

***City Council
Economic Vitality Committee
Meeting Agenda
Thursday, June 12, 2025
City Hall
749 Main Street
3:00 P.M.***

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 **+1 346 248 7799 or 833 548 0282 (toll free)**
Webinar ID **#838 1396 0621**
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/council.

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 May 8, 2025 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Business Matters
 - a. Business Satisfaction Survey Discussion
 - b. Business Beat Update
 - c. Staff Updates
 - d. Development Updates

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

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

7. Committee Member Comments
8. Potential Future Agenda Items
 - a. Main Street Designation
 - b. Sundance Update
9. Adjourn

City Council Economic Vitality Committee Meeting Minutes Thursday, May 8, 2025 Regular Meeting

1. **Call to Order:** Mayor Leh called the meeting to order at 3:01 p.m.
2. **Roll Call:** The following members of the City Council were present: Mayor Leh, Councilmember Kern, and Councilmember Fahey. Also present were Deputy City Manager Samma Fox, Economic Vitality Manager Vanessa Zarate, and Economic Vitality Specialist Austin Brown. Two members of the public were in attendance.
3. **Approval of Agenda:** Mayor Leh moved to approve the agenda; seconded by Councilmember Kern. All in favor.
4. **Approval of Minutes:** Mayor Leh made a motion to approve the April 10, 2025 meeting minutes; seconded by Councilmember Kern. All in favor.
5. **Public Comments on Items Not on the Agenda:** None.
6. **Small Retail and Restaurant BAP Amendment Discussion:**

Manager Zarate introduced, the proposal for an amendment to the Business Assistance Program (BAP), Small Retail and Restaurant.

Staff would amend the program to assist small businesses and explained the intention is to encourage and expedite back incentive reviews and approvals for small retail and restaurant businesses that bring in sales tax. By making it administrative, Staff can approve the incentives more quickly versus having to bring them to City Council.

Currently the City's BAP program does have opportunities for administrative review by the City Manager if the entire package is less than \$50,000.

Staff is proposing that new or expanding businesses within the City must have a total square footage that is less than 3,000 square feet and no more than five locations. The proposed incentive is tiered so that recipients are getting higher rebates earlier in the 5-year process; at year one, 90%, at year two, 70%, at year three, 50%, at year four, 30%, and at year five 10%. At term, this structure would effect a 50% rebate. Economic Vitality Manager Vanessa Zarate and Economic Vitality Specialist Austin Brown would go

City of Louisville

City Council 749 Main Street Louisville CO 80027
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through the process of vetting all submittals to determine eligibility and then those would be approved by the City Manager.

Those above 3,000 square feet are still eligible for, and would go through, the normal BAP process with approval by City Council.

Mayor Leh asked about the fiscal impact of incentives being front loaded. Manager Zarate replied that Finance was engaged and that they budget rebates once the incentive is approved but with no official line items. This is new money coming from new businesses or expansions. In the case of an expansion, the City sets a base rate to determine rebate eligibility; there are monetary caps on the incentives; over time the City would receive less sales tax at the beginning but would receive most of it towards the end; the City would start receiving all sales tax upon term of the incentive agreement.

Mayor Leh asked if the proposed BAP Amendment will go through Finance Committee. Manager Zarate replied that it will not go through Finance Committee, once it's brought to City Council, the Finance team will perform impact analysis which will be shared in the staff report.

Councilmember Kern commented that these are empty buildings bringing in no revenue and if this incentivizes a business to move in, then in the first year the City would at least retain 10%. She agreed that smaller businesses may be more eager to start-up in the City knowing they can recoup some monies through incentives and voiced her support in Staff's ability to efficiently manage the process.

Manager Zarate clarified that the intent is to inform City Council once executed and reiterated that she and Specialist Brown would negotiate with businesses with final approval coming from City Manager.

Manager Zarate outlined next steps with Finance and the City Attorney to bring the amendment to City Council for discussion.

There was a brief discussion regarding potential loopholes and application compliance.

Councilmember Fahey asked if this applies to the business owner or property owner or both. Manager Zarate responded that sales tax rebates apply to business owners.

Public Comment:

Jeff Sheets, Koelbel & Company, Centennial Colorado, remarked that incentivizing for developers could be a good thing for generating more sales tax.

Councilmember Kern asked what is in place for developer incentivization. Manager Zarate responded that a developer could apply for a BAP, the existing program has rebates for some things such as building permit fees, construction use tax, consumer use tax, and depending on the product it might not be as much as a sales tax rebate. Staff is open to conversions around other ways to incentivize for products.

Mayor Leh asked can you have a BAP for both for a particular location, one for the developer and one for the business owner. Manager Zarate shared that this has been done at Relish.

Public Comment:

Jeff Sheets, Koelbel & Company, related to their six or seven centers around town shared that tenants want certainty of incentives from the outset, specifically what may come through the developer so as to determine whether to seek additional incentives through a program like BAP.

There was a short discussion regarding other incentive options, what other communities are doing and business input.

