

Louisville Revitalization Commission

Agenda

**Wednesday, May 14, 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 April 9, 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. Front and Center Discussion and Update
7. Reports of Commission

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 303-335-4574 or ClerksOffice@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.

- 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

Revitalization Commission

Wednesday, April 9, 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 8:03 AM and roll call was taken.

Commissioner Attendance: Present

Yes	Alexis Adler
Yes	Councilmember Caleb Dickinson
Yes	Clif Harald
Yes	Barbie Iglesias
Yes	Jeff Lipton
Yes	Bob Tofte
Yes	Corrie Williams

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

Others Present: members of the public

Approval of Agenda:

Commissioner Tofte made a motion to approve the agenda with the removal of item 6a, Façade Improvement Application, which has been postponed. Commissioner Harald seconded the motion. The agenda was approved.

Approval of March 5, 2025 Meeting Minutes:

Commissioner Harald 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:

Façade Improvement Application – 901 Main Street

This item was postponed.

2025 Budget Amendments and Carry-Forward

The Economic Vitality Manager presented 2025 Budget Amendments and Carry Forwards to the Commission. Details of the 2025 Budget Amendments and Carry Forwards were included in the meeting packet.

Commissioner Lipton made a motion to approve the LRC 2025 budget amendments and carry forwards. Commissioner Harald seconded. Roll Call Vote: unanimously approved with Councilmember Dickinson abstaining.

Commissioner Comments:

Commissioner Adler asked if the \$20,000 DeLo Boom project funds are anticipated to be spent in 2025. The EV Manager responded that yes it is anticipated to be spent in 2025. A lot of that project is the original bond taken out in 2014, noting that many contracts and expenditures will be closed out in 2025.

Commissioner Adler asked for an estimated timeframe for the professional services for the DELO Boom and Ironton projects. The EV Manager responded that DeLo Boom has been put on hold and is going back to the drawing board on some of the components. She also noted that Ironton is near completion, and they are debating changing the size of the building which will change construction costs. It will be closed when that decision is made.

Commissioner Adler asked for clarification on the request for the Vision Plan funding. The EV Manager responded that we are moving bond proceeds between years not increasing the bond amount. Commissioner Adler asked if fees and interest costs will change. The EV Manager responded that we still have outstanding bond payments from the 2014 bond. We haven't issued the bond yet and staff have been meeting with bond council and financial partners to determine the best process to get the best rate. Once we know what that process looks like LRC will be asked to approve the process. Once we have that information, we will have a better gauge on how the principal bond and interest payments will change at that time.

Commissioner Iglesias asked for clarification on the plan for when construction will start in 2025. The EV Manager responded that the schedule is not final at the moment, though we anticipate some construction this year throughout downtown. It is not anticipated that this will include the bulk of the Steinbaugh Plaza area. The first advisory committee meeting is scheduled for next week. After we get feedback we will get a better understanding of what construction can begin in 2025.

Commissioner Harald asked why we are only recognizing \$2.25M when bonds are issued this year. The EV Manager responded that because we are exploring options to pool the bonds so that we only pay interest when we pool the money. We anticipate getting \$2.25M this year and the remainder over the next two years. We want to align it as close as possible to when we draw

the money as that affects when we start paying interest on the money. Commissioner Harald asked for details on how this works. The EV Manager responded that we are exploring the many options available with bond council and finance, and they are running analysis on what is in the best interest of the funds. Once the analysis is complete, there will be a presentation to the LRC to explain how to move forward and why.

Commissioner Harald asked for clarification on what the construction costs will be in 2025. The EV Manager responded that they are Vision Plan expenditures; one project is changing all the South Street parking alignment and utility work for downtown. The Director of Community Development commented that we are working with Public Works and contractors to determine what they think is possible to get done in 2025. Staff will come to the LRC to provide information on what work will be done this year at a future meeting once it is determined what is feasible to get done this year.

There was a discussion around the design and CMR contracts.

