Revitalization Commission and the law firm Kelly PC.

ATTACHMENT(S):

1. 2024 02 28 Kelly PC Contract for Attorney Services

CONTRACT FOR ATTORNEY SERVICES

This Contract between the LOUISVILLE REVITALIZATION COMMISSION, a body corporate and politic ("Commission") and the law firm of KELLY PC ("Attorney") is as follows:

WITNESSETH:

WHEREAS, the Commission is in need of an attorney to serve as its general counsel; and

WHEREAS, Nick Cotton-Baez and the other attorneys at Kelly PC are duly licensed attorneys in the State of Colorado, and Kelly PC is willing and able to serve as general counsel to the Commission;

THEREFORE, in consideration of the mutual covenants hereinafter contained, the parties hereby agree as follows:

1. Appointment. The Commission hereby appoints the Attorney as general counsel for the Commission and Attorney hereby accepts such appointment. It is understood that the work of the Attorney will be performed by Mr. Cotton-Baez or others in the firm designated by him, but that Mr. Cotton-Baez shall be principally responsible to the Commission for that work.

2. Term. The services to be performed by the Attorney shall begin upon appointment and shall terminate on the Attorney's removal or resignation.

3. Removal or Resignation. Attorney shall serve at the pleasure of the Commission and may be removed from the position of general counsel at any time by affirmative vote of a majority of the membership of the Commission, the removal to take effect upon written notice to the Attorney. Attorney expressly waives any rights to a charge in writing or an opportunity for a hearing prior to removal.

Attorney may voluntarily resign as general counsel to the Commission by providing at least sixty (60) days' advance written notice to the Commission, unless a shorter notice period is agreed to by the Commission.

4. Services. The Attorney shall perform all duties of counsel to the Commission as may be required by Constitution, statute, or ordinance, and shall perform other legal services as requested by the Commission or by such Commission officers or employees as designated by the Commission.

5. Compensation. The Commission agrees to pay the Attorney for all services under this Contract at the rates set forth in the "Appendix A -- Fee Schedule," attached hereto and incorporated herein by this reference. The Attorney agrees to bill the Commission monthly, indicating the services performed, the time expended thereon, and the dates of service. Attorney's expenses for travel to and from Louisville shall not be billed separately to the Commission.

6. Outside Legal Counsel. The Commission may employ, at the Commission's expense, outside the terms of this Contract, other legal counsel determined to be necessary by the Commission.

7. Amendment. Any amendment to this Contract shall be in writing and agreed to by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Contract on the dates shown.

KELLY, PC

LOUISVILLE REVITALIZATION
COMMISSION

By: Kathleen Kelly
Kathleen Kelly, President

By: _____
Chair

12/13/2023
Date

Date

ATTEST

By: _____
Secretary

Date

APPENDIX A – FEE SCHEDULE (EFFECTIVE JANUARY 1, 2024)

General Legal Services:

Attorney time

- Partners	\$260.00 per hour
- Senior Associates	\$245.00 per hour
- Associates	\$230.00 per hour

Developer Reimbursed Legal Services:

Attorney time

-Partners	\$315.00 per hour
-Senior Associates	\$290.00 per hour
-Associates	\$275.00 per hour

Beginning January 1, 2025, the above rates may be adjusted to reflect 2024 inflation as determined by the Consumer Price Index, All Items (CPI-U) for Denver-Aurora-Lakewood, September 2024 Forecast, published by the State of Colorado Legislative Council Staff. Attorney shall notify the City Council in writing of 2025 rates by no later than November 30, 2024.

Expenses:

- | | | |
|-----|--------------------------------|---|
| (1) | Copying: | \$.15 per page |
| (2) | Travel: | No mileage or attorney time charge for travel to and from Louisville |
| | | For other travel, travel time will be billed one-way and current IRS per mile |
| (3) | Long distance telephone calls: | at cost |
| (4) | Delivery: | at cost |

SUBJECT: PROPERTY IMPROVEMENT PROGRAM PROPOSAL

DATE: FEBRUARY 28, 2024

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The Louisville Revitalization Commission is the Urban Renewal Authority for the City of Louisville, Colorado. The LRC has a mission to eliminate blight and carry out area plans for the respective urban renewal areas across the City of Louisville. The LRC has an existing Façade Improvement Program that has been utilized by many businesses since its inception. The community, businesses, property owners and the LRC are interested in creating a Property Improvement Program to stimulate new private investment and assist in further eliminating blight.

Louisville's Highway 42 Revitalization Area focuses on the downtown area, including Main Street. Downtown has historic structures and vacancies. To help encourage new uses, reduce vacancies and add vibrancy to downtown, a Property Improvement Program can make business entry into the urban renewal area more inviting and financially feasible.

An in-depth proposal for the Property Improvement Program and a summary of various other incentive programs can be found in the attachment for review.

FISCAL IMPACT:

Fiscal impact will be dependent on project proposals, scopes and approvals. The 2024 budget did budget \$350,000 for the Façade Improvement Program and \$250,000 for the Property Improvement Program.

PROGRAM/SUB-PROGRAM IMPACT:

The Property Improvement Program is a new program for the Louisville Revitalization Commission. The program will be structured similarly to other LRC programs and can be adjusted if needed after the first year.

RECOMMENDATION:

Staff recommends the Louisville Revitalization Commission adopt the Property Improvement Program with the Option 1 Incentive/Reimbursement Schedule.

SUBJECT: PROPERTY IMPROVEMENT PROGRAM PROPOSAL

DATE: FEBRUARY 28, 2024

PAGE 2 OF 2

ATTACHMENT(S):

1. 2024 02 28 Property Improvement Program Proposal

Property Improvement Program Proposal

Background:

The Louisville Revitalization Commission (LRC) was established as a resource to help eliminate blight in urban renewal areas in the City of Louisville. In cooperation with property owners and stakeholders, the LRC seeks to provide assistance to stimulate private investment and accomplish objectives within each urban renewal plan.

The LRC has an existing Façade Improvement Program for the Highway 42 Urban Renewal Area. This program addresses improvements to the outside of the building, those places you can see from public right-of-way. Multiple businesses have successfully taken advantage of this program to upgrade their exteriors, many aligning with the original historic design of the building and keeping the Main Street feel.

The LRC is now interested in addressing the interior of the buildings through the Property Improvement Program. Many of the buildings within the urban renewal area are older, and some have had long time vacancies- resulting in building interiors that are outdated, run down and expensive to rehabilitate. These buildings are not being used to their highest and best use and are hindered by extreme costs to rehab and update. Costs can include upgrading the infrastructure, energy efficiency, creating usable floor layouts, tenant finish improvements and more.

Through the introduction of the Property Improvement Program, building owners, tenants and investors will have an additional tool to use to rehabilitate their buildings. This can be used as an attraction tool as well to bring in new uses into the urban renewal area- resulting in less blight, fewer vacancies and new community benefit.

Purpose:

To encourage reuse of existing buildings, which will result in reduction of blight and vacancies while adding more vibrancy and activation to the urban renewal area. This program can assist with the investment costs needed to update building interiors to make them more usable and attractive to new tenants.

Project Eligibility:

- New business, existing businesses and qualified existing business expansion
- Registered and in good standing with the State of Colorado and City of Louisville

Eligible Uses:

The intent of this program is to upgrade building interiors, making them more attractive to businesses. Eligible uses are those improvements that stay with the building and can include:

- | | |
|---|------------------------|
| • Tenant Improvements and Tenant Finish | • Utility Improvements |
| • ADA Compliance | o Water |
| • Flooring | o Electricity |
| • Lighting | o Plumbing |
| • Walls | o HVAC |

*Existing businesses may only utilize the program to upgrade infrastructure or utilities within their building. The intention is to make the existing spaces more viable and bringing them into needed compliance. This program can not be used for aesthetic improvements to the building interior, just material utility and infrastructure improvements.

Incentive:

Option 1

For new and expanding businesses: The Property Improvement Program will reimburse 50% of the project costs, up to \$150,000.