Mayor Leh motioned for program recommendation and developer consideration; seconded by Councilmember Kern

Mark Oberholzer, President of Louisville Downtown Business Association, expressed his appreciation and thanked all for the effort.

Mayor Leh motioned again; motion seconded again by Councilmember Kern. All in favor.

7. Enterprise Zone Update:

Manager Zarate gave an overview of the CHIPS zone and how it compares to Enterprise Zones. Since Enterprise Zones are being revaluated by the State this year, staff is working with their counterparts in the north metro area to submit for inclusion in an Enterprise Zone. Staff has included all commercial areas, except for parts of Retail Ridge and the CTC. Staff is waiting on final data and the State intends to approve zones in October, effective January 2026.

The only requirement for businesses to take advantage of tax credits is that they be located in the Enterprise zone. The tax credits are broad, and actions are verified and state tax credits issued at the end of the year.

This is a broader program than CHIPS. If this is approved in an area that overlaps a CHIPS zone, we can amend our CHIPS zone boundary to define it apart from the boundary of the Enterprise Zone. Nothing is needed from City Council for this application; all is done at Staff level and approved by Economic Development Commission at the state.

There was a brief discussion regarding information to businesses about the program and how to apply, clarifying that developers are eligible to participate, partnering with the Chamber and the DBA to get the word out and the opportunity for non-profits to also participate.

Mayor Leh asked if it is the City's declining population that makes Louisville eligible for the enterprise zone. . Manager Zarate remarked yes. The zone will be in effect for ten years; because our population will be under the limit, that affords opportunities to re-evaluate and add to the zone; nothing will come out of the zone until the redesignation.

Mayor Leh asked if this will be going to Council. Manager Zarate responded no. All this is done at Staff level and is approved by the State.

Public Comment:

Gillian Millar, Executive Director of the Louisville Chamber of Commerce, expressed her support for this and stated that she is excited to collaborate with the City.

Manager Zarate pointed out on another map what is currently qualified. Manager Zarate clarified that Louisville is within the single north metro zone, that the zones are currently being reevaluated and that some areas of the current enterprise zone will have graduated out due to population growth. She also reiterated that Louisville has not previously been a part of the north metro zone.

Mayor Leh asked for any additional public comment – there was none.

8. Staff Updates:

Regarding the US 36 collaborative, Manager Zarate noted Louisville has renewed the partnership with Colorado Bioscience Association-Colorado Help for Help Campaign Phase 2.

The Taste of Louisville is coming up the first weekend of June. She also stated that Economic Development Council of Colorado hosts a basic economic development course every year in June. The course is accredited through the International Economic Development Council. Manager Zarate noted that she will be an instructor for this year's course.

Manager Zarate also gave updates on the CU/Cinebarre property, Relish at 550 S McCaslin Blvd and Huntington Bank at 515 S McCaslin Blvd.

Public Comment:

Jeff Sheets, Koelbel & Company, we own the bank and Huntington is a tenant; they hope to open in a few weeks.

There was discussion regarding Ironton's as unknown opening date, possible tax incentives, urban renewal incentives, sustainability incentives and possible landmarking potential.

Mayor Leh asked for information regarding the main street designation. Manager Zarate responded the main street designation was originally brought up during the potential incentives conversation. She is gathering more information on the tangible benefits prior to bringing to Council.

Public Comment:

Mark Oberholzer, President of Louisville Downtown Business Association, what does main street designation mean? Manager Zarate explained it is a downtown/main street designation program that can open doors for funding for things such as wayfinding, transportation, infrastructure, tourism. It is a program through DOLA at the state, modeled off of a federal main street America program.

Councilmember Fahey commented on the BizWest article on the Best Project Award for the Downtown Vision Plan and the Louisville rankings in the best places to live by niche.com. She encouraged promotion of those two items. Mayor Leh asked for any update regarding Sundance.

Manager Zarate replied none to note although there are a lot of conversations happening in the background and Visit Boulder is the group championing the effort.

9. Development Updates:

Mayor Leh commented Economic Development week next week.

Manager Zarate responded this week is Small Business week and confirmed next week is Economic Development week – both of which receive national recognition as well as recognition by the Governor. Mayor Leh reiterated his appreciation of Manager Zarate's work as an Economic Development professional.

10. Potential Future Agenda Items:

Mayor Leh mentioned the Metro Mayors Caucus invited him to a meeting with a group working to improve arts in the region. He wondered if their work to build up the arts in the area could potentially coincide with Sundance. They work with finance groups, artists, and others around affordable housing, and potential economic benefits. There was also thought that the group could coordinate with the City's new Cultural Services Director. Councilmember Fahey wondered whether a group like the Highway 36 corridor group could

help with promoting and facilitating arts in the region.

Mayor Leh asked whether the EVC and/or other members of Council may be able to tagalong on upcoming site visits. He stated some of the newer members of Council may be very interested in seeing some of the cool businesses in Louisville and that the businesses may appreciate the opportunity to speak to Council. He specifically mentioned Gaia as a visit that Council would likely be interested in.

