Louisville Revitalization Commission

Agenda

Wednesday, April 9, 2025
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 VZarate@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of March 5, 2025 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Business Matters of Commission
   a. Façade Improvement Application- 901 Main Street
   b. 2025 Budget Amendments and Carry-Forwards
   c. Reimbursement Resolution

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.

d. City of Louisville IGA Discussion and Redlines

e. Change June 2025 Meeting Date

f. Front and Center Update

7. Reports of Commission
   a. Staff Updates
   b. Development Updates
   c. Downtown Business Association Updates
   d. Chamber of Commerce Updates
8. Future Agenda Items
   a. Update from Trestle Strategies
   b. Third-Party TIF Review Reports
   c. Advisory Committee Update
9. Commissioners' Comments
10. Adjourn

City of Louisville
COLORADO • SINCE 1878

Revitalization Commission

Wednesday, March 5, 2025 | 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 VZarate@LouisvilleCO.gov.

Call to Order – Chair Williams called the meeting to order at 8:06 AM and roll call was taken.

Commissioner Attendance:	Present	
	No	Alexis Adler
	Yes	Councilmember Caleb Dickinson
	Yes	Clif Harald
	Yes	Barbie Iglesias
	Yes	Jeff Lipton
	No	Bob Tofte
	Yes	Corrie Williams

Staff Present:
Vanessa Zarate, Economic Vitality (EV) Manager
Samma Fox, Interim City Manager
Austin Brown, Economic Vitality (EV) Specialist
Corey Hoffman, Attorney for the LRC
Rob Zuccaro, Director of Community Development
Ligea Ferraro, Executive Administrator – remote
Jeff Hirt, Planning Manager

Others Present: members of the public

Approval of Agenda:

Commissioner Lipton made a motion to approve the agenda. Commissioner Harald seconded the motion. The agenda was approved.

Approval of January 22, 2025 and February 3, 2025 Meeting Minutes:

Commissioner Lipton made a motion to approve the meeting minutes. Commissioner Iglesias seconded the motion. Motion passed.

Public Comments on Items Not on the Agenda: None

Commissioner Comments on Items not on the agenda: None.

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Business Matters of Commission:

Discussion and Decision - Third Party TIF Review for the Grain Elevator

Councilmember Dickinson recused himself from this discussion due to a conflict of interest.

The Economic Vitality (EV) Manager introduced an application for third party TIF review for the Grain Elevator property. The presentation was included in the meeting packet. Staff requests approval from the Commission to proceed with the third-party review.

Commissioner Lipton made a motion to approve third-party review of the Grain Elevator property with a not to exceed amount of $15,000 for the review. Commissioner Iglesias seconded the motion. The motion passed.

Commissioner Comments:

Commissioner Lipton asked if these agreements are already included in the long-term financial forecast. The EV Manager responded that the projections through the end of the TIF capture give a general increase in property tax based on if conditions remain the same as of today. The Director of Finance includes a 1-2% increase in property tax revenues based on current property taxes. This tax increase wouldn't be included in the current projections, though approved agreements are included in the projections.

Commissioner Harald asked if it's just the new incremental tax for the parcel; are they all carved out of the overall incremental increase through the URA so we are reducing what is available overall to support those individual projects. The Attorney to the LRC affirmed that this is the case, reminding the commission that what generates TIF are the new physical improvements, so it is net new revenue in that but for those new physical improvements there wouldn't be TIF generated from those particular properties. The EV Manager commented that without a TIF rebate, the amount available would be more, but only the additional tax revenue will be rebated.

Chair Williams commented that this is one of the last remaining grain elevators in the state of Colorado, so it's a cool landmark in that regard. She expressed support for revitalizing it. She asked how this project is different from the past times this property has come to the LRC for support. Erik Hartronft responded that the first iteration of this project was stabilization through a grant by the Historical Preservation Commission. The building was lifted to install a new foundation and save the building from falling down. Then it was a matter of trying to get partners and a tenant which would move the project forward, which has taken time. What's different this time is that the project has a new investor group which is planning on operating the venue and has provided financial support.

Commissioner Lipton commented that property ownership shouldn't look to the City as a long-term financer of the project. He is hopeful that the new group will be able to move the project forward. He asked what the financial structure of the project is and if they are looking for equity or debt and if other support is being sought. Erik Hartronft responded that the project will ask for whatever grants, loans, etc. they can get to complete the project. They are also hoping that the City will be a helpful partner in the building and planning department. He noted that the City of Louisville is not a friendly place to build, and they would like to think we can have a creative partnership with the City in order to develop this project. Ross Bowdey added that the investors in the project understand that the project will require a large investment in order to be successful. For it to make financial sense, trying to reduce the cost per square foot will be important. We want this to bring the grain elevator back to life with as much historic preservation as possible, not just prepare it for a tenant. The goal is to have the property be the best it can be. Erik Hartronft added that they are also looking at the possibility of the City being more involved in the historic preservation side, such as training volunteers to do tours of the building.

Commissioner Lipton asked if they would be interested in moving the project forward without a tenant. Eric responded that the Grain Yard is planned for a bar/food truck venue for the tenant and the investors will be the tenant.

Commissioner Lipton asked what the development risks are and what mitigation they have in mind. Eric responded that any project faces a lot of risks in tariffs, inflation, etc. Projects last year were dropping off due to interest rates and construction inflation. These continue to be risks. The City, LRC, and Historic Preservation can help move the project forward.

Commissioner Harald commented that this project puts him in mind of Rayback in Boulder and asked if this is similar. Ross Bowdey responded that this project is like the fun of building the Dark Horse meets Rayback with a historic component. He noted that they are local business owners and interested in partnering with local restaurants in addition to the food trucks as part of growing the feel of downtown south past Pine Street.

Commissioner Harald expressed support for the third-party review, commenting that it's important that the contract reflects the challenge that restaurants downtown aren't making it right now. He requested a market analysis of why this might work when Empire failed, and downtown restaurants are having difficulty succeeding. He also asked that they look at possible synergies between Ironton and the Grain Elevator project. He noted that the Vision Plan does include this area. The EV Manager responded that we can look at synergies between the two projects, noting that this TIF rebate is property-tax based and any increment will be on the property and the building. We do look at possible sales tax components and any other asks the project might have for the LRC. In general, Economic Vitality does coordinate with downtown businesses to keep them informed about what's happening in the community.

Commissioner Harald asked for clarification that the third-party analysis will strictly be based on the property tax and not the success of the business. The Attorney to the LRC responded that the Urban Renewal Authority is for blight elimination, noting that even a failed restaurant or retail project results in rehabilitation of the property and makes it an Urban Renewal success in the prevention of the spread of blight.

Commissioner Iglesias expressed support for the project, noting that the area of the project is part of downtown and it seems like a family-friendly place which aligns with the feel of the community.

Public Comments:

Ross Bowdey representing the new ownership group of the grain elevator provided a summary of the project.

Erik Hartronft in Louisville, owner/architect/developer/planner of the grain elevator restoration and redevelopment, provided more details on the project and requested that the LRC approve third-party review.

<u>Comprehensive Plan Update</u>

The Planning Manager presented an update to the city's Comprehensive Plan and requested feedback from the Commission on the Plan's goals and strategies. The presentation was included in the meeting packet.

Commissioner Comments:

Commissioner Lipton asked what Council's specific comments and changes were for downtown. The Planning Manager responded that one of the biggest changes Council commented on relates to land use downtown, such as looking at residential above ground floor commercial by right. Another comment was regarding allowing freestanding multi-family out of the commercial core. There was a discussion among Council around the number of stories and density direction within the commercial core, noting that three-story may be appropriate with care being taken with the design. It was recommended to approach it selectively and look at up to four stories in the DeLo area.

Commissioner Lipton commented that when he looks at successful downtowns around the state, one of the key strategies seems to be allowing for more residential housing. He is hopeful we will be able to densify downtown in a way that provides Louisville with a great reputation of supporting development by reducing the risks of projects and making investment in downtown a positive experience.

Councilmember Dickinson asked what the LRC wants to contribute to the plan and conversation. He noted that one of the opportunity zones is within the URA. He asked if the LRC needs to make a statement of what they support. The Planning Manager responded that the City is looking to gauge the commission's support of the goals and strategies of the Comprehensive Plan.

There was an extensive discussion around the Comprehensive Plan and each Commissioner commented on areas they support, also noting areas of concern. Several Commissioners commented on the importance of transportation issues, notably transportation connectivity between the McCaslin corridor and downtown Louisville. There were also comments about the desire to revitalize the McCaslin corridor and the possibility of the grain elevator project adding parking close to downtown.

The Director of Community Development commented that there are new funding sources for the rail station with a potential joint service plan that may include a station in Louisville. He added that CDOT Front Range Passenger Rail and RTD submitted a report to the governor for joint service with passenger rail and RTD with a 2029 implementation framework and an RTD funding plan. A big focus of the Highway 42 plan has been around the transit station, which should be brought into this Comprehensive Plan. He noted that there is a lot of momentum with this project right now and two new significant funding sources.