For existing businesses modifying their existing space: The Property Improvement Program will reimburse 50% of the project costs, up to \$75,000.

*Projects can ask the Louisville Revitalization Commission for a higher reimbursement percentage. A higher level of reimbursement can be provided on a case-by-case basis and will be determined by project impact on the community- such as blight remediation, levels of sales tax generation, property tax impacts, employment and others.

Work must be approved prior to the start of construction. Any work done before an agreement is in place will not be eligible for reimbursement.

Upon completion of all work and approvals by the City, the applicant will be reimbursed.

Option 2

For new and expanding businesses: Up to \$150,000.

Eligible Project Costs	Percent to be Reimbursed
\$0 - \$15,000	100 %
\$15,001 - \$50,000	75 %
\$50,001 - \$100,000	50 %
\$100,001 +	Reviewed on a case-by-case basis

For existing businesses modifying their existing space: Up to \$75,000.

Eligible Project Costs	Percent to be Reimbursed
\$0 - \$15,000	100 %
\$15,001 - \$50,000	75 %
\$50,001 - \$75,000	50 %

* Projects can ask the Louisville Revitalization Commission for a higher reimbursement percentage. A higher level of reimbursement can be provided on a case-by-case basis and will be determined by project impact on the community- such as blight remediation, levels of sales tax generation, property tax impacts, employment and others.

Work must be approved prior to the start of construction. Any work done before an agreement is in place will not be eligible for reimbursement.

Upon completion of all work and approvals by the City, the applicant will be reimbursed.

Process:

An applicant must submit a full application to Economic Vitality staff. A full application includes:

- A detailed project narrative
- Project renderings
- Cost estimates (for interior improvements and total project work)
- Employment impacts
- Business W9
- Letter of authorization from property owner if work is not being done by the property owner

*The project will also need to go through all City processes related to the project. Processes include but are not limited to Historic Preservation review and Historic Preservation Commission approval and reviews/approvals with the Planning and Building departments. The project must receive all necessary approvals before construction and once construction is complete before reimbursement.

Once submitted, the application will be reviewed by staff. Staff will ask for any additional information needed to draft a scope of work and project recommendation. Staff will then present the application and recommendation to the LRC for review and the LRC will make a decision regarding project funding. The LRC has discretion to determine funding levels.

*If a project is denied, they are not prevented from coming back with a different proposal.

Comparison of Other Cities:

The LRC intends to be competitive with neighboring and comparative communities. This is a summary of other community programs as it relates to the Façade Improvement Program, Property Improvement Program and general incentive programs. The intent was to look at City programs and Urban Renewal entities. The majority of communities have a general case-by-case incentive program (most commonly associated with sales tax rebates), this information includes specific programs aside from general case-by-case policies.

City	Façade Improvement Program	Business Incentive Programs (BAP) *listed specific programs (most have a general case by base business incentive program and urban renewal TIF)	Property Interior Program
Boulder County			
Erie	URA up to \$15,000	URA up to \$50,000 (for capital costs)	
Lafayette	LURA (up to \$25,000) and Small Business (up to \$7,500)	Green Business Program	Small Business (up to \$7,500)
Longmont		R&D sales and use tax exemptions, manufacturing tax exemptions, priority review	
Superior	Max of \$10,000 total for all improvements for life of business		Max of \$10,000 total for all improvements for life of business
Boulder		Microloan Program up to \$50,000, fee rebate program	
Metro and Similar Size Communities			
Durango	Up to \$5,000	Low cost loans, up to \$350,000	
Firestone	Case by case		Case by case
Golden	DDA up to \$15,000	Professional Services up to \$4,000	
Lakewood	Up to \$10,000	Business Safety Program up to \$10,000	Up to \$10,000
Littleton	Up to \$20,000		
Manitou Springs		Low interest revolving loan fund	
Silverton			
Thornton		Expedited review	
Westminster		Fee rebates	
Wheat Ridge		Business loan program	

Cost of Living Cities			
Atlanta, GA	Up to \$200,000	Multiple loan programs, multiple bond programs	
Austin, TX		Low interest loans	
Boston, MA	Matching grant	Attraction grants up to \$200,000	
Chicago, IL	Up to \$150,000		Up to \$150,000 (combined with exterior improvements)
Dallas, TX		Property Tax programs	
Houston, TX		Various loan programs	
Kansas City, MO		Funding if invest \$10M and hire 500. Sales tax exemption for manufacturers	Property Tax Abatement, Chapter 100 Bonds,
Las Vegas, NV	Up to \$25,000	Business Security Grants	
Los Angeles, CA		Technical assistance	
Miami, FL	Up to \$50,000		
Nashville, TN	Up to \$50,000	Small Business Lending, Fast Growing Business grants (up to \$50,000)	
Oakland, CA		Industry specific grants	
Phoenix, AZ		Bonds, renewable energy credits	
Portland, OR	Up to \$75,000	Business Safety program (up to \$25,000), vandalism repair (up to 10,000)	Up to \$75,000 (with exterior improvements)
Raleigh, NC	Up to \$10,000	Cash grants on sliding scale	Up to \$25,000
Salt Lake City, UT		Loan fund, construction mitigation grants (up to \$3,000)	
San Diego, CA	\$8,000-16,000 max	Revolving loan fund	
San Francisco, CA	Up to \$5,000	New Storefront grant program, loan funds,	Up to \$5,000
Seattle, WA		Business rents	
St. Louis, MO		Equipment and tech assistance	
Washington D.C	Up to \$5,000		

Metro Denver Cost of Living Cities (communities in which we are most often compared to)

Atlanta
Austin
Boston
Chicago

Dallas
Houston
Las Vegas
Los Angeles

Miami
Oakland
Phoenix
Portland

Raleigh
Salt Lake City
San Diego
San Francisco

Seattle
St. Louis
Washington D.C



Louisville Revitalization Commission

FEBRUARY 28, 2024

REGULAR MEETING



Property Improvement Program

The Louisville Revitalization Commission (LRC) was established to eliminate blight in urban renewal areas in the City of Louisville. In cooperation with property owners and stakeholders, the LRC seeks to provide assistance to stimulate private investment and accomplish objectives within each urban renewal plan.

The LRC is interested in exploring a Property Improvement Program that would assist in the rehabilitation and reuse of existing buildings within the Highway 42 Urban Renewal Area. The program could assist with costs needed to rehabilitate and update interiors of buildings.



Action Items

- Program Qualifications
 - Project Eligibility
 - Eligible Uses
- Reimbursement Schedule
- Funding limits



Project Eligibility

- New business, existing businesses and qualified existing business expansion
- Registered and in good standing with the State of Colorado and City of Louisville



Eligible Uses

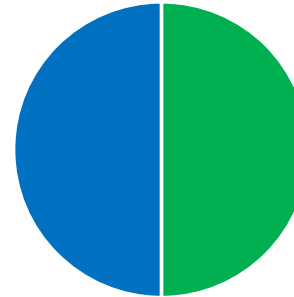
- Tenant Improvements and Tenant Finish
- ADA Compliance
- Flooring
- Lighting
- Walls
- Utility Improvements
 - Water
 - Electricity
 - Plumbing
 - HVAC

Reimbursement Option #1

- Reimbursement of 50% of the project costs

For new and expanding businesses: Up to \$150,000.

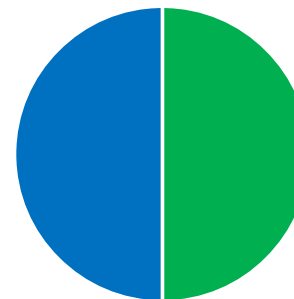
Cost



■ LRC ■ Applicant

For existing businesses modifying their existing space: Up to \$75,000.