Councilmember Kern asked if there was any addition information on the next Business Beat. Manager Zarate shared they are exploring lunch options with the broker's real estate community in June. Specialist Brown is setting this month's Business Beat for the last Thursday of the month for Louisville restaurants.

- 11. Adjourn:** Councilmember Kern motioned to adjourn; seconded by Mayor Leh. All in favor. The meeting adjourned at 4:20 p.m.

SUBJECT: BUSINESS SATISFACTION SURVEY

DATE: JUNE 12, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The City of Louisville started conducting Business Satisfaction Surveys in 2018, conducting the survey every two years. The last survey was conducted in 2022 and staff believes staff and City Council can benefit from conducting another survey to hear from our business community.

In past years, the satisfaction survey has been conducted through an online survey. Outreach has occurred through online resources (emails, newsletters, websites, partner newsletters). In addition, outreach could also occur through mailed postcards to every business address, a Utility Bill insert sent out during that time frame and personal outreach.

Economic Vitality staff is interested in hearing from the Economic Vitality Committee on what types of questions they would like to see on the survey, what kind of information they are interested in gathering from the business community and additional feedback on a business satisfaction survey.

FISCAL IMPACT:

Fiscal impact would be determined by outreach needs. There is budget within the Economic Vitality budget to send out postcards, with the bulk of the outreach being conducted through various online resources.

RECOMMENDATION:

Staff recommends EVC review and provide feedback.

ATTACHMENT(S):

1. 2022 Business Satisfaction Survey
2. 2022 Survey Results



2022 Business Satisfaction Survey

Business Satisfaction

This survey will take approximately 15 minutes to complete. Your input is an important part of the City's ongoing effort to involve the business community in decision-making and determine how well the City is meeting your business needs.

Your responses to the survey will be treated confidentially. Quantitative responses will only be provided in summary form; qualitative responses will be shared, but any personal identifiers will be redacted. If you have questions about the process or issues with the survey tool, please contact Economic Vitality Director Megan Pierce at mpierce@louisvilleco.gov or 303-335-4531.

1. Do you think that the City of Louisville is a "business friendly" community?

- ☐ Yes
- ☐ No
- ☐ Not sure

2. Which of the following best describes the current environment for doing business in the City compared to three years ago? (in terms of services, city support, communications, etc.)

- ☐ Better
- ☐ No change, but good
- ☐ No change, but poor
- ☐ Worse
- ☐ Not sure

3. How likely are you to recommend the City of Louisville as a place to do business?

- ☐ Very likely
- ☐ Likely
- ☐ Neither likely nor unlikely
- ☐ Unlikely
- ☐ Very unlikely
- ☐ Not sure

4. Please indicate your agreement with the each of the statements listed below.

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Not sure
It is easy to get business done in the City of Louisville.	☐	☐	☐	☐	☐	☐
The cost of doing business in Louisville is equal to or better than surrounding communities.	☐	☐	☐	☐	☐	☐
The cost of housing in Louisville is sufficient for attracting and retaining employees.	☐	☐	☐	☐	☐	☐
The retail amenities (coffee shops, restaurants, stores, etc.) are sufficient for me and my employees.	☐	☐	☐	☐	☐	☐
The cost of commercial space in Louisville is equal to or better than surrounding communities.	☐	☐	☐	☐	☐	☐

5. Please check all of the following sources you use to get information about the City of Louisville.

- | | |
|---|--|
| ☐ Local news outlets | ☐ Call or visit to City Hall |
| ☐ City Community Update newsletter (monthly) | ☐ Talking with City officials |
| ☐ Louisville Biz newsletter (monthly) | ☐ Chamber of Commerce e-blasts |
| ☐ City and Economic Vitality e-blasts | ☐ Chamber of Commerce social media |
| ☐ City website | ☐ Downtown Business Association "Downtown Dialogue" |
| ☐ Social media | ☐ None of the above |
| ☐ Public meetings | ☐ Not sure |
| ☐ Word of mouth | |

6. Of the information sources you use, how do you most prefer to get information about the City of Louisville? Please rate all sources, with 1 being the most used source and 13 being the least used source.

- | | | |
|---|---|---|
|  |  | Local news outlets |
|  |  | City Community Update newsletter |
|  |  | Louisville Biz newsletter |
|  |  | City and Economic Vitality e-blasts |
|  |  | City website |
|  |  | Social media |
|  |  | Public meetings |
|  |  | Word of mouth |
|  |  | Call or visit to City Hall |
|  |  | Talking with City officials |
|  |  | Chamber of Commerce e-blasts |
|  |  | Chamber of Commerce social media |
|  |  | Downtown Business Association "Downtown Dialogue" |

7. First, please indicate how important the following factors were in your decision to locate in Louisville. If there are factors outside of those listed that you considered, please list those in the "Other" category.

Second, for each of the factors, please indicate your satisfaction with Louisville meeting your business needs.