Public Comment:

Downtown property owner Mike Kranzdorf expressed appreciation for the plan and the process. He commented that he is encouraged by a smoother and more predictable development process, hopefully including more use by right and administrative approvals. He provided the example that a fence on a commercial property in Louisville requires a PUD amendment while in Lafayette the process is a permit which is a lot easier.

Discussion on IGA with the City

The Economic Vitality (EV) Manager presented a background on the IGA with the City, noting that the LRC will have a joint meeting with Council on March 11. She asked if the LRC would like to see any changes to the IGA to improve collaboration with Council. A summary was included in the meeting packet.

Commissioner Comments:

The Attorney to the LRC commented that he represents the LRC and has no connection to representing the City of Louisville, noting that he represents a lot of Urban Renewal Authorities. When he looks at the IGA, he focuses on what the LRC's role is relative to City Council's role. He noted that having to submit the LRC budget to the City for approval is unusual for an Urban Renewal Authority, as is going back and forth through Council for approval is also an unusual practice. He recommended that, to the extent that the roles can be reviewed to allow the LRC to do its work collaboratively with Council, this seems like a level of oversight that is typically memorialized in the plan document, which is marching orders to implement. There are a lot of things the LRC could be tasked with to assist council as opposed to being a body with a lot of required oversight, which is unusual.

Commissioner Lipton commented on the history of the formation of the LRC. The EV Manager asked what changes Commissioner Lipton would like to see to the IGA, noting that the URA doesn't go away when the TIF capture ends. Commissioner Lipton asked to establish reasonable thresholds on what things City Council has to review and approve in terms of expenditures or operating budgets. Trying to define what significant things council should review, whether they should be included in the approval process, or if council is willing to delegate more to the LRC.

Councilmember Dickinson commented that the decisions made by this commission will outlive the current members and it's important to think about what is for the best of the body as a whole. He noted that the LRC shouldn't have to come back to council on items which have been approved, such as the Property Improvement Program. The LRC is not an elected body and it is assumed that City Council appoints qualified people to the LRC to do the work and they can be held accountable by Council. The more control the LRC can have to be independent of Council the more interesting the appointments can be. He commented that the LRC should think about how much control it wants in determining another urban renewal area to focus on in the City or does the Commission want Council to tell the LRC where to focus. He asked the commission if it's important that they be involved in the decision of what part of the city needs to be the next focus for the URA.

Commissioner Iglesias commented that she was surprised when the LRC started talking about the Vision Plan and then it was taken off the LRC's plate. This project was why she wanted to join the LRC, and it turned into redoing the pavilion and the park and she didn't feel like she had a voice. It was the same thing for the underpass project.

Chair Williams commented that the URA is a funding mechanism for the city to implement its plan, noting that to the extent that the LRC has been told what we are going to do versus what we decide to do has been a point of contention between City Council and the LRC. Public infrastructure and creating better spaces for the community is part of the LRC's responsibility. Moving forward, she is hopeful that it's not an either/or but that it's much more integrated and collaborative between the LRC and City Council. She would like to modify the IGA to move in this direction. Following the attorney's recommendation, she would like to simplify the process, but she is uncertain what that language looks like. She would like to see the LRC more empowered to implement projects with less oversight from Council.

Commissioner Harald commented that his greatest hope for the March 11 meeting is to have a dialogue with Council, noting that the LRC will need to meet with council more than once a year to encourage greater collaboration. He asked if the Attorney to the LRC could provide the Commission with information on what is more in the norm regarding what an LRC IGA looks like and what is in the Louisville IGA that is outside the norm. There are still some issues regarding the Vision Plan implementation. The LRC needs to have agreement of how much input the LRC will have on the Vision Plan, and he feels it hasn't been defined.

The Attorney to the LRC offered to provide other URA IGAs for the Commission to see what they typically include. He commented that a lot of the role of the URA is in the statute. You have a plan, which are your marching orders to implement the plan. This requires constant collaboration as City Council's change to ensure you are doing the work of the current council's vision. He also noted that urban renewal lasts forever, the TIF clock ends per plan area but the area lasts forever with the idea to prevent the spread of blight after the 25 year TIF clock. The LRC is created to be subject matter experts and figuring out how to navigate the relationship with Council by working collaboratively. The LRC can't be independent by statute as the LRC's job is to implement the plan of council. There is oversight built into the statute.

Public Comments: None.

Reports of Commission:

<u>Staff Updates</u>

The Economic Vitality Manager noted that the staff updates were provided in the meeting packet and asked the Commission if they had any questions. She added that commissioners may reach out to her with any questions.

Commissioner Comments: None.

<u>Development Updates:</u>

The Economic Vitality Manager gave an update on ongoing developments in the city. Details were provided in the meeting packet.

Commissioner Harald commented that the commission needs to keep all the items coming to the LRC in mind.

Downtown Business Association (DBA) Updates:

Commissioner Iglesias gave an update on the DBA. DBA meetings have been moved to two weeks after LRC meetings so updates will be delayed.

Chamber of Commerce Updates:

The EV Manager provided an update on the Chamber of Commerce.

Discussion Items for Future Meetings: None listed.

Commissioner Closing Comments: None.

Adjourn: Chair Williams made a motion to adjourn. Commissioner Harald seconded. The meeting adjourned at 9:58 a.m.

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LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: **FAÇADE IMPROVEMENT PROGRAM APPLICATION: 901 MAIN STREET**

DATE: **APRIL 9, 2025**

PRESENTED BY: **VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**

SUMMARY:

Staff received a Façade Improvement Program application for 901 Main Street in March 2025. The property is within the Highway 42 Urban Renewal Area and is eligible to participate in the LRC's programs.

The building was originally built in 1920 and houses the Louisville Chamber, Found Underground and Tailored Lifestyles. The application has been submitted by the Louisville Chamber with permission from the owner and the co-tenants in the building.

The Chamber has submitted a Façade Improvement Program application to repair deteriorating elements of the building, add lighting, update their signage and repaint the building. As per their application, below are a list of proposed project elements.

- Address deteriorating structures with rotten wood.
- Repair or replace broken, deteriorating steps to eliminate trip hazards.
- Restore crumbling stucco, particularly on the west side of the building.
- Remove inappropriate façade materials.
- Repair rotten window frames.
- Install new framing and a properly fitting primary door to enhance insulation and security.
- Add exterior lighting at the steps for safety, as no exterior light is currently in place.
- Restore and clean masonry elements, including brick, stone, and concrete.
- Hand-scrape all loose and peeling paint, sanding as necessary, to maintain the building's appearance.
- Apply exterior paint in neutral colors that complement surrounding buildings, avoiding paint over original brick surfaces.
- Perform exterior pressure washing to clean surfaces, ensuring methods are gentle to prevent damage.
- Caulk cracks and gaps to prevent water infiltration and improve energy efficiency.
- Repair signage and ensure compliance with current sign code requirements.
- Install lighting attached to the building that accentuates signage and other significant architectural details.

- Ensure all work adheres to state regulations and federal guidelines for lead-based paint, as outlined by the contractor, Built By Design.

The Chamber anticipates painting the building a similar color to this rendering.

The applicant has submitted a full application, project narrative and multiple BIDs for the work to be completed. This is a full application with all necessary information and associated costs. Staff has determined that this application is complete and is requesting a review by the LRC. The Chamber is estimating the total cost to be just under $23,000 for the project. Based on the tier reimbursement policy that has been adopted by the LRC as part of this program, we anticipate the Chamber’s incentive to be $20,345.

Should the LRC approve the request, Staff will move forward with a draft agreement for approval by both parties. The applicant must receive all needed permits and reviews and will be reimbursed as soon as the project receives final sign CO from the City. The applicant can start construction after the agreement is signed and anticipates taking roughly a month for completion.

RECOMMENDATION:

Staff recommends approval of the Façade Improvement Program application for 901 Main at a level of $20,345.