Cost



■ LRC ■ Applicant

Reimbursement Option #2

- Sliding scale based on project costs and business type

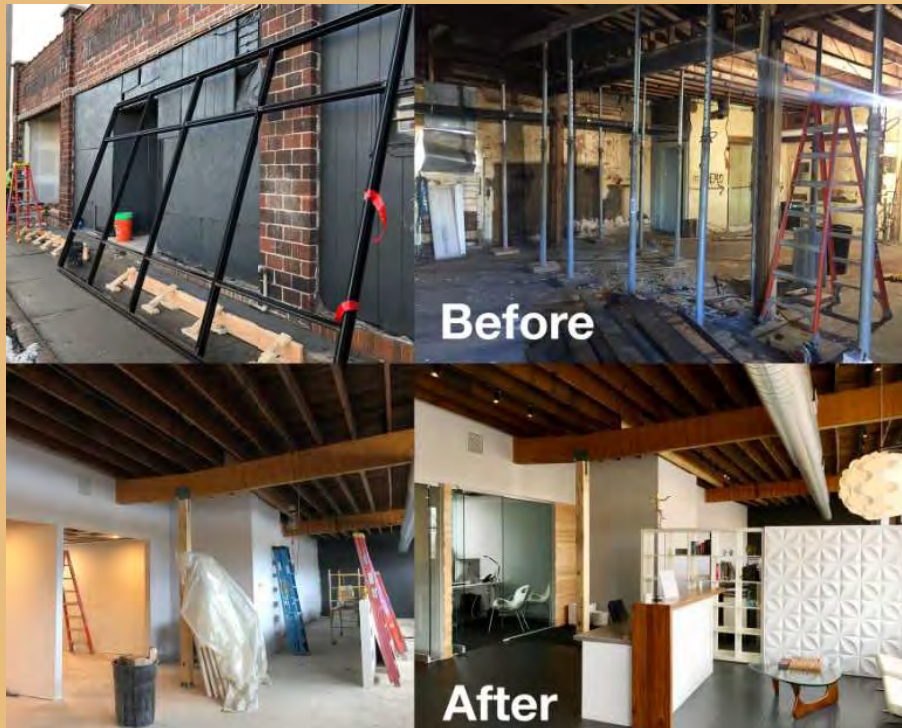
For new and expanding businesses: Up to \$150,000.

Eligible Project Costs	Percent to be Reimbursed
\$0 - \$15,000	100 %
\$15,001 - \$50,000	75 %
\$50,001 - \$100,000	50 %
\$100,001 +	Reviewed on a case-by-case basis

For existing businesses modifying their existing space: Up to \$75,000.

Eligible Project Costs	Percent to be Reimbursed
\$0 - \$15,000	100 %
\$15,001 - \$50,000	75 %
\$50,001 - \$75,000	50 %

Discussion



Examples

MEMORANDUM

To: Louisville Revitalization Commission

From: Rob Zuccaro, AICP, Community Development Director
Jeff Hirt, AICP, Planning Manager

Date: 2/21/24

Re: Comprehensive Plan Update

PURPOSE

The purpose of this agenda item is to:

- Provide the Revitalization Commission with an overview of what a comprehensive plan is,
- Share the plan for the City's Comprehensive Plan Update launching in 2024, and
- Solicit initial feedback from the Revitalization Commission to inform next steps.

BACKGROUND:

The City is launching an update to one of its most important policy documents – the Comprehensive Plan. The Plan is adopted by City Council and required by state law.¹ Louisville Municipal Code (LMC) Section 17.64.050 also requires a Plan update at least every ten years. The last Plan update was in 2013. The Plan update is an



opportunity for the community to refresh the City's overall vision, values, and policies on a range of topics including but not limited to land use, development, and infrastructure. The time horizon the Louisville Comprehensive Plan will address is about 20 years. The Community Development Department will manage the Plan update in close coordination with City Council, Planning Commission and numerous other City boards, commissions, and departments with a consultant team led by Design Workshop with subconsultants Fehr and Peers (transportation), Economic and Planning Systems (economics analysis), and Spirit Environmental (sustainability, resilience).

The typical components of a most comprehensive plans that City staff expects will be included in the Plan update include:

- *Existing Conditions Assessments*: this will include analysis of trends related to the built environment (e.g., land use and development), social and economic trends, etc.

¹ C.R.S. Sec. 30-28-106, 31-23-206.

- *Vision and Values Statements*: this will be heavily informed by community input to articulate what is most important to Louisville community members that the Plan's policies should hinge on. This may also take the form of guiding principles. In addition to acting as a foundation for the Plan's policies, the vision and values statements can be a helpful lens for a range of future City decisions like City Council work planning and budgeting.
- *Future Land Use Framework*: this will likely include maps and accompanying policies that establish the City's desired vision for future land uses. These policies will act as a foundation for land use decisions on both public and private land. For example, the Louisville Municipal Code (LMC) requires that most development proposals (e.g., Planned Unit Developments, rezonings) be evaluated for consistency with Comprehensive Plan policies.
- *Future Transportation Framework*: this will include maps and accompanying policies that establish the City's desired vision for future transportation connections. The Plan update will build off the City Council adopted 2019 Transportation Master Plan. These policies will act as a foundation for transportation decisions both for City initiated capital improvement projects and incremental transportation improvements as development and redevelopment occurs on private property.
- *Policy Statements by Topic*: as the plan is comprehensive, it will address a range of other topics that emerge from community input. For example, the Plan update is an opportunity to establish or reinforce City policies on topics "adjacent" to land use, development, and infrastructure. The project team anticipates topics like Equity, Diversity, and Inclusion (EDI), environmental sustainability, resilience and hazard mitigation, and housing affordability (among others) to be front and center in the Plan update.



2013 Louisville Comprehensive Plan Cover

Community Engagement

Community input that reflects a broad range of perspectives and opinions will be vital to the Plan update's success. The project team is planning on three community engagement "windows" over the course of the project. During each of these windows, there will be a wide range of engagement opportunities with the intent of ensuring broad representation and meeting people where they are at. The table below summarizes each of these engagement windows.

Comprehensive Plan Community Proposed Engagement Windows		
Engagement Window	Engagement Types	Est. Timing (subject to change)
Engagement Window #1: Community Vision and Values The purpose of this engagement window is to raise awareness about the project and solicit community input on the Plan's vision, values, and goals.	• City Council, Planning Commission • City boards and commissions • Focus groups by topic (e.g., development, transportation, sustainability, etc.) • Public events • Online engagement through Engage Louisville (e.g., surveys)	First quarter of 2024
Engagement Window #2: Community Choices, Strategy Framework The purpose of this engagement window will be to solicit community input on the Plan's draft framework, which will include key community choices that will be driven by input during engagement window #1 (e.g., specific land use options).	• City Council, Planning Commission • City boards and commissions • Public events • Online engagement through Engage Louisville (e.g., surveys) • Intercept events (e.g., at planned community gatherings)	Third quarter of 2024
Engagement Window #3: Draft Plan The purpose of this engagement window will be to inform the community of the draft plan and determine the leadership, timing, and funding considerations and prioritizations of actions.	• City Council, Planning Commission • Online information sharing through Engage Louisville (e.g., surveys)	Early/mid 2025

Active City Projects Related to the Comprehensive Plan

The City has several active related projects that the Comprehensive Plan will need to align with. The table below highlights three notable, active plans slated for future City Council adoption and examples of how the Comprehensive Plan could align with those efforts.