Commissioner Lipton requested a standing item on the agenda for Vision Plan updates.

Public Comment: None.

Reimbursement Resolution

The Attorney to the LRC introduced Dalton Kelley with Butler Snow, LRC's bond counsel, to present a Reimbursement Resolution to give the LRC the ability to reimburse itself with tax exempt bond proceeds for any money spent on hard costs that is coming out of pocket right now. He explained the federal tax rules related to this resolution.

Commissioner Lipton made a motion to approve the Reimbursement Resolution of the LRC for expressing the intent of the LRC to be reimbursed for certain expenses related to the construction of capital improvements. Commissioner Adler seconded. Roll call vote: unanimously approved.

Commissioner Comments:

Commissioner Harald asked for clarification on how the resolution works. The attorney to the LRC provided clarification on the function of the resolution. There was further discussion on the way the financing works.

Public Comments: None.

City of Louisville IGA Discussion and Redlines

The Attorney to the LRC presented proposed changes to the Intergovernmental Agreement (IGA) between the City and the LRC as a follow up to the March 11 discussion. The redlined document was included in the meeting packet.

The Commission provided consensus to send the proposed changes to the IGA to City Council.

Commissioner Comments:

Councilmember Dickinson commented that the impression he had from the joint meeting with council is that the changes proposed are what Council is expecting. He suggested that there are three steps to this process: council has given the LRC permission to do this work in a certain direction; the oversight is that council can amend the LRC's purpose as well as appoint people to the commission; and this gives the commission the ability to perform their duties. He added that this still preserves the overall relationship between the commission and Council, and he said that he feels it will make the LRC more efficient.

Commissioner Adler agreed with Councilmember Dickinson, noting that she doesn't think any changes need to be made.

Commissioner Harald commented that the LRC does a lot of budget amendments and asked if the budget section addresses how that works. The Attorney to the LRC responded that there is a process for supplemental appropriations and budget amendments which are not captured by this, which is intentional because they are covered by statute.

Commissioner Harald expressed support for section 7. He commented that we have very little resources to do the projects. The Attorney to the LRC responded that there are a lot of tools available, noting that, hypothetically if City Council decides to adopt additional plans, a lot of URAs take a small percentage off the top of the TIF received in each project area to pay for administrative costs which might include additional planning efforts, documents, or Urban Renewal Plans. He added that there is an opportunity to generate new funds.

Commissioner Lipton asked about the last sentence deleted from section 18. The Attorney to the LRC responded that the language is the process where the URA is transferred from the URA back to the City. Under the statute, the only way city council can become the URA is to have an election. He added that it is his opinion that this language is unenforceable.

Chair Williams expressed appreciation for the work done to amend the IGA.

Commissioner Iglesias expressed appreciation for the work done to amend the IGA, noting that it will benefit a lot of what the LRC does.

There was a discussion around who represents the city versus the LRC in this process.

Public Comments: None.

Change of June 2025 Meeting Date

The Economic Vitality (EV) Manager presented a proposal to change the June meeting date to June 4 due to commissioner conflicts.

Chair Williams made a motion to approve the change to the June meeting date to June 4. Commissioner Lipton seconded. The motion passed.

Commissioner Comments:

There were no concerns from the commission about changing the date to June 4.

Public Comments: None.

Front and Center Updates

The EV Manager provided a Front and Center, a.k.a. Vision Plan, update. Since the beginning of the year, there has been a lot of background work getting teams up to speed. The first advisory committee meeting will be held on Monday.

Moving forward there will be concrete updates in writing included in future meeting packets. Decisions will be brought to the LRC for feedback and direction.