ATTACHMENT(S):

1. 901 Program Application
2. 901 Project Narrative
3. 901 Project Renderings
4. 901 Main Project BIDS
5. 901 Main Owner Permission

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View results

Respondent

5 Anonymous

99:21
Time to complete

Program Info

Program Eligibility

- All commercial properties located within the Highway 42 Urban Renewal Area (URA); please see URA map

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Program Requirements

- A completed Application must be submitted to the LRC, which includes all of the following:
  - Detailed project narrative;
  - Pictures of existing façade;
  - Proposed building elevations;
  - Cut sheets for windows;
  - W9 for business entity
  - Estimated cost of improvements; and
  - Confirmation of year building constructed.
- If the business rather than the property owner is the applicant, they must submit a letter from the property owner authorizing the work
- Requests for buildings built prior to 1955 must also complete a review with the Louisville Historic Preservation Commission
- Significant changes must also complete a review with Planning
- Upon approval, applicant must agree to and execute an improvement agreement with the LRC
- Applicant must obtain all required permits and complete improvements prior to receiving program reimbursement

Reimbursement Schedule
Eligible project costs are considered for reimbursement as follows:

- $0 - $15,000: 100% reimbursable
- $15,000.01 - $50,000: 75% reimbursable
- $50,000.01 - $100,000: 50% reimbursable
- $100,000.01+: Reviewed on a case-by-case basis

Eligible Improvements
The following improvements are considered eligible for reimbursement under the Facade Improvement Program: improvements outside of this list that are conducted in the same scope will be excluded from funding:

- Restoration and cleaning of masonry (brick, stone and concrete);
- Repair of replacement of windows (historic windows should be repaired);
- Lighting attached to the building;
- Restoration and repair of original architectural details;
- Removal of inappropriate façade materials;
- Installation or repair of awnings or canopies;
- Improvements to alley entryways;
- Parking lot/infrastructure improvements that are accessible to the general public (landscaping, bike racks, etc.);
- Creation of or improvements to outdoor seating areas (only permanent changes, not including furniture or fi xtures);
- Repair or replacement of primary/main doors;
- Painting (when determined to be of an appropriate nature for the character of the property and neighborhood);
- Permanent or reusable signage that meets sign code requirements (when determined to be of an appropriate nature for the character of the property and neighborhood); and
- Zoning review fees or architectural costs.

Improvements that were completed prior to application, in-progress improvements that did not receive all required permits, improvements that are covered by insurance, and improvements that are not compatible with the original character of the building or neighborhood are also not eligible for reimbursement through the Façade Improvement Program.

Approval Process

The process begins with the submittal of a complete application and ends once the applicant has completed the improvements. The approval will likely take a minimum of four weeks, since each application must be submitted to the LRC after staff review. Improvements to buildings that were

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- Business submits completed application to EV
- Staff reviews application for completeness and scope of work
- EV draft review and recommendation to LRC
- Application reviewed @ LRC meeting
- If approved, applicant signs project agreement
- EV confirms applicant has obtained or is in process for building permit
- Project improvement completed
- EV verifies all approvals and permit completion
- Issue program rebate

Application

1. Email Address *

director@louisvillechamber.com

2. Business Name *

Louisville Chamber of Commerce

3. Business Address *

901 Main St

4. Contact Person *

Gillian Millar

5. Contact Phone Number *

3036665747

6. Is applicant the property owner? *

○ Yes

◉ No

7. Property Owner (if different than the applicant) *

Vanatta, LLP/Fred Pickrell

8. Property Owner Address *

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9. Building Square Footage *

2734

10. Year Building was constructed *

1920

11. Current Use *

Chamber operations

12. Future Use *

Chamber operations

13. Project Description *

The Louisville Chamber of Commerce respectfully requests a façade improvement grant to revitalize our building at 901 Main Street. As a central hub for local businesses and a resource for community engagement, our building plays a critical role in the heart of downtown Louisville. Unfortunately, it is currently in poor condition, with deteriorating structures and an outdated exterior. This project will address these issues, eliminating blight and improving the overall aesthetic of the Chamber. The surrounding area has seen updates and revitalization, and our project will enhance a critical corner of downtown, making it a more inviting space for both visitors and residents.

This façade improvement directly supports the economic vitality of downtown and stimulates growth within the Urban Renewal Area (URA) by enhancing the visual appeal of the Chamber, which in turn fosters increased foot traffic. The Chamber building's revitalization will not only contribute to the overall well-being of the community but will also create a welcoming and professional space for local entrepreneurs and residents to connect. As the go-to resource for visitors, members, and the community, the Chamber plays an essential role in disseminating information about city programs, local businesses, and community events. With daily foot traffic from the public collecting maps and information, the Chamber building serves as an important point of access. Our updated marketing and improved exterior will drive even more traffic, increasing engagement with local programs and businesses.

Revitalizing the Chamber will also strengthen our relationship with surrounding properties, enhance the appeal of downtown, and support the economic growth of Louisville. We regularly host events like First Fridays and networking opportunities, and the improved space will make these initiatives even more successful. This investment in the Chamber will directly support the ongoing success of our members and encourage continued growth in the URA. The Louisville Chamber is a non-profit organization with limited funding and the support of the LRC is significant in supporting our organization. Thank you for considering our request to help bring this vision to life.

14. Project Will Include the Following: *

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- [x] Repair or replacement of windows (historic windows should be repaired)
- [x] Lighting attached to the building
- [ ] Restoration and repair of original architectural details
- [x] Removal of inappropriate facade materials
- [ ] Installation or repair of awnings or canopies
- [ ] Improvements to alley entryways
- [ ] Parking lot/infrastructure improvements that are accessible to the general public
- [ ] Creation of or improvement to outdoor seating areas
- [x] Repair or replacement of primary/main doors
- [x] Painting
- [ ] Permanent or reusable signage (must meet sign code requirements)
- [ ] Zoning review fees or architectural costs

15. List Proposed Improvements (Please email an itemized budget/detailed cost breakdown to EconomicVitality@LouisvilleCO.gov) *

-Address deteriorating structures with rotten wood.
-Repair or replace broken, deteriorating steps to eliminate trip hazards.
-Restore crumbling stucco, particularly on the west side of the building.
-Remove inappropriate façade materials.
-Repair rotten window frames.
-Install new framing and a properly fitting primary door to enhance insulation and security.
-Add exterior lighting at the steps for safety, as no exterior light is currently in place.
-Restore and clean masonry elements, including brick, stone, and concrete.
-Hand-scrape all loose and peeling paint, sanding as necessary, to maintain the building's appearance.
-Apply exterior paint in neutral colors that complement surrounding buildings, avoiding paint over original brick surfaces.
-Perform exterior pressure washing to clean surfaces, ensuring methods are gentle to prevent damage.
-Caulk cracks and gaps to prevent water infiltration and improve energy efficiency.
-Repair signage and ensure compliance with current sign code requirements.
-Install lighting attached to the building that accentuates signage and other significant architectural details.
-Ensure all work adheres to state regulations and federal guidelines for lead-based paint, as outlined by the contractor, Built By Design.

We believe that this approach aligns with the objectives of the Façade Improvement Program, which aims to encourage investment in and maintenance of permanent exterior building face improvements within the Highway 42 Urban Renewal Area.

16. Estimated Total Cost of Improvements *

estimated $20,125.32 plus installation of lighting over front door (updated bid to be provided)

17. Facade Funding Requested from LRC *

$20,125.32 plus cost of installation lighting over front door (updated bid to be provided)

18. Project Start Date *

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4/28/2025

19. Project Completion Date *

5/9/2025

20. I believe I meet all eligibility requirements as stated in the program. *

(selected) Agree

21. Are you making any additional improvements aside from those stated in the application? *

( ) Yes

(selected) No

22. If Yes to the above, please describe the additional improvements.

N/A

23. I acknowledge that these improvements have not yet been completed, and that any improvements will be approved through the required City processes. *

(selected) Agree

( ) Disagree

ESTIMATE

Built by Design
685 S Arthur Ave
Louisville, CO 80027

rbyrequest@gmail.com
+1 (303) 601-8026

Bill to
Louisville Chamber of Commerce

Ship to
Louisville Chamber of Commerce

Estimate details
Estimate no.: 1002
Estimate date: 03/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Labor**	Labor Exterior Prep - Entire of the house Exterior will be pressure washed. - Hand scraping all loose/peeling paint.Lightly sanding if needed - Primer applied to all bare wood areas. - Caulking all cracks and gaps, visible nail holes will be filed in with putty.	1	$0.00	$0.00
2.			Exterior Masking - Everything will be properly masked, covering all windows with painters plastic. Anything too close to work area will also have to be covered with plastic. - Masking paper will be used on flooring and roof laying a drop cloth next to paper preventing any overspray for getting on flooring roofing or concrete.			
3.			Wood Repair/ Replacement - Mid section board west side of the house will be replaced, also replacing west side window trim.			
4.			Exterior Painting - All soffits fascia gutters widow trim and any other trim boards will all be painted. - Stucco to be sprayed as well as bankrolled throughout entire exterior.			
5.			Stucco patch on west side of building			

6.		Standard Job-Includes hand scrape all loose material, 100% acrylic. *Two tone/two coat complete job *Power Wash Water pressure washing entire building. *Caulking and primer on all parts needed. *Clean up all paper tape, plastic and wood * Includes following all state regulations for lead base paint. Customer is aware buildings build prior to 1978 may contain lead base paint. Contractor must follow Federal Guidelines for Lead Base.		
7.		Replace front door with new 36" front door. paint and clean up existing signage		
8.	**Sales**	Total includes all labor and materials	$20,125.32	$20,125.32

Total **$20,125.32**

Note to customer

Build by Design
685 S Arthur Avenue
Louisville CO 80027

Accepted date **Accepted by**

United Water Restoration Group Denver NW

United Water Restoration Group Denver NW

Client:	Shannon Scott
Property:	901 Main Street Louisville , CO
Operator:	RTRUJILL

Reference:	720-370-1900	Business:	(303) 601-8026
Position:	Operator	E-mail:	rtrujillo@unitedwrg.com
Company:	Robert Trujillo		
Business:	685 S Arthur Avenue Louisville, CO 80027		

Type of Estimate:			
Date Entered:	3/28/2025	Date Assigned:	

Price List:	DENVERDEVER
Labor Efficiency:	Restoration/Service/Remodel
Estimate:	LOUISVILLE_CHAMBER

Thanks you for the opportunity to provided this estimate for complete exterior paint and prep. We look forward to working with you. Let us know if there is anything else that you need.