Summary of Select Related and Active City Planning Projects			
Related City Plan	Brief Summary	Comprehensive Plan Alignment Examples	Est. Timing
Parks, Recreation, Open Space, and Trails (PROST) Master Plan Update	Guiding document for planning, acquisition, development, and administration of related facilities.	The Comprehensive Plan's related policies and future land use recommendations should align with any such content in the PROST Master Plan update.	Public launch planned for mid-2024
Louisville Downtown Vision Plan (LDVP)	To enhance public spaces downtown (e.g., streetscape, wayfinding, etc.).	The Comprehensive Plan will likely have a more granular future land use and transportation plan for downtown that will need to align with any LDVP recommendations.	Community engagement planned for early 2024, City Council adoption planned for late 2024
Housing Plan	Includes a housing needs assessment, related policy statements, and an action plan.	The Housing Plan will likely call for increasing opportunities for more residential development in Louisville. The Comprehensive Plan's future land use component is an important tool to identify which areas of the community may be appropriate for any such land use changes.	Early 2024 City Council adoption

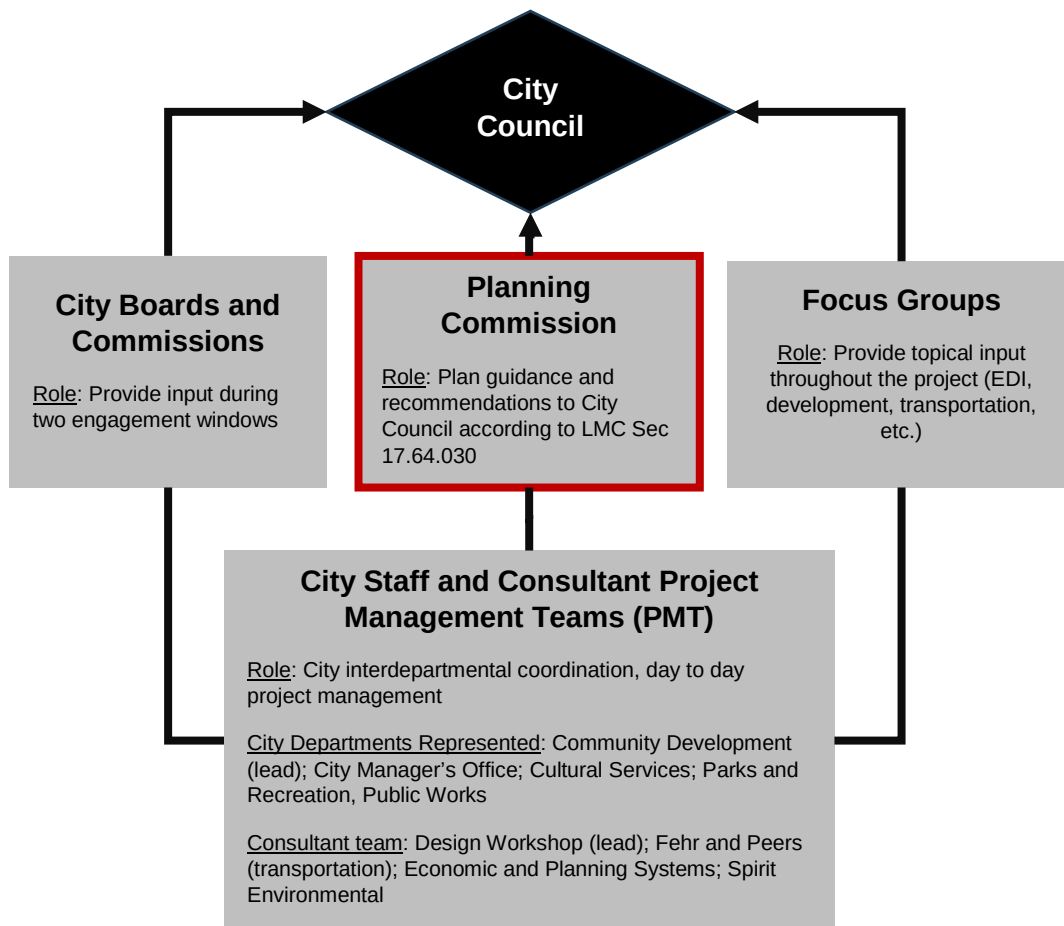
Project Structure

LMC Section 17.64.030 establishes the Planning Commission as the recommending body to City Council to adopt the Comprehensive Plan. Community input will be supplemented by input from City boards, commissions, and focus groups to inform Plan recommendations to City Council. The project team consists of an interdepartmental group that interfaces with the Plan and the consultants. The graphic below summarizes the proposed project structure.

Louisville Revitalization Commission Role

As part of this project, City staff are requesting that the LRC: 1) provide input during at least two LRC meetings during the project, 2) participate during public engagement windows as you see fit as residents, and 3) help spread the word in the community about the project as public communications start coming out in late February/early March 2024 with the overall goal of maximum community participation. The Plan update will not do a “deep dive” on all topics related to the built environment, but there may be opportunities to advance or reinforce some revitalization policies or actions.

Comprehensive Plan Update Proposed Project Structure



PROPOSED SCHEDULE AND NEXT STEPS

The Plan update is just getting started with a public launch anticipated for early 2024 and a planned adoption by late Summer/early Fall 2025. An abbreviated proposed project schedule is provided below. Planning Commission and City Council discussions will occur during the engagement windows and throughout the project with specific dates to be determined.

The specific next steps include a public launch planned for February or early March 2024. The project team plans to inform the community of the opportunities for engagement repeatedly throughout Engagement Window #1 through the City's social media platforms, newsletters, signs around the community, and direct mailers, among other notification methods.

Proposed Abbreviated Comprehensive Plan Update Schedule (subject to change)							
	2024				2025		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Engagement Window #1: Vision and Values							
Engagement Window #2: Choices and Plan Framework							
Engagement Window #3: Draft Plan							
Draft Plan Framework and Key Community Choices							
Draft Plan (* = planned City Council adoption)							*

REQUESTED REVITALIZATION COMMISSION FEEDBACK

City staff are requesting feedback from the Revitalization Commission on the following two questions to inform next steps:

- What does a successful Comprehensive Plan update look like to you?
- What are the top three items that the Comprehensive Plan update should address?

LINKS:

1. 2013 Comprehensive Plan - <https://www.louisvilleco.gov/local-government/government/departments/planning/comprehensive-plans-studies-reports>.
2. Plan Update Engage Louisville webpage: <https://www.engagelouisvilleco.org/comp-plan>.

Revitalization Committee Meeting

February 28, 2024

Citywide Comprehensive Plan Update



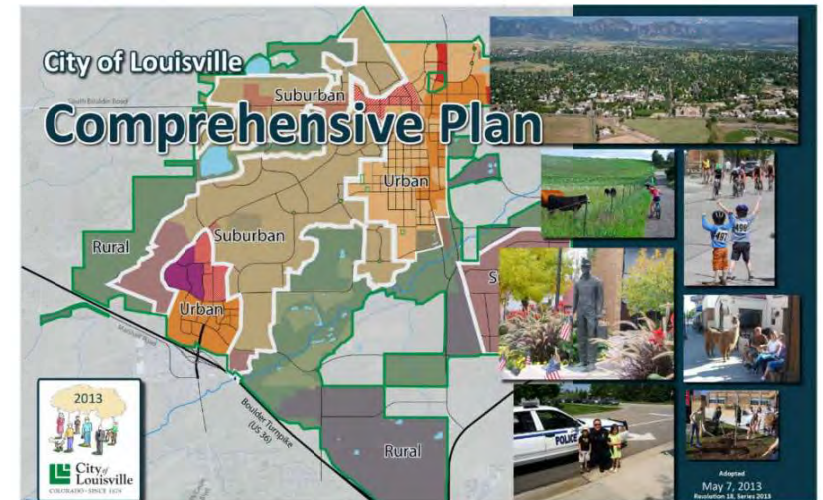
Meeting Purpose

1. LRC to gain understanding of project and process
2. Targeted questions to inform next steps



Comprehensive Plan Overview

- Required by state law and city code to be updated every ten years
- City Council adopted policy that is not regulatory but serves important purposes
- Focuses on land use, development, and infrastructure but covers wide range of topics



Typical Parts of a Comprehensive Plan

- Existing conditions
- Vision and values statements
- Future land use and transportation framework
- Policy statements by topic (comprehensive)
- Action plan