Commissioner Comments:

Commissioner Lipton commented that he was uncertain what “Front and Center” update meant in the meeting packet. He concluded that the LRC needs more updates. He asked the Attorney to the LRC if agenda items can be titled in a way that allows more flexibility to deal with issues that come up. The Attorney to the LRC responded that the answer to the question is both yes and no. Under Colorado open meetings law, it’s specific agenda information where possible. The Louisville Charter has even more specific language which applies to the LRC. If you’re talking about discussion, there is a lot of room for flexibility to add breadth to the title. For items where action is required you have to be more specific in the agenda. There is a lot of discretion on what the conversation can contain. It may be as simple as saying “discussion and update” on the topic.

Commissioner Adler commented that, in the past we have used “discussion and direction” for items not requiring a vote and asked if that would be appropriate. The Attorney to the LRC responded that it can be, depending on what you’re trying to accomplish. The Attorney to the LRC will work with staff on capturing this in how agenda items are identified to provide flexibility while giving the public the specificity needed.

There was a discussion around the schedule, purpose, and structure of the advisory committee meetings and whether they will be public meetings.

The commission asked that the advisory committee meetings be recorded, and a video of the meeting be provided to the commission after the fact.

There was a discussion on how input is planned to be gathered from the multiple stakeholder groups for this project.

Commissioner Iglesias asked staff to ensure that businesses affected by construction will be contacted ahead of construction.

Commissioner Harald commented that funds will be needed for business support impacts during the construction of this project.

City Manager Langley introduced herself and expressed appreciation for the LRC and its work.

Public Comments: None.

Reports of Commission:

Staff Updates

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.

The EV Manager commented that the former Wildwood building recently closed and has new owners.

Commissioner Comments: None.

Development Updates:

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

Commissioner Comments:

Chair Williams expressed appreciation for the information provided in this update.

Downtown Business Association (DBA) Updates:

Commissioner Iglesias provided an update on the DBA.

Chamber of Commerce Updates:

Chamber of Commerce director Gillian Miller gave an update on the Chamber.

Discussion Items for Future Meetings:

1. Update from Trestle Strategies
2. Third-Party TIF Review Reports
3. Advisory Committee Update

Commissioner Closing Comments:

Chair Williams requested budgets be included in all meeting packets.

Adjourn: Chair Williams made a motion to adjourn. Commissioner Iglesias seconded. The meeting adjourned at 9:31 a.m.

SUBJECT: FAÇADE IMPROVEMENT PROGRAM APPLICATION: 901 MAIN STREET

DATE: MAY 14, 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 to be more vibrant, like the below. Final color choice will be presented at the May 14th meeting.



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.

SUBJECT: FAÇADE IMPROVEMENT PROGRAM APPLICATION: 901 MAIN

DATE: MAY 14, 2025

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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 and Narrative
2. 901 Main Project BIDS
3. 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 Hickman 42 Urban Renewal Area (URA); please see URA map.
- ① Forms is no longer syncing with this workbook. To continue syncing new responses, please update the workbook. [Update sync in Excel](#)

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 or 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.

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 *

2. Business Name *

3. Business Address *

4. Contact Person *

5. Contact Phone Number *

6. Is applicant the property owner? *

☐ Yes

☒ No

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

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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- ☒ Repair or replacement of windows (historic windows should be repaired)
- ☒ Lighting attached to the building
- ☐ Restoration and repair of original architectural details
- ☒ 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
- ☒ Repair or replacement of primary/main doors
- ☒ 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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4/20/2025



19. Project Completion Date *

5/9/2025



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

☒ Agree

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

☐ Yes☒ 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. *

☒ 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 filled 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
Position: Operator
Company: Robert Trujillo
Business: 685 S Arthur Avenue
Louisville, CO 80027

Business: (303) 601-8026
E-mail: rtrujillo@unitedwrg.com

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



United Water Restoration Group Denver NW

United Water Restoration Group Denver NW

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



United Water Restoration Group Denver NW

United Water Restoration Group Denver NW

Summary

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



United Water Restoration Group Denver NW

United Water Restoration Group Denver NW

Recap of Taxes



United Water Restoration Group Denver NW

United Water Restoration Group Denver NW

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%



United Water Restoration Group Denver NW

United Water Restoration Group Denver NW

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 filled 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 Repair/ R/ Replacement
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 protocols will be followed for heath and safety including lead and asbestos protocols.