Robert Owner Built by Design Construction and United Water Restoration

LOUISVILLE_CHAMBER

LOUISVILLE_CHAMBER

DESCRIPTION	QTY	UNIT PRICE	TOTAL
12. R&R Replace entry Stair riser - up to 4'	1.00 EA @	180.87 =	180.87
14. R&R Replace Stair tread - up to 4'	1.00 EA @	183.61 =	183.61
15. Trash Removal dump truck - per load - including dump fees	1.00 EA @	414.68 =	414.68
16. R&R Exterior door installed - metal - insulated - flush or panel style	1.00 EA @	639.66 =	639.66
10. Stucco West side patch / small repair - ready for color	1.00 EA @	1,250.00 =	1,250.00
1. Exterior body - seal or prime then paint with two finish coats	1,000.00 SF @	12.60 =	12,600.00
19. Prep Caulking - acrylic	200.00 LF @	3.45 =	690.00
20. Respirator - Half face - multi-purpose resp. (per day)	8.00 DA @	2.09 =	16.72
3. Prime & paint exterior fascia - metal, 4"- 6" wide	900.00 LF @	2.28 =	2,052.00
4. Mask wall - plastic, paper, tape (per LF)	700.00 LF @	2.03 =	1,421.00
18. Electrician - per hour Entry light wire	1.00 HR @	159.03 =	159.03
6. R&R Exterior light fixture Installed	1.00 EA @	156.47 =	156.47
8. Sand wood trim - exterior	200.00 SF @	3.13 =	626.00
9. Replace rotted trim -	200.00 LF @	5.75 =	1,150.00

Labor Minimums Applied

DESCRIPTION	QTY	UNIT PRICE	TOTAL
13. Stairway labor minimum	1.00 EA @	207.68 =	207.68
11. Stucco or exterior plaster labor minimum	1.00 EA @	145.47 =	145.47
7. Electrical labor minimum	1.00 EA @	134.58 =	134.58
17. Door labor minimum	1.00 EA @	97.69 =	97.69

Summary

Line Item Total	22,125.46
Replacement Cost Value	**$22,125.46**
Net Claim	**$22,125.46**

Recap of Taxes

Recap by Room

Estimate: LOUISVILLE_CHAMBER	**21,540.04**	**97.35%**
Labor Minimums Applied	**585.42**	**2.65%**
Subtotal of Areas	**22,125.46**	**100.00%**
Total	**22,125.46**	**100.00%**

Recap by Category

Items	Total	%
GENERAL DEMOLITION	**487.58**	**2.20%**
DOORS	**700.49**	**3.17%**
DRYWALL	**1,421.00**	**6.42%**
ELECTRICAL	**293.61**	**1.33%**
HAZARDOUS MATERIAL REMEDIATION	**16.72**	**0.08%**
LIGHT FIXTURES	**134.91**	**0.61%**
MOISTURE PROTECTION	**690.00**	**3.12%**
PAINTING	**16,428.00**	**74.25%**
STAIRS	**557.68**	**2.52%**
STUCCO & EXTERIOR PLASTER	**1,395.47**	**6.31%**
Subtotal	**22,125.46**	**100.00%**

Entire of the house Exterior will be pressure washed.

Hand scraping all loose/peeling paint.Lightly sanding if needed
Primer applied to all bare wood areas.
Caulking all cracks and gaps, visible nail holes will be filed in with putty.

Everything will be properly masked, covering all windows with painters plastic. Anything too close to work area will also have to be covered with plastic.
Making paper will be used on flooring and roof laying a drop cloth next to paper preventing any overspray for getting on flooring roofing or concrete.

Wood Rood Repairepair/ R/ Replacementeplacement
Mid section board west side of the house will be replaced, also replacing west side window trim.

All soffits fascia gutters widow trim and any other trim boards will all be painted.
Stucco to be sprayed as well as bankrolled throughout entire exterior.

Health and saftey- entry stairs will be repaired, entry lighting added. All protocals will be followed for heath and saftey including lead and asbestos protocals.

1 1-Chamber

2 3-C3

3 4-C2

4 6-C8

5 7-C7

6 8-C6

7 9-C5

8 10-c4

9 12-C2

City Of Louisville

Main Street, Louisville, CO, 80027

8/8/24

Façade Improvement Program

I would like to confirm as owner and landlord of 901 Main Street that I fully support The Louisville Chamber of Commerce applying for the Façade Improvement Program to complete renovations on the outside of the Chamber building.

I am also the landlord of Found Underground located in the basement of 901 Main Street and Louisville Chamber sub lease to Tailored Lifestyle also in the building.

I grant permission for all businesses located in 901 Main Street, Louisville, CO, 80027 to apply and participate in the Louisville Façade Improvement Program including any of the items listed below that they deem necessary.

Restoration and cleaning of masonry (brick, stone and concrete);

- Repair of replacement of windows (historic windows should be repaired);
- Lighting attached to the building;
- Restoration and repair of original architectural details;
- Removal of inappropriate façade materials;
- Installation or repair of awnings or canopies;
- Improvements to alley entryways;
- Parking lot/infrastructure improvements that are accessible to the general public (landscaping, bike racks, etc.);
- Creation of or improvements to outdoor seating areas (only permanent changes, not including furniture or fixtures);
- Repair or replacement of primary/main doors;
- Painting (when determined to be of an appropriate nature for the character of the property and neighborhood);
- Permanent or reusable signage that meets sign code requirements (when determined to be of an appropriate nature for the character of the property and neighborhood); and
- Zoning review fees or architectural costs.

Thank you for supporting local business by creating this program.

Vanatta LLP

Fred A Bicknell

City of Louisville
COLORADO ▪ SINCE 1878

LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: **2025 BUDGET AMENDMENTS AND 2024 CARRY-FORWARDS**

DATE: **APRIL 09, 2025**

PRESENTED BY: **VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**

SUMMARY:

Every year, the Louisville City Council and the Louisville Revitalization Commission each create budgets for their operations. These budgets are independent of one another and created to support each entity's goals and objectives. The LRC and City Council often work together to partner on incentives and infrastructure projects.

There were multiple projects that were approved in 2024 that were not completed in 2024, and therefore need to be carried-forward into the 2025 budget for payment. Carry-forwards include

- $650,000 in Public Infrastructure Grants for 1303 Empire Road (Ironton Distillery)
- $130,700 DELO Developer Deposits / landscape work
- $70,000 in Professional Services Fees
    - $20,000 for the TIF review for DELO Boom
    - The remainder of the contract for Trestle Strategies
    - The remainder of the contract for the TIF review for Ironton Distillery
    - Additional Professional Service budget for additional TIF reviews and other needed services
- Total: $850,700

In addition, staff has identified some additional budgetary needs to move the LRC's plans and objectives forward. These budget amendments include

- Budget amendment of $1,250,000 to add additional budget for the Downtown Vision Plan.
    - In addition to the $1,000,000 already included in the budget, staff anticipates needed an additional $1,000,000 in 2025 for construction and an additional $250,000 for the Design Contract and CMAR contract.
- Total: $1,250,000

Staff is also recommending a Budget amendment to the revenue projections from the bond proceeds. The budget amendment would increase the projected revenues from $1,000,000 to $2,250,000.

The LRC amendment is scheduled to go before City Council for approval on May 20, 2025

DISCUSSION:

The budget carry-forward amendments are for ongoing projects, existing incentive agreements and other City of Louisville and LRC priority projects. These budget amendments will allow the LRC to continue to move forward with agreed upon projects and incentive agreements.

RECOMMENDATION:

Staff recommends that the Louisville Revitalization Commission approve the 2025 budget amendments and carry-forwards.