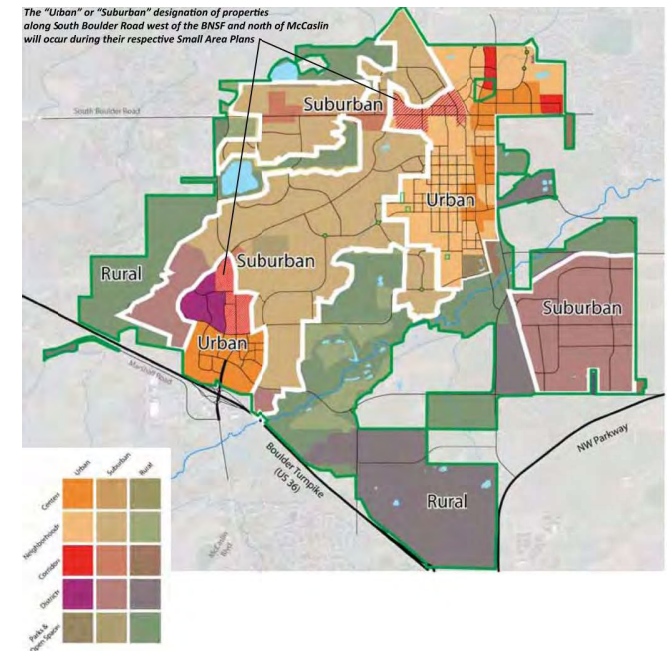
Vision and Values

- Community driven statements of what is most important to Louisville
- Act as foundation for plan's policy development
- Examples of how they can be actionable:
 - Policies tied to specific vision/values statements
 - City Council work plans
 - Budgeting



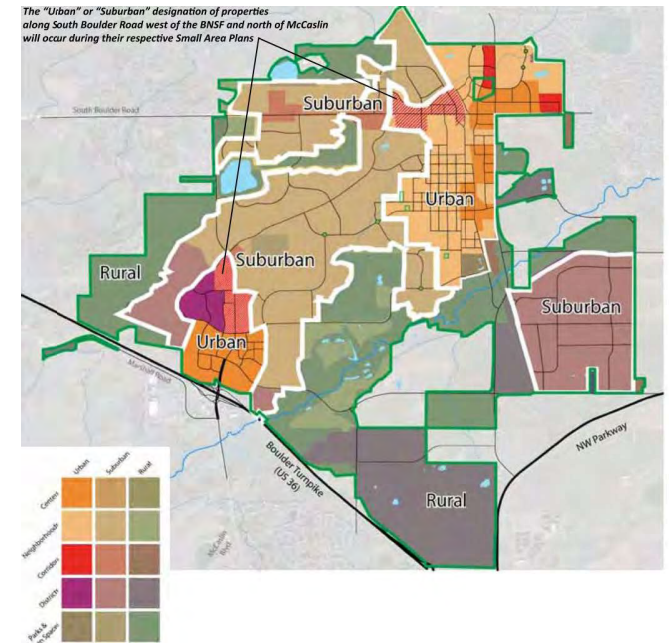
Land Use Framework

- Future land use designations (status quo or calling for changes) that acts as foundation for land use decisions
- Examples of how they can be actionable:
 - Private development requests required to show plan consistency
 - Changes to zoning code to align desired features of places to regulations (design, context, etc.)
 - Future public facilities, land acquisitions



Transportation Framework

- Future transportation system
- Acts as foundation for transportation decisions
- Examples of how they can be actionable:
 - Private development requests required to provide transportation connections
 - Changes to street design standards to align with desired street types
 - Capital Improvements Planning (CIP) for city-initiated transportation projects



Topical Policy Statements

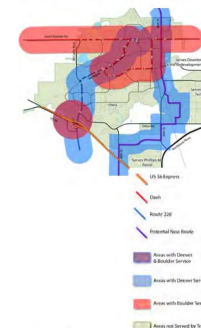
Can be freestanding in Comprehensive Plan or align/reinforce from other City plans on topics like:

- Environmental sustainability
- Equity, Diversity, and Inclusion
- Historic preservation
- Parks, recreation, open space
- Housing affordability
- Economic development and fiscal health
- Recovery and resilience

The Framework

to the City and the entire metro region. The City should work with its neighboring jurisdictions and RTD to provide transit service along HWY 42/96th Street between Lafayette and Broomfield and introduce transit service to Avista Hospital, the Colorado Technology Center, the Monarch Campus, and, as development occurs, the Phillips 66 property.

Policy TMA-1.7: Walkability is a key ingredient to livable cities and neighborhoods. Great cities and neighborhoods all feature street level experiences that invite and stimulate pedestrian and bicycling activities. Walkability



Proposed Transit Service Improvements

2013 Comprehensive Plan

enhances public safety, fosters personal interactions, improves public health, and increases economic vitality.

Louisville has an excellent recreation trail network and generally a high quality walking environment on its City streets. The intent of this Comprehensive Plan is to establish a transportation policy which raises the bar and better integrates the City's recreational trail network with City's street network. This interconnection will help create a more balanced transportation system that serves the entire City and is designed for all users of all ages and ability levels.

Policy TMA-1.8: Louisville has four at-grade crossings of the Burlington Northern Santa Fe (BNSF) Rail line. Three of the crossings: Main Street, Griffith Street and South Boulder Road are located within, or immediately adjacent to established residential neighborhoods. The fourth is located at Dillon Road near the Colorado Technology Center and proposed relocation of the St. Louis Catholic Church and School.

Federal Railroad Administration regulations require locomotive horns be sounded for 15-20 seconds before entering all public at-grade crossings, but not more than one-quarter mile in advance. This federal requirement preempts any state or local laws regarding the use of train horns at public crossings, unless certain improvements are made to the crossings.

The noise level of the horns negatively impacts the quality of life for residents and employees living and working near the rail corridor. It is a recommendation for the City of Louisville to work with its neighboring jurisdictions and the BNSF to create safe Federal Railroad Administration qualifying upgrades to all four rail crossings in the City. The timing of these investments was tied to the Northwest Rail Corridor improvements. However, because of the uncertainty of the Northwest Rail Project, the City of Louisville should continue to advance implementation of the four crossings improvements necessary for a City-wide Quiet Zone in a strategy separate from the Northwest Rail Study.

PRINCIPLE TMA-2: The City of Louisville should develop and implement area-specific and City-wide transportation plans through an open and collaborative process to achieve the principles and policies outlined above.

Policy TMA-2.2: The Planning and Building Safety Department, Public Works Department and the Parks and Recreation Department shall collaboratively generate multimodal transportation plans for the residential neighborhoods and commercial areas of the City. At a minimum, this work shall include:

- Safe Routes to School
- Parking Management
- Pedestrian Circulation
- Bicycle Circulation
- Vehicular Circulation and Neighborhood Traffic Calming

Policy TMA-2.3: The Planning and Building Safety Department, Public Works Department and the Parks and Recreation Department shall collaboratively generate multimodal transportation corridor plans for HWY 42/96th Street, McCaslin Boulevard, South Boulder Road, and Dillon Road which shall include:

- Long-Term Land Use Vision and Urban Design Assessment
- Near-term and Long-term multimodal transportation performance evaluation
- Parking
- Transit Circulation and pedestrian access
- Pedestrian and bicycle crossings

Policy TMA-2.4: The Planning and Building Safety Department, Public Works Department and the Parks and Recreation Department shall generate a City-wide multimodal Transportation Master Plan that incorporates and consolidates the findings of each neighborhood, commercial area, and corridor plan. The plan shall include:

- Traffic Management and Traffic Calming Program
- Pedestrian Master Plan
- Bicycle Master Plan

- Transit Service Plan
- Primary Corridor Plan
- Transportation Demand Management

Policy TMA-2.4: The Departments of Planning and Building Safety, Public Works and Parks and Recreation will review and update the current design and construction standards including Resolution 9, Series 1994 (Roadway Construction and Design Standards); and UMC Chapter 12 - Streets and Sidewalks; Chapter 16.16 - Design Standards; and Chapter 17.14 - Mixed Use Zone District.

The review and update will ensure they reflect the best design standards and guidelines to provide flexibility for context-sensitive design. The roadways will be designed within the context of the neighborhood and corridors, recognizing all streets are different: The user, mobility, and land use needs will be balanced and consistent with the context sensitive multimodal transportation policy stated above.