	Importance to locate in City	Satisfaction with needs met
Proximity to home		
Proximity to customers		
Proximity to suppliers		
Physical appearance of area		
Availability of commercial property for business		
Available local talent pool		
Favorable tax structure		
Access to highways		
Good transportation network		
Ease of parking		
Safety and security		
Availability of utilities and infrastructure		
Customer service from the City		
Attitude of City toward businesses		
Ease of zoning and permitting		
Local special events		

Other (please specify)

8. Please rate your overall satisfaction with major services provided by the City of Louisville.

	Very satisfied	Satisfied	Neither satisfied nor dissatisfied	Dissatisfied	Very dissatisfied	Not sure
Flow of traffic & traffic management	☐	☐	☐	☐	☐	☐
Maintenance of streets & sidewalks	☐	☐	☐	☐	☐	☐
Quality of snow removal	☐	☐	☐	☐	☐	☐
Quality of code enforcement	☐	☐	☐	☐	☐	☐
Quality of building inspections	☐	☐	☐	☐	☐	☐
Management of City finances	☐	☐	☐	☐	☐	☐
Quality of public safety (Police) services	☐	☐	☐	☐	☐	☐
Quality of customer service from City employees	☐	☐	☐	☐	☐	☐
Value for taxes & fees	☐	☐	☐	☐	☐	☐
Overall quality of services	☐	☐	☐	☐	☐	☐

9. Several items that may influence your perception of the City of Louisville are listed below; please rate the City in regard to each item.

	City rating
Overall image of City	
Quality of new development in City	
City marketing initiatives	
City parking and wayfinding signage	
City support for local businesses	
Overall feeling of safety in the City	
Effectiveness of City communications	
Availability of parking for customers	

10. In the next 12 months, is your business considering any of the following? (check all that apply)

- | | |
|---|---|
| ☐ Expanding in Louisville | ☐ Reducing workforce |
| ☐ Relocating outside of Louisville | ☐ Closing |
| ☐ Increasing workforce | ☐ Not sure |
| ☐ Downsizing | ☐ None of the above |

11. Please indicate the status of your current company sales.

- ☐ Increasing
- ☐ Stable
- ☐ Decreasing
- ☐ Not sure

12. In the next 12 months, what is your business projecting for demand of your products and services?

- ☐ Continued increasing demand
- ☐ New increase in demand
- ☐ Stable demand
- ☐ Decrease in demand
- ☐ No expected change
- ☐ Not sure

2022 Business Satisfaction Survey

Current Trends & Issues

13. What impact do you anticipate the COVID-19 pandemic will continue to have on your business in 2022?

- | | |
|---|--|
| ☐ Significant negative impact | ☐ Some positive impact |
| ☐ Some negative impact | ☐ Little or no impact |
| ☐ Significant positive impact | ☐ Not sure |

14. Based on your experience, how would you rate Louisville's overall reaction and policies to COVID-19 and the reopening/recovery process?

- | | |
|--|---|
| ☐ Extremely useful | ☐ Not so useful |
| ☐ Very useful | ☐ Not at all useful |
| ☐ Somewhat useful | ☐ Not sure |

15. Do you currently allow any of your Louisville-based workforce to work partly or fully remotely?

- ☐ Yes, all staff
- ☐ Yes, some staff
- ☐ No, remote work is not permitted
- ☐ Not sure

16. What percentage of your Louisville-based workforce do you anticipate will be working remotely by the end of 2022?

0 50 100

17. Please describe any return-to-work policies you have adopted or your current thoughts on a return to work plan to help us understand long-term local employment trends.

18. Was your business impacted by the December 2021 Marshall Fire? If so, please describe the impact below:



2022 Business Satisfaction Survey

Demographics

19. Do you own or lease your business location?

- ☐ Own
☐ Lease

20. Do you have additional locations?

- ☐ Yes
☐ No

If yes, where do you have additional locations?

21. What is your role in the business?

- ☐ Owner
☐ Senior Decision Maker
☐ Employee

22. Approximately how many employees does your business have?

- ☐ 1 to 5 employees
☐ 6 to 25 employees
☐ 25 to 50 employees
☐ 51 to 99 employees
☐ 100 or more employees

23. Where is your business located in Louisville?

- ☐ Downtown or DeLo
☐ Centennial Valley Business Park
☐ McCaslin Boulevard/Dillon Road Corridor
☐ Other (please specify)
☐ Colorado Technology Center
☐ South Boulder Road/Hwy 42 Corridor

24. About how long has your business been operating in the City of Louisville?

- | | |
|---|--|
| ☐ Less than 2 years | ☐ 11 to 20 years |
| ☐ 2 to 5 years | ☐ More than 20 years |
| ☐ 6 to 10 years | ☐ Not sure |