ATTACHMENTS:

1. Adopted 2025 Budget and Proposed 2025 Amended Budget
2. Resolution Amending the 2025 Budget by Amending Appropriations in the Louisville Revitalization Commission

Fund 221 - URD - LRC

City of Louisville
COLORADO ▪ SINCE 1878

Object	Object Title	FY 2025 Adopted Budget	FY 2025 Proposed Amendment	FY 2025 Adjusted Budget
Account Type: Revenue				
411000	Property Tax	(2,249,755)		(2,249,755)
441540	City Skate	-		-
461100	Interest Earnings	(153,899)		(153,899)
493100	Bond Proceeds	(1,000,000)	(1,250,000)	(2,250,000)
Total Revenue		(3,403,654)	(1,250,000)	(4,653,654)
Account Type: Expenditure				
530830	Facade Impr Programming	300,000		300,000
530831	Property Impr Programming	350,000		350,000
532000	Advertising/Marketing	5,000		5,000
532300	Support Services-City of Louis	50,000		50,000
532303	Commission and Board URA Proje	13,880		13,880
532319	Cap Cont - COL - Downtown Stre	-		-
532320	Repay TIF Revenue to BoCo	169,070		169,070
532324	Cap Contr - COL - Dwntn Vis Pl	1,000,000	1,250,000	2,250,000
532330	Repay TIF Revenue to Fire Dist	53,230		53,230
532713	Asst Agrmnt - 1303 Empire Rd	-	650,000	650,000
538250	Bond Maint Fees-Paying Agent	7,150		7,150
540410	Prof Serv-Investment Fee	5,000		5,000
540900	Prof Serv-Other	20,000	70,000	90,000
570100	Principal-Bonds	1,977,000		1,977,000
570500	Interest-Bonds	122,840		122,840
630015	Pymts fr Contr Fund-DELO Devel	-	130,700	130,700
Total Expenditure		4,073,170	2,100,700	6,173,870
	Impact to Fund Balance	669,516	850,700	1,520,216

RESOLUTION NO. XX
SERIES 2025

A RESOLUTION AMENDING THE 2025 BUDGET BY AMENDING APPROPRIATIONS IN THE LOUSIVILLE REVITALIZATION COMMISSION

WHEREAS, the need exists to amend the 2025 budget by amending appropriations in the Louisville Revitalization Commission; and

WHEREAS, the need to amend the 2025 budget arises:

1. To carryforward unused appropriations from 2024 to 2025 for projects that Council approved for 2024 but, for various reasons, needed to extend into 2025;

WHEREAS, the need exists to increase certain budget line items to align with project needs for 2025,

WHEREAS, funding for any increase in appropriations will come from new/increased revenue, bond proceeds or from fund reserves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

SECTION 1. That the 2025 Louisville Revitalization Commission revenues be increased by $1,250,000, from $3,403,654 to $4,653,654

SECTION 2. That the 2025 Louisville Revitalization Commission appropriation be increased by $2,100,700, from $4,073,170 to $6,173,870.

PASSED AND ADOPTED this ______ day of ______May______ 2025.

____
Christopher M Leh, Mayor

ATTEST:

____
Genny Kline, Interim City Clerk

City of Louisville
COLORADO • SINCE 1878

LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: REIMBURSEMENT RESOLUTION

DATE: APRIL 9, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

Staff continues to explore the best path forward with financial advisors and bond counsel to move forward with issuing a bond for implementation of the Downtown Vision Plan.

The attached resolution helps ensure reimbursement to the LRC. That if the LRC incurs expenses, the debt can be used to pay those expenses.

FISCAL IMPACT:

There is no direct fiscal impact to adopting this resolution.

RECOMMENDATION:

Staff recommends that the LRC approve the resolution for reimbursement.

ATTACHMENT(S):

1. Reimbursement Resolution

RESOLUTION

A RESOLUTION OF LOUISVILLE REVITALIATION COMMISSION (LRC) FOR EXPRESSING THE INTENT OF THE LRC TO BE REIMBURSED FOR CERTAIN EXPENSES RELATING TO THE CONSTRUCTION OF CAPITAL IMPROVEMENTS.

WHEREAS, the Louisville Revitalization Commission (the "Issuer") is an independent body corporate and politic, validly existing and duly organized, created and established under the laws of the State of Colorado (the "State"); and

WHEREAS, the members of the Board of Commissioners of the Issuer (the "Board") have been duly appointed and qualified; and

WHEREAS, it is the current intent of Issuer to construct certain capital improvements of the Issuer (the "Project"); and

WHEREAS, the Issuer has determined that it is in the best interest of the Issuer to finance the Project through the issuance of tax increment bonds of the Issuer or by any other means legally available to the Issuer; and

WHEREAS, the Board has determined that it is necessary to make capital expenditures to acquire and construct the Project prior to the time that the Issuer arranges for the specific financing of such Project; and

WHEREAS, it is the Issuer's reasonable expectation that when such financing occurs, the capital expenditures will be reimbursed with the proceeds of the financing; and

WHEREAS, in order to comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), it is the Issuer's desire that this resolution shall constitute the "official intent" of the Board to reimburse such capital expenditures within the meaning of Treasury Regulation §1.150-2.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LOUISVILLE REVITALIZATION COMMISSION THAT:

Section 1. All action (not inconsistent with the provisions of this resolution) heretofore taken by the Board and the officers, employees and agents of the Issuer directed toward the Bonds is hereby ratified, approved and confirmed.

Section 2. The Issuer intends to finance approximately $10,000,000 to pay the costs of the Project, including the reimbursement of certain costs incurred by the Issuer prior to the receipt of any proceeds of a financing, upon terms acceptable to the Issuer, as authorized in a resolution to be hereafter adopted and to take all further action which is necessary or desirable in connection therewith.

Section 3. The officers, employees and agents of the Issuer shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Project and to otherwise carry out the transactions contemplated by the resolution.

Section 4. The officers and employees of the Issuer are hereby authorized and directed to take all action necessary or appropriate to effectuate the provision of this resolution.

Section 5. The Issuer shall not use reimbursed moneys for purposes prohibited by Treasury Regulation §1.150-2(h).

Section 6. This resolution is intended to be a declaration of "official intent" to reimburse expenditures within the meaning of Treasury Regulation §1.150-2.

Section 7. If any section, paragraph, clause or provision of this resolution shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 8. All acts, orders and resolutions of the Issuer, and parts thereof, inconsistent with this resolution be, and the same hereby are, repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 9. The resolution shall be in full force and effect upon its passage and approval.

PASSED AND ADOPTED April ___, 2025.

LOUISVILLE REVITALIZATION COMMISSION

By ____
Chair

[SEAL]

Attest:

By____
Secretary

47378279.v1

City of Louisville
COLORADO • SINCE 1878

LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: INTERGOVERNMENTAL AGREEMENT REDLINES DISCUSSION

DATE: ARPIL 9, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The LRC attorney has drafted the attachment as a follow-up to the joint meeting with City Council. This redline draft shows potential changes to the IGA based on feedback and conversation had at the joint meeting.

This meeting is intended to go through the redlines to discuss any other potential changes. From here, Staff will move forward with carrying the potential redlines through approval processes of both bodies for hopeful adoption.

FISCAL IMPACT:

There is no direct fiscal impact to discussion of the IGA and potential amendments.

RECOMMENDATION:

Staff recommends that the LRC provide feedback on the redlines and provide direction to Staff on moving forward.

ATTACHMENT(S):

1. Redlined cooperation agreement

FOURTH AMENDED AND RESTATED COOPERATION AGREEMENT

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This Fourth Amended and Restated Cooperation Agreement (the Fourth Amended and Restated Cooperation Agreement) is made as of ___________, ~~2023~~ 2025, by and between the CITY OF LOUISVILLE, COLORADO (the City) and the LOUISVILLE REVITALIZATION COMMISSION (the LRC). The City and the LRC are sometimes referred to herein individually as a Party and collectively as the Parties.

RECITALS

A. The City is a home-rule city and municipal corporation duly organized and existing under and pursuant to Article XX of the Colorado Constitution and Charter of the City (the Charter).

B. 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~~ Urban Renewal Law).

C. The City and the LRC entered into that Cooperation Agreement dated December 5, 2006 (the "Original Cooperation Agreement").

D. The City and the LRC thereafter entered into that Amended and Restated Cooperation Agreement dated April 5, 2011 (the "First Amended and Restated Cooperation Agreement").

E. The City and the LRC subsequently entered into another Amended and Restated Cooperation Agreement dated November 17, 2015 (the "Second Amended and Restated Cooperation Agreement").

F. The City and the LRC subsequently entered into that Amended and Restated Cooperation Agreement dated May 16, 2023 (the "Third Amended and Restated Cooperation Agreement").

G. The City and the LRC now desire to enter into this Fourth Amended and Restated Cooperation Agreement (the "Fourth Amended and Restated Cooperation Agreement") to memorialize all updated aspects of the relationship between the City and the LRC.

Commented [CH1]: Added previous Agreements for clarity as to effect of this Agreement, and in conjunction with Section 20, clarifies this is the only Cooperation Agreement between the City and the LRC moving forward.