Active Parallel City Projects

- PROST Master Plan Update
- Louisville Downtown Vision Plan (LDVP)
- Housing Plan



ACAB Role

- Share feedback during at least two Comprehensive Plan-focused ACAB meetings.
- Participate in community engagement (events, surveys, etc.)
- Spread the word in the community about the project!
Community input is vital to success.

Community Engagement

Engagement “Windows”

1. Community Vision and Values
2. Community Choices, Strategy Framework
3. Draft Plan



Community Engagement

Engagement Types

1. City Council, Planning Commission throughout
2. City boards and commissions
3. Focus groups (e.g., EDI, businesses)
4. Public events (virtual, in person)
5. Engage Louisville online engagement (e.g., surveys)
6. Intercept events

Schedule

Proposed Abbreviated Comprehensive Plan Update Schedule (subject to change)

	2024				2025		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Engagement Window #1: Vision and Values							
Engagement Window #2: Choices and Plan Framework							
Engagement Window #3: Draft Plan							
Draft Plan Framework and Key Community Choices							
Draft Plan (* = planned City Council adoption)							*

Requested LRC Feedback

1. What does success look like to you for this project?
2. What are the top three issues the project should address?



engagelouisvilleco.org/comp-plan

SUBJECT: FAÇADE IMPROVEMENT PROGRAM APPLICATION: WALTER
RHOADES AMERICAN LEGION POST 111 @ 1150 PINE
STREET

DATE: FEBRUARY 28, 2024

PRESENTED BY: AUSTIN BROWN, ECONOMIC VITALITY SPECIALIST

SUMMARY:

Staff received an application for 2024 Façade Improvement Program reimbursement from Walter Rhoades American Legion Post 111 for their property located at 1150 Pine Street.

DISCUSSION:

The American Legion property (1150 Pine Street) is within the Highway 42 Urban Renewal Area and is therefore eligible to apply for Louisville Revitalization Commission (LRC) funding. Walter Rhoades American Legion Post 111 owns the property. Applicant and business representative Doug McBee indicated that the building was constructed in 1994. Mr. McBee estimated the total cost of improvements to be \$16,166. Under the program funding structure, the first \$15,000 would be 100% reimbursable while the remaining \$1,166 would be reimbursed at 75%. This results in a total reimbursement of \$15,874.50. The proposed improvements include:

- Patching, sealing and striping the parking lot (\$16,166).

Attachment #1 is the American Legion's program application. *Attachment #2* is an application review and summary prepared by staff.

Because the building was constructed after 1955, the request does not require Historic Planning Commission (HPC) review. Planning also determined that there will not be any zoning review required because these requests are minor in nature. The applicant will be required to submit for all necessary building permits.

Staff has determined that this application is complete and is requesting a review by the LRC. Should the LRC approve the request, the applicant will enter into a Façade Improvement Grant Agreement (*Attachment #3*) with the LRC. As indicated in the agreement, the applicant will be eligible for reimbursement once all eligible improvements have been completed and certified.

RECOMMENDATION:

Staff recommends approval of the Façade Improvement Program application from Walter Rhoades American Legion Post 111 in the amount of \$15,874.50.

SUBJECT: FAÇADE IMPROVEMENT PROGRAM APPLICATION: AMERICAN LEGION

DATE: FEBRUARY 28, 2024

PAGE 2 OF 2

ATTACHMENT(S):

1. Walter Rhoades American Legion Post 111 Program Application
2. Application Review and Summary
3. Façade Improvement Grant Agreement

Walter Rhoades American Legion Post 111

1150 Pine Street

Project Narrative

Walter Rhoades American Legion Post 111 would like to request Façade Improvement Program reimbursement for the following proposed improvements:

- Patching, sealing and striping the parking lot.

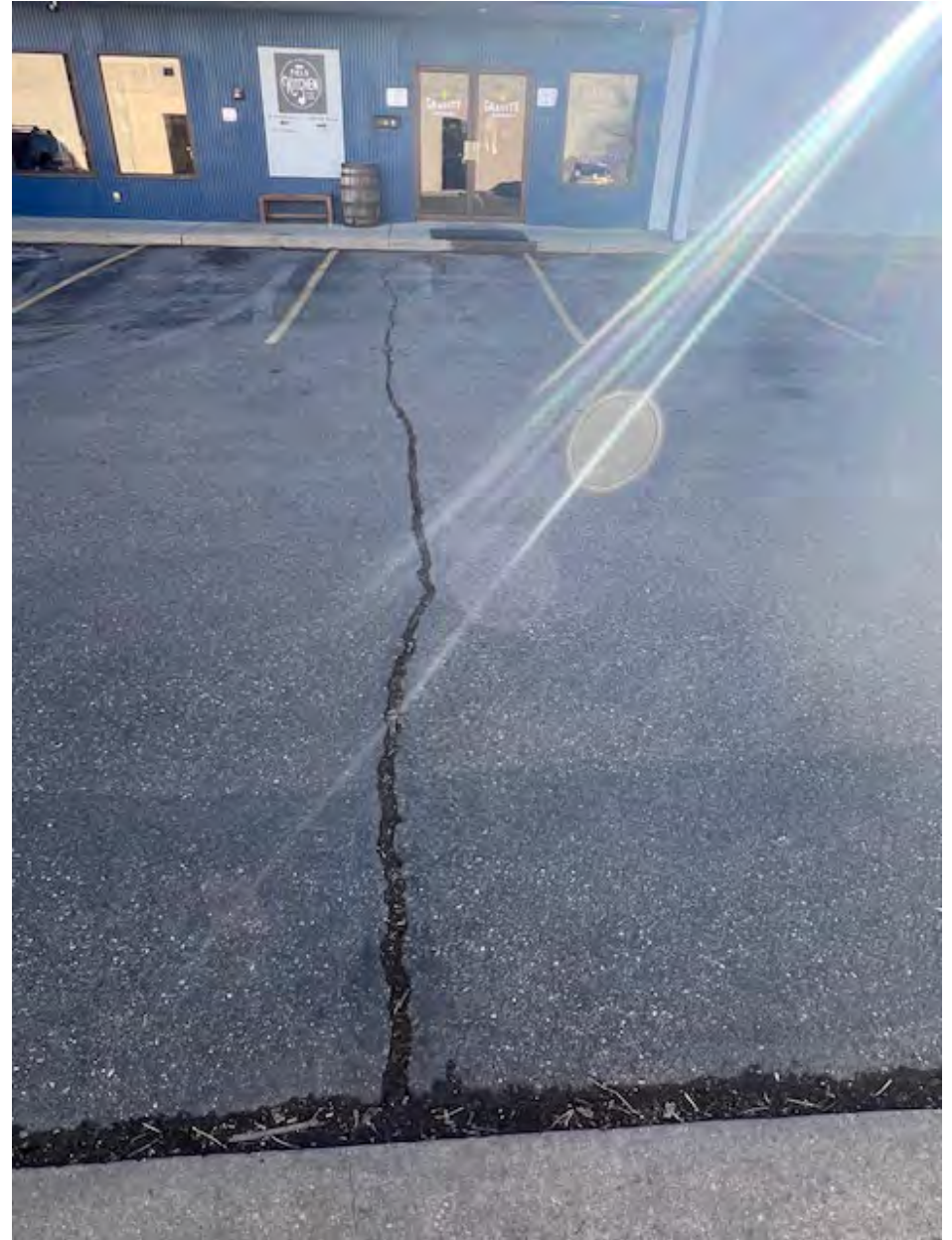
The improvements are estimated to cost \$16,166.