United Water Restoration Group Denver NW

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1 1-Chamber



2 3-C3



3 4-C2



4 6-C8



United Water Restoration Group Denver NW

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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 or 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
Lead A Dickel

SUBJECT: FRONT AND CENTER UPDATE AND DISCUSSION

DATE: MAY 14, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

This memo provides a monthly update to the LRC on the Downtown Front and Center project. The Front and Center project is the implementation of the adopted Downtown Vision Plan. The Louisville Revitalization Commission voted in 2024 to bond against their future property tax proceeds to fund the project, to a total of \$9,000,000. Design work for the project is currently underway, with intentions to finish design and construction by the end of 2027.

The Downtown Vision Plan was adopted by the LRC and City Council in November 2024. Since that date, we have hired RVI as the design consultant (awarded in February 2025) and ECI as the Construction Manager at Risk (CMAR) general contractor (awarded April 2025).

Front and Center Focus Group Summary

The Front and Center Focus Group met with the Internal Working Team (Public Works, Economic Vitality, Community Development, PROS, Cultural Services and the Consultant teams) on Monday, April 14th. This was the first meeting of the focus group, and a majority of the meeting was to set rules, expectations and meeting dates moving forward. The Focus Group intends to meet monthly, and the next scheduled meeting is May 7, 2025. Chair Williams is the LRC representative on the Focus Group and attended the April 14 meeting and intends to attend future meetings.

Focus Group Committee Purpose and Expectations

- Focus Group is to provide feedback to staff and the consultant team as the plans develop.
- Intended to be an informational working group and sounding board.
- The Focus Group is not a decision-making authority, but here to provide feedback. The intention is that focus group members represent different parts of the community and will gather input from others they represent (other businesses and residents).
- The Focus Group recommendations will inform the plan, in addition to the LRC also reviewing the plans at specified times and providing feedback, with City Council as the final decision maker.

Summary of First Meeting

After introductions, some themes that arose included:

- A desire to bring more people, businesses and events downtown. There are some high profile vacancies and businesses are worried about the displacement of events.
- Construction impact mitigation is top of mind. Work with businesses, marketing and other tools to continue to bring people downtown during the construction.
- The design should consider long term maintenance, to ensure that we are spending dollars that will last for generations.
- Current priorities are Steinbaugh Pavillion, Front Street, Main Street and Wayfinding.
- Value engineering and cost cuttings will need to occur. The Focus Group and the LRC will be provided options on where we are able to make amends to the design, to stay within budget and still meet the intent of the adopted plan.
- Stage orientation for Steinbaugh will be important to be able to utilize the space throughout the year and increase the viewshed. General consensus was that the name was important, but the structure itself was not. The project team is exploring the addition of an audio modeling consultant to ensure stage orientation has minimal impact on surrounding neighborhoods. This is being considered after concerns were raised at the first focus group meeting.
- Shade was important to many stakeholders, for events and general use of space.

Upcoming Tasks – One month look ahead

- Develop final concept for Steinbaugh plaza area based on event coordinator and focus group feedback.
- Provide pricing for Steinbaugh plaza with value engineering options.
- Begin conceptual layouts for Front Street and Main Street and solicit initial comments from staff and focus group.

Schedule Update

- South Street parking restriping unlikely to be installed in 2025. No existing parking will be impacted in 2025, so there's no early need for restriping
- In discussions with RVI, the internal team believes it makes sense to postpone wayfinding signage until we have more detail on other project finishes. Wayfinding signage themes and finish should match other project elements.
- 30% plans anticipated in September 2025.