~~C~~H. The Act and Section 18, Article XIV of the Colorado Constitution authorize the Parties to enter into cooperation agreements, and the Parties desire to enter into this Fourth Amended and Restated Cooperation Agreement respecting operating funds, support services, and general oversight of the LRC to be provided by the City to the LRC and related matters.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing and the following terms and conditions, the Parties agree as follows:

1. Advance of Operating Funds by the City. The City may annually advance to the LRC an amount of operating funds (Operating Funds) to be determined by appropriation by the City Council of the City. Operating Funds shall be used by the LRC for operating, administrative, consulting and other costs incurred by the LRC in accordance with the Act, including, without limitation, the costs and expenses of Support Services described in Section 2, below. Operating Funds shall be paid directly to the LRC to be used in accordance with the Act, this Fourth Amended and Restated Cooperation Agreement and the ~~City approved~~ LRC budget.

2. Support Services. The City agrees to provide administrative and legal support services (Support Services) to the LRC in connection with its operations. The City Manager shall serve as Director of the LRC as provided in the Act and shall have discretion to employ those City staff members as may be required to carry out the duties and operations of the LRC. Support Services may include, without limitation, planning, financing and accounting, engineering, legal, and administrative and outside consulting services.

3. LRC Budget. By December 31 of each year, the LRC shall adopt a budget (the LRC Budget) for the ensuing fiscal year (which shall be the calendar year), which LRC Budget shall be submitted to the City for review ~~and approval~~ prior to LRC adoption, and no later than November 1 of each calendar year. The City shall provide any comments to the LRC by December 1 of each year to allow the LRC to timely adopt the LRC Budget in accordance with the Local Government Budget Law of Colorado, C.R.S. §§ 29-1-101, *et seq.* The LRC Budget shall contain a statement of sources and uses of all funds that are available or that the LRC reasonably expects to become available to LRC to finance its activities, undertakings, and obligations for each budget year. It is the intention of the Parties that the LRC shall use its reasonable best efforts to use other sources of revenue available under the Act as the primary source of its Operating Funds and payment for Support Services as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to any urban renewal plan approved by the City Council of the City.

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Commented [CH2]: Proposed language attempts to navigate the City's desire to have oversight over the LRC budget, while remaining consistent with the Local Government Budget Law, and provides specific timing to assure the budget gets timely adopted by the LRC

4. Reimbursement for Operating Funds and Support Services. The Parties shall establish a procedure for documenting the reasonable costs and expenses (the Costs and Expenses) related to the Operating Funds and Support Services provided by the City. The Costs and Expenses shall constitute an indebtedness of the LRC to be repaid to the City from sources of revenue available under the Act as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to an urban renewal plan approved by the City Council of the City.

~~a. It is agreed that the Costs and Expenses incurred by the City up to and including expenses on December 31, 2014 total \$9.894.00 . At the election of the City, such amount may be evidenced by a note approved by the Parties and executed by LRC.~~

a~~b~~. Upon request of the LRC, the City agrees to give reasonable consideration to subordinating its right to repayment of Costs and Expenses to any bonds, loans, advances, indebtedness, or other obligation of the LRC.

~~c~~b. Notwithstanding the foregoing, the Parties agree that all Costs and Expenses related to the 550 S. McCaslin Urban Renewal Plan shall be paid by the City.

5. Approval of ~~Certain Contracts;~~ Bonds and Other Obligations of the LRC. The Parties agree that the City Council of the City shall provide direction to LRC and oversight of LRC activities as follows:

~~a. Any proposed expenditure by the LRC which has not been previously approved as part of the LRC budget shall be subject to the prior review and approval of the City Council.~~

a~~b~~. Except as provided in Section 6 hereunder, ~~P~~prior to issuing bonds ~~or any other capital financial obligations or financial obligations~~ extending beyond the end of the current fiscal year of the LRC, the LRC shall notify the City Council in writing of its intention to do so, and shall promptly furnish to the City Council such information and documents relating to such bonds ~~or other capital or long-term financial obligations~~ as the City Council may request. Such bonds shall be subject to the prior review and approval of the City Council ~~The LRC shall not commit to or proceed with any such bonds or other capital or long-term financial obligations unless a majority of the City Council has adopted a resolution determining that the City's interests in connection with such bonds or other obligations are adequately protected.~~

b~~c~~. Allocation of any municipal sales tax increment shall occur only upon City Council approval. For any such requested approval, the LRC shall submit a financing plan outlining the proposed amounts and purpose for which the municipal sales tax increments are proposed to be used. City Council may approve or deny such request in its discretion.

~~d. Except as provided in subsection (e), the LRC shall provide to the City Council for review and approval any redevelopment agreement or other contract contemplated to carry to out the purposes of any urban renewal plan or to apply to property in any urban renewal area, prior to the LRC's final approval thereof. Any such approval shall be by City Council resolution.~~

~~e. The LRC shall submit to the City for review and approval any LRC Program. For purposes of this subsection, "LRC Program" means a comprehensive initiative, in furtherance of the purposes of the Act and the Highway 42 Revitalization Area Urban Renewal Plan, aimed at addressing one or more characteristics of blight within the Highway 42 Revitalization Area on a large scale (e.g., downtown business façade improvement), which is not specific to any particular piece of property or development, and is offered to multiple properties of a certain type or types within the Highway 42 Revitalization Area. The LRC's request for approval of an LRC Program shall be accompanied with: (i) a detailed description of the LRC~~

~~Program objectives and application process; (ii) a proposed LRC Program budget; (iii) a statement of the LRC Program's potential impacts on City staff departments, other City boards and commissions, and the City Council; (iv) a proposed application form; and (v) a proposed standard contract for execution between the LRC and LRC program awardees. Following Council approval of the LRC Program, the LRC shall not be required to seek further Council approval to: (1) utilize City staff, boards and commissions, and City Council time as necessary to carry out the objectives of the LRC Program; (2) approve LRC Program applications and enter into contracts with program awardees in substantially the same form as the standard contract; or (3) provide funds to program awardees, subject to the LRC Program budget. Each LRC Program budget shall be submitted annually for City Council approval.~~

~~f~~c. The LRC shall comply with applicable City codes, rules, and regulations related to any other urban renewal activities of the LRC. The City Council shall be informed of the activities, functions, operations, and financial condition of the LRC in the form of reports to the City Council not less than quarterly, and at any other time as requested by the City Council.

d~~g~~. The City agrees that it will make reasonable efforts to act within thirty days of a request for review of any document, agreement, obligation, or action required by this Fourth Amended and Restated Cooperation Agreement. Unless otherwise required by law or provided herein, any approval or other action of the City Council shall be by motion or resolution.

6. Independent Authority of the LRC. Consistent with the Urban Renewal Law, the LRC shall have the authority, without prior approval of the City Council, to enter into redevelopment agreements that implement the urban renewal plans of the City by allocating available property tax increment received by the LRC in the special fund of the LRC in accordance with C.R.S. § 31-25-107(9) to those undertakings and activities that are consistent with the urban renewal plans of the City. The Parties acknowledge and agree that such undertakings and activities are "other obligations" of the LRC within the meaning of C.R.S. § 31-25-103(3), but nothing in this Section 6 shall authorize the LRC to issue general or special obligation bonds (including refunding bonds) and temporary bonds pursuant to C.R.S. § 31-25-109 without City Council approval.

7. Other Powers of the LRC. The Parties acknowledge and agree that as an urban renewal authority created under the Urban Renewal Law, the LRC has the enumerated powers set forth in C.R.S. § 31-25-105. The City specifically directs through this Fourth Amended and Restated Cooperation Agreement that the LRC is empowered to advise the City Council on matters related to the Urban Renewal Law, specifically including advising the City Council regarding potential new urban renewal plan areas pursuant to C.R.S. § 31-25-105(1)(i).

Commented [CH3]: Amendments to Section 5 attempt to capture discussion from March 11 joint study session

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Commented [CH4]: New Section 6 attempts to capture authority to enter into redevelopment agreements that allocate available or new property tax increment

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Commented [CH5]: New Section 7 attempts to address the LRC being authorized as subject matter experts to recommend new plan areas to the City Council

8. Continuing Cooperation; Additional Agreements. The Parties shall cooperate to carry out and complete the urban renewal plans approved by the City Council. It is contemplated that additional agreements may be required to plan and carry out urban renewal projects in accordance with the provisions of any such urban renewal plan and the Act. The Parties agree to cooperate and give timely consideration to any additional agreements or amendments to this Fourth Amended and Restated Cooperation Agreement that may be necessary or convenient in connection with such activities and undertakings; provided, however, nothing in this Fourth Amended and Restated Cooperation Agreement shall preclude or require the commitment of additional revenue, financing, or services by either Party in connection with such activities and undertakings.