Business Name	Walter Rhoades American Legion Post 111
Address	1150 Pine St, Louisville, Co 80027
Contact Person	Doug McBee
Is applicant the property owner?	Yes
Property Owner (if different than the applicant)	Walter Rhoades American Legion Post 111
Address	1150 Pine St, Louisville, Co 80027
Building Square Footage	7,500
Year Building was Constructed	1994
Current Use	Non Profit American Legion
Project will include the following (check all that apply)	Parking lot/infrastructure improvements that are accessible to the general public
List proposed improvements (Please send an itemized budget/detailed cost breakdown to abrown@louisvilleco.us)	Patch, seal and stripe parking lot. Specific details from Superior are emailed and broken down by component and work. We are planning on all options noted in the Superior quote. The start and completion dates are weather dependent and may move.
Estimated total cost of improvements	\$16,166
Façade funding requested from LRC	\$16,166
Project start date	3/1/2024
Project completion date	4/30/2024
I acknowledge that these improvements have not yet been completed, or that any in-progress improvements have been approved through the required permitting process.	Agree

Existing Conditions











Facade Improvement Program Review

Business name:	Walter Rhoades American Legion Post 111
Address:	1150 Pine Street
Contact Person:	Doug McBee
Phone:	303-666-6314
Email:	mcbeed@comcast.net
Is applicant the property owner?	Yes
Property owner (if different):	N/A
Building square footage:	7,500 SF
Year building was constructed:	1994

Estimated total cost of improvements:	\$16,166.00
Façade funding requested from LRC:	\$15,874.50
Anticipated Project Start Date:	3/1/2024
Anticipated Project Completion Date:	4/30/2024

Summary of Improvements

Patching, sealing and striping the parking lot (\$16,166).

Application Complete?

Yes

☒ Detailed project narrative

☒ W9 for business entity

☒ Pictures of existing façade

☒ Estimated cost of improvements

☒ Proposed building elevations

☒ LOA from property owner

☒ Cut sheets for windows

Internal Review

Application Submitted Date:	12/11/2023
Initial EV Review:	12/12/2023
Date of Complete Application:	1/16/2024
HPC Review:	N/A
Planning Review:	1/16/2024
LRC Review:	2/28/2024
Permit Completion:	
Reimbursement Requested:	
Reimbursement Amount:	

FAÇADE IMPROVEMENT GRANT AGREEMENT

THIS FAÇADE IMPROVEMENT GRANT AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 20__ ("Effective Date"), by and between the **LOUISVILLE REVITALIZATION COMMISSION** (the "LRC") and **WALTER RHOADES POST 111** doing business as **Walter Rhoades American Legion Post 111** ("Recipient"), the owner of the building located at 1150 Pine Street (sometimes referred to individually as "party" or collectively as "parties").

WHEREAS, the LRC is a public body corporate and politic authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, the LRC has created a Façade Improvement Grant Program (the "Program") through which the LRC provides grant funding to offset certain eligible costs associated with projects undertaken by owners/tenants to improve the exterior façades of commercial properties within the Highway 42 Revitalization Area (the "Plan Area"), in furtherance of the Highway 42 Revitalization Area Urban Renewal Plan (the "Plan"); and

WHEREAS, the Program furthers the purpose of addressing blight within the Plan Area by incentivizing improved façade aesthetics, with the goal of attracting customers to Downtown Louisville public purpose; and

WHEREAS, Recipient is the owner of the building (the "Building") located at 1150 Pine Street (the "Property"), which Building and Property are within the Plan Area; and

WHEREAS, Recipient has submitted to the LRC the Recipient's application (the "Application") for a grant to offset a portion of the eligible costs associated with the Recipient's proposed façade improvements to the Building, as more particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference ("Eligible Improvements"); and

WHEREAS, the LRC has approved the Application, and has offered to reimburse a portion of the costs associated with the Eligible Improvements, subject to and in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein the LRC and the Recipient agree as follows:

A. Recipient Obligations. The Recipient shall fulfill each of the following obligations ("Recipient Obligations"):

1. Apply for and obtain all approvals and permits from the City as required pursuant to the City Code for the construction of the Eligible Improvements. Such City approvals and permits may include, without limitation, Historic Preservation Commission approval for improvements to buildings constructed prior to 1955; Planning Department approval for Eligible Improvements requiring a PUD amendment; and demolition and building permit from the Department of Building Safety.

2. Complete the Eligible Improvements, with Recipient's own funds, in accordance with applicable requirements of the City Code and City-adopted building and fire codes, and the terms and conditions of City-approved plans, permits, and approvals applicable to the Eligible Improvements.

3. No later than ten (10) days after the Eligible Improvements are completed, request inspection by the City. If Recipient does not request this inspection within ten (10) days of completion of the Eligible Improvements, the City may conduct the inspection without the approval of Recipient.

4. Obtain acceptance of Eligible Improvements from the City. If the Eligible Improvements are satisfactory, the City shall grant acceptance. If the Eligible Improvements are unsatisfactory, the City shall provide written notice to Recipient of the repairs, replacements, construction or other work required to receive acceptance.

5. Recipient shall provide the LRC with certified statement of Eligible Improvement costs no later than thirty (30) days after Recipient obtains City acceptance of the Eligible Improvements completed.

B. Reimbursement. Subject to Section C, upon Recipient's fulfillment of the Recipient Obligations, the LRC will authorize the payment of the Reimbursement. For purposes of this Agreement, "Reimbursement" means: 100% of certified Eligible Improvement costs up to \$15,000 and 75% of certified Eligible Improvement costs between \$15,000.01 and \$50,000.

C. Termination. The LRC and Recipient expressly agree that time is of the essence with regard to fulfillment of the Recipient Obligations and completion of the Eligible Improvements, and failure by Recipient to fulfill the Recipient Obligations and complete the Eligible Improvements shall relieve the LRC of any obligation under this Agreement without liability. In the event that Recipient fails to fulfill the Recipient Obligations by December 31, 2024, this Agreement and the LRC's obligation to pay the Reimbursement shall immediately terminate.

D. Recipient's Post-Reimbursement Obligations.

1. In consideration of the LRC's payment of the Reimbursement, the Recipient agrees that the Property shall not be redeveloped within three (3) years of the LRC's payment of the Reimbursement, unless otherwise approved in writing by the LRC.

2. For a Two (2) year period from the date of City acceptance of the Eligible Improvements, Recipient shall, at its own expense, take all actions necessary to maintain said improvements and make all needed repairs or replacements which, in the reasonable opinion of the City or LRC, shall become necessary. If within thirty (30) days after Recipient's receipt of written notice from the City or LRC requesting such repairs or replacements, the Recipient has not completed such repairs or replacements, the City may complete the repairs or replacements at the Recipient's expense, in which event the Recipient shall reimburse the City within thirty (30) days after receipt of written demand and supporting documentation from the City for the full cost of repairs or replacements

made by the City. The Recipient and each successor owner of the Building shall be responsible for the maintenance obligations provided for herein.

3. This Section D shall survive termination of this Agreement.

E. Damages Waiver. Recipient shall not be entitled to any payment or compensation of any kind from the LRC or the City for lost profits; direct, indirect, or consequential damages; or costs or expenses of any kind, including but not limited to costs of extended overhead, arising because of delay, disruption, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference be caused by the City or LRC, reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable.

F. Indemnification. To the fullest extent permitted by law, the Recipient agrees to indemnify and hold harmless the LRC, and its appointed officers and employees, and the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with this Agreement or the construction of the Eligible Improvements, whether by Recipient or Recipient's contractor, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Recipient or any contractor of the Recipient, or any officer, employee, or agent of the Recipient or Recipient's contractor, or any other person for whom Recipient is responsible. The Recipient shall further bear all other costs and expenses incurred by the City, the LRC, or the Recipient, which are related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if a court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Recipient or any person for whom Recipient is responsible. The City and LRC shall be entitled to costs and attorneys' fees incurred in any action to enforce the provisions of this Section F. The Recipient's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City or the LRC. This Section F shall survive termination of this Agreement.

G. Miscellaneous.

1. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. The exclusive venue for any lawsuit concerning the subject matter of this Agreement shall be in the District Court for Boulder County, Colorado. The LRC shall have no obligation to make any payment hereunder during the pendency of any legal challenge concerning the subject matter of this Agreement.

2. Nothing in this Agreement is intended or shall be construed to create a joint venture between the Recipient and the LRC and the City, and neither the LRC nor the City shall never be liable or responsible for any debt or obligation of the Recipient.

3. This Agreement shall inure to the benefit of and shall be binding upon the LRC and Recipient and their respective successors.