25. Which of the following, if any, applies to your business in Louisville?

- | | |
|--|---|
| ☐ Woman-owned business | ☐ Corporate headquarters (for company with more than one location) |
| ☐ Minority-owned business | ☐ Prefer not to answer |
| ☐ Veteran-owned business | ☐ None of the above |
| ☐ Affiliated with a franchise | |

26. Which of the following racial and ethnic categories apply to the ownership of your business

- | | |
|--|---|
| ☐ American Indian or Alaska Native | ☐ Native Hawaiian or Other Pacific Islander |
| ☐ Asian | ☐ White |
| ☐ Black or African American | ☐ Prefer not to answer |
| ☐ Hispanic or Latino | ☐ Not sure |
| ☐ Other (please specify) | |

27. Which of the following industry categories represents your business in Louisville?

- | | |
|--|---|
| ☐ Arts and entertainment | ☐ Lodging and hospitality |
| ☐ Advanced technology (aerospace, biotech, clean tech, IT) | ☐ Manufacturing |
| ☐ Automotive trade | ☐ Nonprofit |
| ☐ Child care or educational services | ☐ Professional and technical services |
| ☐ Construction | ☐ Repair or maintenance |
| ☐ Finance, insurance, or real estate | ☐ Restaurant, food service, or bar |
| ☐ Fitness and recreation | ☐ Retail |
| ☐ Hair care and other personal services | ☐ Service |
| ☐ Healthcare (medical, dental) | ☐ Transportation and warehousing |
| ☐ Information, media, and publishing | ☐ Wholesale |
| ☐ Other (please specify) | |

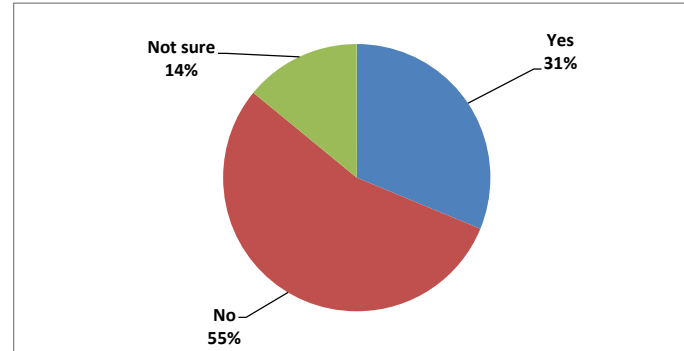
28. Please provide any additional comments or concerns.

CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

Survey Question Responses: Business Satisfaction

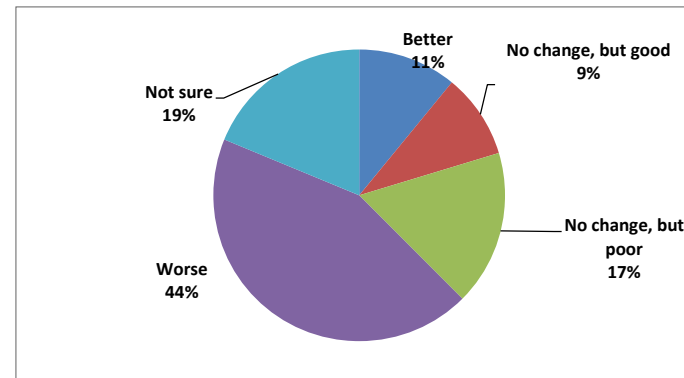
1. Do you think that the City of Louisville is a "business friendly" community?

	Response	Count
Yes	31.25%	20
No	54.69%	35
Not sure	14.06%	9
	TOTAL	64



2. Which of the following best describes the current environment for doing business compared to 3 years ago?

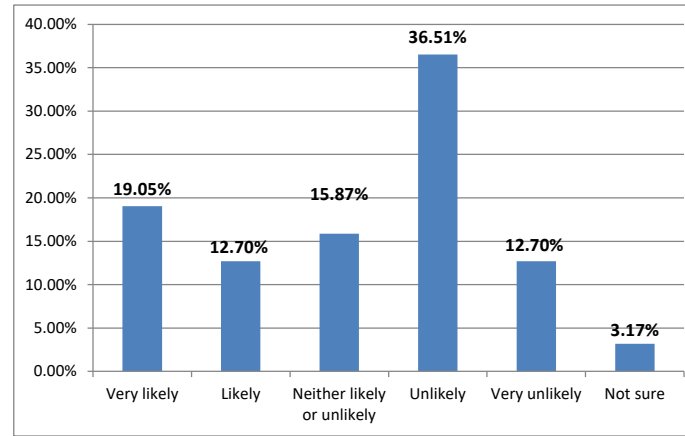
	Response	Count
Better	10.94%	7
No change, but good	9.38%	6
No change, but poor	17.19%	11
Worse	43.75%	28
Not sure	18.75%	12
	TOTAL	64



**CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY**

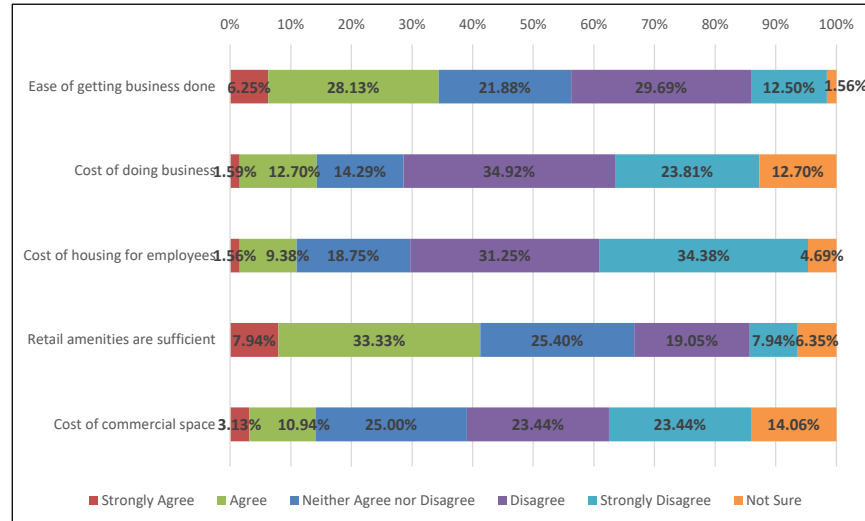
3. How likely are you to recommend the City of Louisville as a place to do business?

	Response	Count
Very likely	19.05%	12
Likely	12.70%	8
Neither likely or unlikely	15.87%	10
Unlikely	36.51%	23
Very unlikely	12.70%	8
Not sure	3.17%	2
TOTAL		63



4. Please indicate your agreement with each of the statements listed below.

	Count
Ease of getting business done	64
Cost of doing business	63
Cost of housing for employees	64
Retail amenities are sufficient	63
Cost of commercial space	64



CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

5. Please check all of the following sources you use to get information about the City of Louisville. (DISPLAYED IN ORDER OF MOST RESPONSE)

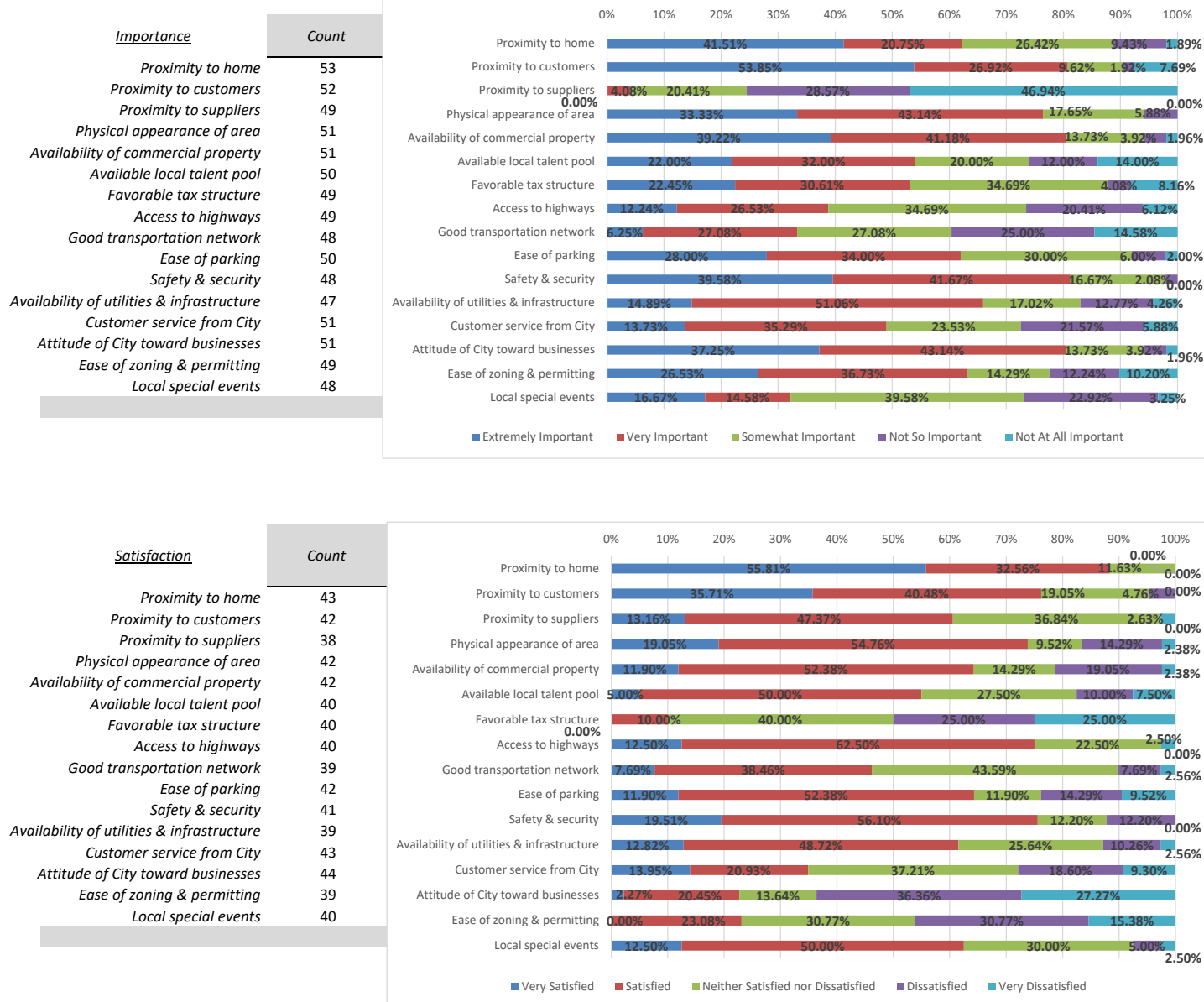
	Response	Count
City Community Update newsletter (monthly)	60.00%	39
Local news outlets	50.77%	33
Louisville Biz newsletter (monthly)	50.77%	33
Word of mouth	50.77%	33
Social media	38.46%	25
City and Economic Vitality e-blasts	33.85%	22
City website	33.85%	22
Talking with City officials	32.31%	21
Public meetings	27.69%	18
Chamber of Commerce e-blasts	27.69%	18
Downtown Business Association "Downtown Dialogue"	27.69%	18
Call or visit to City Hall	12.31%	8
Chamber of Commerce social media	10.77%	7
None of the above	1.54%	1
Not sure	1.54%	1
TOTAL		299
Total Respondents		55