Roles and Responsibilities

Group	Roles/Responsibilities
Internal Working Team	• This team is leading the design process, combining feedback and working directly with the consultant teams. • Internal team hosts the Focus Group meetings. • Team will present renderings and options to LRC and City Council. • Team will oversee implementation of work once design is finalized.
Front and Center Focus Group	• Review documents before meeting and confer with their counterparts throughout downtown. • Attend meetings and provide feedback/ideas to the group and Internal Working Team
LRC	• Provide feedback to the Internal Working Team on the iterations/renderings shown. • Provide feedback/direction on renderings/options and provide feedback on needed value engineering opportunities. • Chair attends the focus group meetings • Major funding arm of the project
City Council	• Approval of the renderings/direction after LRC feedback and direction given.
General Public	• There will be a few opportunities for the general public to engage, such as with wayfinding opportunities. • Engage with their representatives on the focus group to share feedback with the Internal Working Team.

SUBJECT: FRONT AND CENTER UPDATE

DATE: MAY 14, 2025

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FISCAL IMPACT:

There is no direct fiscal impact on this discussion. The LRC has approved \$1,250,000 for design work this year for the project and an additional \$1,000,000 to go towards construction (that is to be determined).

RECOMMENDATION:

Staff recommends that the LRC review and ask questions.

ATTACHMENT(S):

1. none

SUBJECT: STAFF UPDATES

DATE: MAY 14, 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.

U.S. 36 Collaborative

The City of Louisville is part of the U.S 36 Collaborative along with the City of Boulder, Boulder Economic Council, City of Lafayette, Town of Superior, City of Broomfield and the City of Westminster. The team is comprised of all the economic development partners in the region to work together to promote the region and attract/retain businesses. The Collaborative just signed on to be a partner with the Colorado Bioscience's Colorado Hub for Health Campaign for a second year. We are also exploring ways to continue promotion and collaboration for additional industries, tourism, events and business support.

Taste of Louisville

[Taste of Louisville](#) and Dinner on Main are coming up June 6-7th! Dinner on Main will be Louisville's longest table for over 300 people, featuring local eats and drinks. The entirety of the weekend will have a Silent Disco, 5K and Dog Jog, Summerfest with over 150 vendors, car shows, live music, spaghetti eating contest, a Best Taste Competition and more. Visit downtown Louisville that weekend to participate in the festivities.

Colorado Basic Economic Development Course

The Economic Development Council of Colorado works in partnership with the International Economic Development Council to host a Basic Economic Development Course. Economic Development practitioners, government officials, public utilities, chambers of commerce and more attend a week-long course to learn about all things economic development. Topics include business retention tools, real estate development, credit analysis, zoning and land code, current and ongoing initiatives and more. To learn more, visit the [course website](#).

Colorado Department of Labor and Employment Statistics

The Colorado Department of Labor and Employment (CDLE) updated their monthly statistics with the most recent information. As of March 2025, the Colorado Unemployment Rate is 4.8%, (an increase in 1,200 individuals to 156,500) compared to the National rate at 4.2%. Both of these rates are an increase of one-tenth of a percentage point compared to February 2025. Colorado Job Growth (Seasonally

SUBJECT: STAFF UPDATES

DATE: MAY 14, 2025

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Adjusted) is : February 2025 – March 2025: 6,800 and March 2024 – March 2025: 2,300. The labor force decreased 0.01% both in Colorado and Nationally from February to March. Since March 2024, nonfarm payroll jobs have increased 2,300, with the private sector declining by 11,500 and government adding 13,800 jobs. Over the year, the average workweek for all Colorado employees on private nonfarm payrolls increased from 32.8 to 33.5 hours, while average hourly earnings grew from \$37.74 to \$39.20, three dollars and twenty cents more than the national average hourly earnings of \$36.00.

ATTACHMENTS:

1. 2025 Adopted Budget

Fund 221 - URD - LRC

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

SUBJECT: DEVELOPMENT HIGHLIGHTS

DATE: MAY 14, 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.

SUBJECT: DEVELOPMENT HIGHLIGHTS**DATE: MAY 14, 2025****PAGE 2 OF 2**

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.