4. This instrument shall constitute the entire agreement between the LRC and Recipient and supersedes any prior agreements between the parties and their agents or representatives, all of which are merged into and revoked by this Agreement with respect to its subject matter. Contact information is as follows:

Recipient:

Walter Rhoades American Legion Post 111
1150 Pine Street
Louisville, CO 80027
mcbeed@comcast.net

LRC:

Louisville Revitalization Commission
Attn: Economic Vitality
749 Main Street
Louisville, CO 80027
303.335.4529
abrown@louisvilleco.gov

5. This Agreement is personal to Recipient and Recipient may not assign any of the obligations, benefits or provisions of the Agreement in whole or in any part without the expressed written authorization of the LRC. Any purported assignment, transfer, pledge, or encumbrance made without such prior written authorization shall be voidable by the LRC.

6. Neither the LRC nor the City has legal rights to or ownership interest in the materials chosen by the recipient and as such disclaims all warranties, express, implied or statutory, regarding construction materials utilized in the eligible improvements, including the implied warranties of merchantability, accuracy, satisfactory quality, title, security, noninfringement, uninterrupted or error-free use, and fitness for a particular purpose, and any implied warranty arising from course of performance, course of dealing, usage or trade.

7. None of the provisions, terms and conditions contained in this Agreement may be added to, modified, superseded or otherwise altered, except by written instrument executed by the LRC and Recipient.

8. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the LRC, the City, and Recipient, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than the LRC, the City, or Recipient receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

9. Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

This Façade Improvement Reimbursement Agreement is effective on the date first above written.

RECIPIENT:

WALTER RHOADES AMERICAN LEGION POST 111

By: _____

Name: _____

Title: _____

LOUISVILLE REVITALIZATION COMMISSION

By: _____
Alexis Adler, Chair

ATTEST:

Clif Harald, Secretary

SUBJECT: PROPERTY IMPROVEMENT PROGRAM PROPOSAL

DATE: FEBRUARY 28, 2024

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The Louisville Revitalization Commission is the Urban Renewal Authority for the City of Louisville, Colorado. The LRC has a mission to eliminate blight and carry out area plans for the respective urban renewal areas across the City of Louisville. The LRC has an existing Façade Improvement Program that has been utilized by many businesses since its inception. The community, businesses, property owners and the LRC are interested in creating a Property Improvement Program to stimulate new private investment and assist in further eliminating blight.

Louisville's Highway 42 Revitalization Area focuses on the downtown area, including Main Street. Downtown has historic structures and vacancies. To help encourage new uses, reduce vacancies and add vibrancy to downtown, a Property Improvement Program can make business entry into the urban renewal area more inviting and financially feasible.

An in-depth proposal for the Property Improvement Program and a summary of various other incentive programs can be found in the attachment for review.

FISCAL IMPACT:

Fiscal impact will be dependent on project proposals, scopes and approvals. The 2024 budget did budget \$350,000 for the Façade Improvement Program and \$250,000 for the Property Improvement Program.

PROGRAM/SUB-PROGRAM IMPACT:

The Property Improvement Program is a new program for the Louisville Revitalization Commission. The program will be structured similarly to other LRC programs and can be adjusted if needed after the first year.

RECOMMENDATION:

Staff recommends the Louisville Revitalization Commission adopt the Property Improvement Program with the Option 1 Incentive/Reimbursement Schedule.

SUBJECT: PROPERTY IMPROVEMENT PROGRAM PROPOSAL

DATE: FEBRUARY 28, 2024

PAGE 2 OF 2

ATTACHMENT(S):

1. 2024 02 28 Property Improvement Program Proposal

Louisville Revitalization Commission, Colorado

Property Tax Increment Revenue Bonds, Series 2024

Project Fund and Debt Service Comparison

Assumes Estimated Bank Rate as of February 2024 with no Moral Obligation Pledge ⁽¹⁾

			Scenario 1: \$3 Million Project Fund			Scenario 2: \$7 Million Project Fund			Scenario 3: \$10 Million Project Fund		
			Series 2024			Series 2024			Series 2024		
Sources											
Par Amount			\$3,050,000			\$7,050,000			\$10,050,000		
Total Source of Funds			\$3,050,000			\$7,050,000			\$10,050,000		
Uses											
Project Fund			\$3,000,000			\$7,000,000			\$10,000,000		
Cost of Issuance			50,000			50,000			50,000		
Total Use of Funds			\$3,050,000			\$7,050,000			\$10,050,000		
Finance Statistics											
Dated Date			9/4/2024			9/4/2024			9/4/2024		
Interest Rate			5.000%			5.000%			5.000%		
Maximum Annual DS			\$706,000			\$1,415,500			\$1,883,500		
Total Repayment			\$4,016,854			\$9,086,938			\$12,843,688		
			Scenario 1			Scenario 2			Scenario 3		
			Aggregate Debt Annual Excess			Aggregate Debt Annual Excess			Aggregate Debt Annual Excess		
Year	Annual Net Revenues ⁽²⁾	Refunding Debt Service	Series 2024	Service	Revenues	Series 2024	Service	Revenues	Series 2024	Service	Revenues
2024	954,600	790,163	36,854	827,017	127,583	160,188	950,350	4,250	161,438	951,600	3,000
2025	2,147,410	792,750	152,500	945,250	1,202,160	618,750	1,411,500	735,910	1,090,500	1,883,250	264,160
2026	2,284,900	788,500	152,500	941,000	1,343,900	625,250	1,413,750	871,150	1,096,000	1,884,500	400,400
2027	2,423,430	792,750	152,500	945,250	1,478,180	620,750	1,413,500	1,009,930	1,089,750	1,882,500	540,930
2028	2,580,450		702,500	702,500	1,877,950	1,410,750	1,410,750	1,169,700	1,882,250	1,882,250	698,200
2029	2,724,260		705,000	705,000	2,019,260	1,415,500	1,415,500	1,308,760	1,883,500	1,883,500	840,760
2030	2,882,030		706,000	706,000	2,176,030	1,412,250	1,412,250	1,469,780	1,881,000	1,881,000	1,001,030
2031	3,031,370		705,500	705,500	2,325,870	1,411,250	1,411,250	1,620,120	1,879,750	1,879,750	1,151,620
2032	3,200,080		703,500	703,500	2,496,580	1,412,250	1,412,250	1,787,830	1,879,500	1,879,500	1,320,580
		\$3,164,163	\$4,016,854	\$7,181,017	\$15,047,513	\$9,086,938	\$12,251,100	\$9,977,430	\$12,843,688	\$16,007,850	\$6,220,680

(1) Assumes an interest rate based on recent bank rates; interest rate is subject to change based on final timing of a transaction and lenders' cost of capital. Assumes a stand-alone tax increment credit and does not assume a City moral obligation pledge.

(2) Provided by the City with Net Revenues equal to Total Revenue less Support Services, TIF Refunds, Façade Improvements, and Professional Services.

February 28, 2024

Louisville City Council
749 Main Street
Louisville, CO 80027



Louisville City Council;

The Louisville Revitalization Commission (LRC) encourages City Council to consider a temporary closure of Main Street to non-emergency traffic in 2024. The Louisville Downtown Business Association (DBA) recently shared with the LRC the results of three different surveys that it conducted regarding a temporary closure of Main Street to non-emergency traffic. Each of the three surveys indicated at least a 90% support rate for a temporary closure of Main Street.

As the Urban Renewal Authority within the City of Louisville, the LRC believes that temporarily closing Main Street would help support the goals of the Highway 42 Revitalization Area Urban Renewal Plan, which include reducing, eliminating and preventing the spread of blight within the Urban Renewal Area, and stimulating growth and reinvestment within the Area boundaries, on surrounding blocks and throughout downtown.

We encourage you to consider a temporary closure of Main Street to non-emergency traffic in 2024 as this action is anticipated to have a dramatic impact on the vitality of our downtown and its businesses.

Sincerely,

Louisville Revitalization Commission
Louisville's Urban Renewal Authority