6. Of the information sources you use, how do you most prefer to get information about the City of Louisville?
(1 is most used source, 13 being the least used source)

	Score
City Community Update newsletter (monthly)	10.84
Louisville Biz newsletter (monthly)	9.88
Local news outlets	8.36
City and Economic Vitality e-blasts	8.27
Word of mouth	8.20
City website	7.98
Social media	7.36
Talking with City officials	6.48
Chamber of Commerce e-blasts	6.43
Public meetings	6.05
Call or visit to City Hall	5.70
Downtown Business Association "Downtown Dialogue"	5.65
Chamber of Commerce social media	3.76
Total Respondents	59

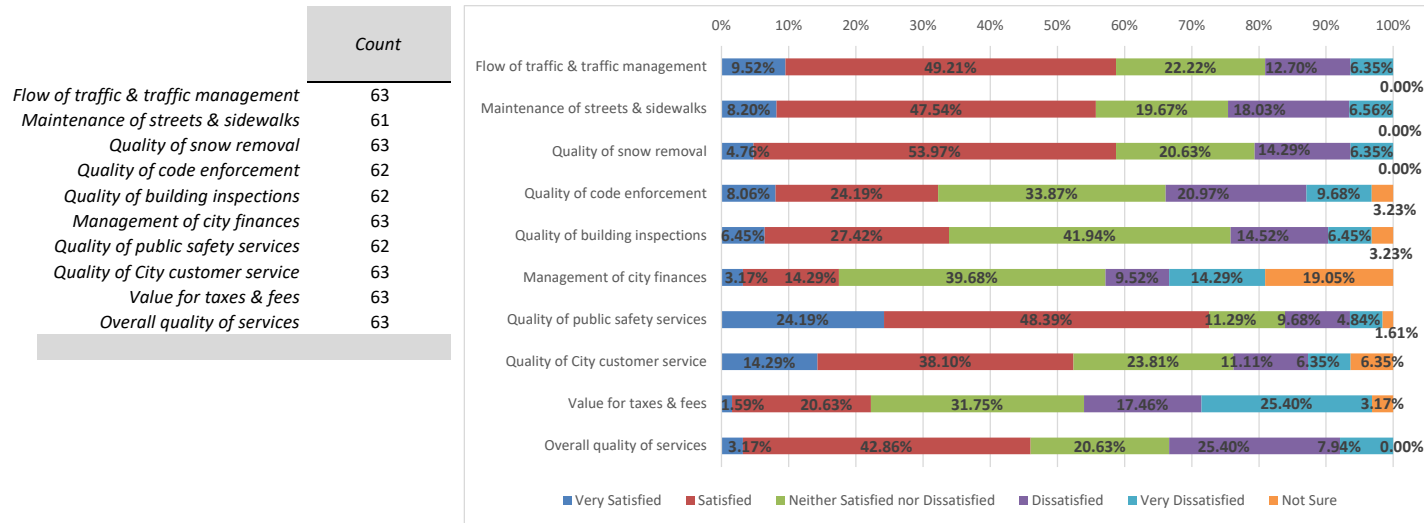
**CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY**

7. First, please indicate how important the following factors were in your decision to locate in Louisville. If there are other factors outside of those listed that you considered, please list those in the "Other" category. Second, for each of the factors, please indicate your satisfaction with Louisville meeting your business needs.