9~~7~~. Obligations Subject to Act, Charter, and Constitution. The covenants, duties and actions required of the Parties under this Fourth Amended and Restated Cooperation Agreement shall be subject to and performed in accordance with the provisions and procedures required and permitted by the Charter, the Act, any other applicable provision of law, and the Colorado Constitution.

~~8~~10. Enforced Delay. Neither Party shall be considered in breach of, or in default in, its obligations with respect to this Fourth Amended and Restated Cooperation Agreement in the event of delay in the performance of such obligations due to causes beyond its control and without its fault, it being the purpose and intent of this provision that if such delay occurs, the time or times for performance by either Party affected by such delay shall be extended for the period of the delay.

~~9~~11. No Third Party Beneficiaries. Neither the City nor the LRC shall be obligated or liable under the terms of this Fourth Amended and Restated Cooperation Agreement to any person or entity not a party hereto.

~~10~~12. Severability. In case any one or more of the provisions contained in this Fourth Amended and Restated Cooperation Agreement or any application thereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of this Fourth Amended and Restated Cooperation Agreement, or any other application thereof, shall not in any way be affected or impaired thereby.

~~11~~13. Binding Effect. Subject to compliance with Section ~~13~~ 15, below, this Fourth Amended and Restated Cooperation Agreement shall be binding upon and inure to the benefit of the Parties, their successors, legal representatives, and assigns.

~~12~~14. City and LRC Separate. Nothing in this Fourth Amended and Restated Cooperation Agreement shall be interpreted in any manner as constituting the City or its officials, representatives, consultants, or employees as the agents of the LRC, or the LRC or its officials, representatives, consultants, or employees as the agents of the City. Each entity shall remain a separate legal entity pursuant to applicable law. Neither of the Parties hereto shall be deemed to hereby assume the debts, obligations, or liabilities of the other. The LRC shall be responsible for carrying out its duties and functions in accordance with the Act and other applicable laws and regulations, and nothing herein shall be construed to compel either Party to take any action in violation of law.

~~13~~15. Assignment. This Fourth Amended and Restated Cooperation Agreement shall not be assigned in whole or in part by either Party without the prior written approval of the other Party.

~~14~~16. Governing Law. This Fourth Amended and Restated Cooperation Agreement shall be governed by, and construed in accordance with, the laws of the State of Colorado.

~~15~~17. Headings. Section headings in this Fourth Amended and Restated Cooperation Agreement are for convenience of reference only and shall not constitute a part of this Fourth Amended and Restated Cooperation Agreement for any other purpose.

~~16~~18. Additional or Supplemental Agreements; Organizational Matters. The Parties mutually covenant and agree that they will execute, deliver and furnish such other instruments, documents, materials, and information as may be reasonably required to carry out the Fourth Amended and Restated Cooperation Agreement. The LRC's organizational documents shall provide, as permitted by C.R.S. § 31-25-104, that one City Councilmember shall be a member of the LRC. ~~The LRC as an entity will not formally or legally oppose or object to any measure that may be proposed pursuant to C.R.S. § 31-25-115 to transfer the existing authority to the City Council.~~

~~17~~19. Entire Agreement; Amendment. This Fourth Amended and Restated Cooperation Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof. No addition to or modification of the Fourth Amended and Restated Cooperation Agreement shall be effective, except by written agreement authorized and executed by the Parties.

~~18~~20. Supersede. This Fourth Amended and Restated Cooperation Agreement supersedes and replaces in its entirety ~~that~~ those prior ~~certain~~ Cooperation Agreements ~~Amended and Restated Cooperation Agreement, made as of November 17, 2015,~~ by and between the City and the LRC~~, as of the date of this Agreement.~~ dated December 5, 2006, April 5, 2011, November 17, 2015, and May 16, 2023.

IN WITNESS WHEREOF, the Parties have caused this Fourth Amended and Restated Cooperation Agreement to be duly executed and delivered by their respective officers as of the date first above written.

CITY OF LOUISVILLE,
a Colorado municipal corporation

Attest:

____
Mayor

____

City Clerk

LOUISVILLE REVITALIZATION COMMISSION

Attest:

____
Chair

____
Secretary

FOURTH AMENDED AND RESTATED COOPERATION AGREEMENT

This Fourth Amended and Restated Cooperation Agreement (the Fourth Amended and Restated Cooperation Agreement) is made as of ___________, 2025, by and between the CITY OF LOUISVILLE, COLORADO (the City) and the LOUISVILLE REVITALIZATION COMMISSION (the LRC). The City and the LRC are sometimes referred to herein individually as a Party and collectively as the Parties.

RECITALS

A. The City is a home-rule city and municipal corporation duly organized and existing under and pursuant to Article XX of the Colorado Constitution and Charter of the City (the Charter).

B. 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 Urban Renewal Law).

C. The City and the LRC entered into that Cooperation Agreement dated December 5, 2006 (the "Original Cooperation Agreement").

D. The City and the LRC thereafter entered into that Amended and Restated Cooperation Agreement dated April 5, 2011 (the "First Amended and Restated Cooperation Agreement").

E. The City and the LRC subsequently entered into another Amended and Restated Cooperation Agreement dated November 17, 2015 (the "Second Amended and Restated Cooperation Agreement").

F. The City and the LRC subsequently entered into that Amended and Restated Cooperation Agreement dated May 16, 2023 (the "Third Amended and Restated Cooperation Agreement").

G. The City and the LRC now desire to enter into this Fourth Amended and Restated Cooperation Agreement (the "Fourth Amended and Restated Cooperation Agreement") to memorialize all updated aspects of the relationship between the City and the LRC.

H. The Act and Section 18, Article XIV of the Colorado Constitution authorize the Parties to enter into cooperation agreements, and the Parties desire to enter into this Fourth Amended and Restated Cooperation Agreement respecting operating funds, support services, and general oversight of the LRC to be provided by the City to the LRC and related matters.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing and the following terms and conditions, the Parties agree as follows:

1. Advance of Operating Funds by the City. The City may annually advance to the LRC an amount of operating funds (Operating Funds) to be determined by appropriation by the City Council of the City. Operating Funds shall be used by the LRC for operating, administrative, consulting and other costs incurred by the LRC in accordance with the Act, including, without limitation, the costs and expenses of Support Services described in Section 2, below. Operating Funds shall be paid directly to the LRC to be used in accordance with the Act, this Fourth Amended and Restated Cooperation Agreement and the LRC budget.

2. Support Services. The City agrees to provide administrative and legal support services (Support Services) to the LRC in connection with its operations. The City Manager shall serve as Director of the LRC as provided in the Act and shall have discretion to employ those City staff members as may be required to carry out the duties and operations of the LRC. Support Services may include, without limitation, planning, financing and accounting, engineering, legal, and administrative and outside consulting services.

3. LRC Budget. By December 31 of each year, the LRC shall adopt a budget (the LRC Budget) for the ensuing fiscal year (which shall be the calendar year), which LRC Budget shall be submitted to the City for review prior to LRC adoption, and no later than November 1 of each calendar year. The City shall provide any comments to the LRC by December 1 of each year to allow the LRC to timely adopt the LRC Budget in accordance with the Local Government Budget Law of Colorado, C.R.S. §§ 29-1-101, *et seq.* The LRC Budget shall contain a statement of sources and uses of all funds that are available or that the LRC reasonably expects to become available to LRC to finance its activities, undertakings, and obligations for each budget year. It is the intention of the Parties that the LRC shall use its reasonable best efforts to use other sources of revenue available under the Act as the primary source of its Operating Funds and payment for Support Services as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to any urban renewal plan approved by the City Council of the City.

4. Reimbursement for Operating Funds and Support Services. The Parties shall establish a procedure for documenting the reasonable costs and expenses (the Costs and Expenses) related to the Operating Funds and Support Services provided by the City. The Costs and Expenses shall constitute an indebtedness of the LRC to be repaid to the City from sources of revenue available under the Act as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to an urban renewal plan approved by the City Council of the City.

a. Upon request of the LRC, the City agrees to give reasonable consideration to subordinating its right to repayment of Costs and Expenses to any bonds, loans, advances, indebtedness, or other obligation of the LRC.

b. Notwithstanding the foregoing, the Parties agree that all Costs and Expenses related to the 550 S. McCaslin Urban Renewal Plan shall be paid by the City.

5. Approval of Bonds and Other Obligations of the LRC. The Parties agree that the City Council of the City shall provide direction to LRC and oversight of LRC activities as follows:

a. Except as provided in Section 6 hereunder, prior to issuing bonds extending beyond the end of the current fiscal year of the LRC, the LRC shall notify the City Council in writing of its intention to do so, and shall promptly furnish to the City Council such information and documents relating to such bonds as the City Council may request. Such bonds shall be subject to the prior review and approval of the City Council

b. Allocation of any municipal sales tax increment shall occur only upon City Council approval. For any such requested approval, the LRC shall submit a financing plan outlining the proposed amounts and purpose for which the municipal sales tax increments are proposed to be used. City Council may approve or deny such request in its discretion.

c. The LRC shall comply with applicable City codes, rules, and regulations related to any other urban renewal activities of the LRC. The City Council shall be informed of the activities, functions, operations, and financial condition of the LRC in the form of reports to the City Council not less than quarterly, and at any other time as requested by the City Council.

d. The City agrees that it will make reasonable efforts to act within thirty days of a request for review of any document, agreement, obligation, or action required by this Fourth Amended and Restated Cooperation Agreement. Unless otherwise required by law or provided herein, any approval or other action of the City Council shall be by motion or resolution.

6. Indepdendent Authority of the LRC. Consistent with the Urban Renewal Law, the LRC shall have the authority, without prior approval of the City Council, to enter into redevelopment agreements that implement the urban renewal plans of the City by allocating available property tax increment received by the LRC in the special fund of the LRC in accordance with C.R.S. § 31-25-107(9) to those undertakings and activities that are consistent with the urban renewal plans of the City. The Parties acknowledge and agree that such undertakings and activities are "other obligations" of the LRC within the meaning of C.R.S. § 31-25-103(3), but nothing in this Section 6 shall authorize the LRC to issue general or special obligation bonds (including refunding bonds) and temporary bonds pursuant to C.R.S. § 31-25-109 without City Council approval.

7. Other Powers of the LRC. The Parties acknowledge and agree that as an urban renewal authority created under the Urban Renewal Law, the LRC has the enumerated powers set forth in C.R.S. § 31-25-105. The City specifically directs through this Fourth Amended and Restated Cooperation Agreement that the LRC is empowered to advise the City Council on matters related to the Urban Renewal Law, specifically including advising the City Council regarding potential new urban renewal plan areas pursuant to C.R.S. § 31-25-105(1)(i).

8. Continuing Cooperation; Additional Agreements. The Parties shall cooperate to carry out and complete the urban renewal plans approved by the City Council. It is contemplated that additional agreements may be required to plan and carry out urban renewal projects in accordance with the provisions of any such urban renewal plan and the Act. The Parties agree to cooperate and give timely consideration to any additional agreements or amendments to this Fourth Amended and Restated Cooperation Agreement that may be necessary or convenient in connection with such activities and undertakings; provided, however, nothing in this Fourth Amended and Restated Cooperation Agreement shall preclude or require the commitment of additional revenue, financing, or services by either Party in connection with such activities and undertakings.

9. Obligations Subject to Act, Charter, and Constitution. The covenants, duties and actions required of the Parties under this Fourth Amended and Restated Cooperation Agreement shall be subject to and performed in accordance with the provisions and procedures required and permitted by the Charter, the Act, any other applicable provision of law, and the Colorado Constitution.

10. Enforced Delay. Neither Party shall be considered in breach of, or in default in, its obligations with respect to this Fourth Amended and Restated Cooperation Agreement in the event of delay in the performance of such obligations due to causes beyond its control and without its fault, it being the purpose and intent of this provision that if such delay occurs, the time or times for performance by either Party affected by such delay shall be extended for the period of the delay.

11. No Third Party Beneficiaries. Neither the City nor the LRC shall be obligated or liable under the terms of this Fourth Amended and Restated Cooperation Agreement to any person or entity not a party hereto.

12. Severability. In case any one or more of the provisions contained in this Fourth Amended and Restated Cooperation Agreement or any application thereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of this Fourth Amended and Restated Cooperation Agreement, or any other application thereof, shall not in any way be affected or impaired thereby.

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19. Entire Agreement; Amendment. This Fourth Amended and Restated Cooperation Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof. No addition to or modification of the Fourth Amended and Restated Cooperation Agreement shall be effective, except by written agreement authorized and executed by the Parties.

20. Supersede. This Fourth Amended and Restated Cooperation Agreement supersedes and replaces in its entirety those prior Cooperation Agreements by and between the City and the LRC dated December 5, 2006, April 5, 2011, November 17, 2015, and May 16, 2023.

IN WITNESS WHEREOF, the Parties have caused this Fourth Amended and Restated Cooperation Agreement to be duly executed and delivered by their respective officers as of the date first above written.

CITY OF LOUISVILLE,
a Colorado municipal corporation

Attest:

Mayor

City Clerk

LOUISVILLE REVITALIZATION COMMISSION

Attest:

Chair

Secretary

City of Louisville
COLORADO • SINCE 1878

LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: CHANGE JUNE 2025 MEETING DATE

DATE: MARCH 5, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

Multiple Commissioners expressed a conflict with the originally scheduled June 2025 LRC Meeting (June 11, 2025). Staff is proposing we change the June meeting date to June 4^{th}, 2025.

RECOMMENDATION:

Staff recommends the LRC change the June 2025 meeting date.

ATTACHMENT(S):

LOUISVILLE REVITALIZATION COMMISSION

City of Louisville
COLORADO • SINCE 1878

SUBJECT: **STAFF UPDATES**

DATE: **APRIL 9, 2025**

PRESENTED BY: **VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**
AUSTIN BROWN, ECONOMIC VITALITY SPECIALIST

SUMMARY:
In the following, staff provides updates on recent activity related to economic vitality functions.

Sundance is Coming to Boulder
The Sundance committee announced that the festival will be moving to Boulder from 2027-2037. This is a big win for Boulder and the surrounding communities as this will bring significant tourism to the area during the slowest time of year for many businesses. Staff has been working with partners in Boulder County and the Office of Economic Development and International Trade to support the recruitment of the festival and will continue to work with partners to welcome Sundance and visitors to our community.

Downtown Colorado Inc Best Project Nomination
The Downtown Vision Plan was nominated as one of three finalists for Best Project at DCI's annual award ceremony. The plan was nominated as "a forward-thinking plan focusing on creating a dynamic, people-first downtown that balances growth with preserving the town's unique character"..

Professional Development Committees
Vanessa, Economic Vitality Manager, was appointed to both the Economic Development Council of Colorado's and the International Economic Development Council's Professional Development boards. These boards provide networking, training and professional development to practitioners across Colorado and the world. Through these boards, Vanessa is learning best practices and new techniques that she can continue to implement and celebrate in Louisville.

CHIPS Designation
Staff has been working to put together a CHIPS Zone application for Redtail Ridge and the Colorado Tech Center. This application was submitted to the State's Office of Economic Development and International Trade along with a resolution of support from the Louisville City Council. This application is being reviewed by the Economic Development Commission at their April meeting.

Front and Center Update

City of Louisville
COLORADO • SINCE 1878

LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: DEVELOPMENT HIGHLIGHTS

DATE: APRIL 9, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

In the following, Staff provides updates on recent activity related to construction and development. These updates are for the most frequently asked about sites and not for every site in a review process or under construction. All updates and timeframes are subject to change.

Site	Update
800-804 Main Street (former Wildwood Guitars)	The building has new owners and Staff is working with them to re-activate the building.
809 Main Street (old Waterloo)	Project is continuing construction for the build-out of the restaurant space. There has been interest in the site, with multiple tours, but no LOI or leases signed to date.
816 Main Street (former Empire)	Staff is working with ownership and interested parties towards a sale. No contract or lease signed to date.
833 Main Street (former Chase)	The LRC has entered into a contract with Trestle Strategy Group to work with staff and the building owner on potential paths forward for the building.
1301 Courtesy Road (Delo Boom)	Delo Boom is working through City processes to construct 140 units of housing. The project will consist of studios through three-bedrooms and 13.5% affordable units.
950 Spruce Street	Construction has completed with the retail and office spaces currently being marketed for rent.
947 Pine Street (former gas station)	Plans call for renovation into Birdie Bar, an eatertainment use with a bar/restaurant and simulated (virtual) golf games. The project is under construction with a hopeful 2025 opening.

1303 Empire Road (Ironton)	Ironton has approved plans for a new distillery and event center. Ironton is hoping to start construction Q2.City Council just approved a temporary use for the site so Ironton can operate on a small scale while they are under construction.
540 County Road (Louisville Grain Elevator)	The Grain Elevator has new owners that have engaged the City to turn the building into an activated space. Their TIF review has been started with Pioneer Development Company.
1171 W Dillon Road (former Lowe's)	The New King Soopers Marketplace is currently in the City's planning process and has submitted a planned unit development for review, hoping to start construction 2025. This new King Soopers hopes to be open early 2026.
1164 W Dillon Road (Cinebarre)	University of Colorado has purchased the site and is currently working on public engagement for their plans for the site.
550 McCaslin Boulevard (former Sam's Club)	Relish broke ground on the construction on Friday, June 14^{th}. Relish is planning to open indoor and outdoor pickle ball courts with a food hall. The food hall has building permits into the City for buildout and hopes to open Q2 2025.
575 McCaslin Boulevard (former Carrabba's)	Staff is working with the broker representation to market and attract a new user to the building. No lease signed to date.

If you would like to add a site to these updates, please let me know.