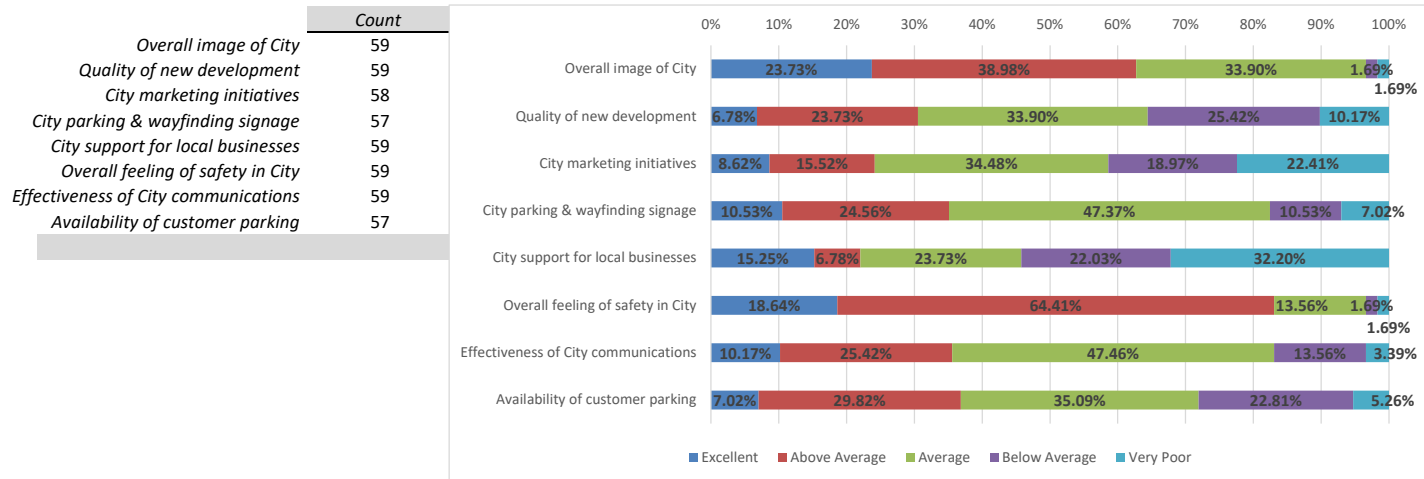


**CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY**

8. Please rate your overall satisfaction with major services provided by the City of Louisville.



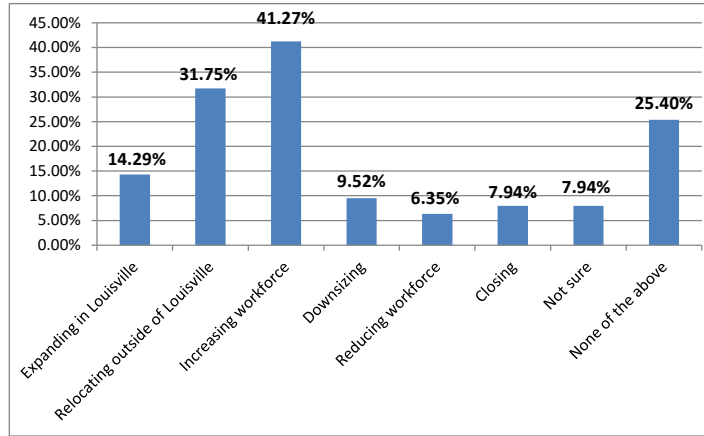
9. Several items that may influence your perception of the City of Louisville are listed below; please rate the City in regard to each of them.



**CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY**

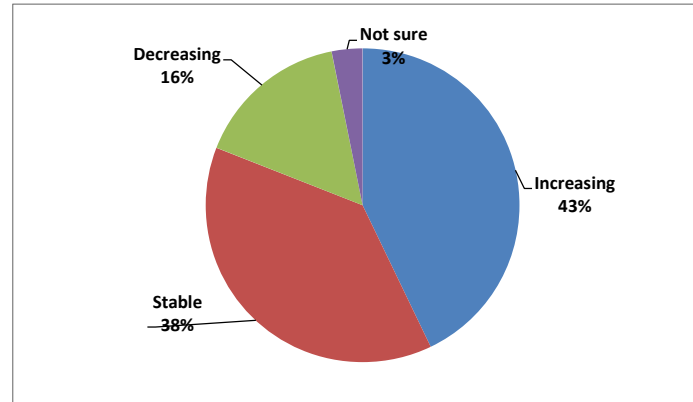
10. In the next 12 months, is your business considering any of the following? (check all that apply)

	<i>Response</i>	<i>Count</i>
<i>Expanding in Louisville</i>	14.29%	9
<i>Relocating outside of Louisville</i>	31.75%	20
<i>Increasing workforce</i>	41.27%	26
<i>Downsizing</i>	9.52%	6
<i>Reducing workforce</i>	6.35%	4
<i>Closing</i>	7.94%	5
<i>Not sure</i>	7.94%	5
<i>None of the above</i>	25.40%	16
<i>Total Respondents</i>		63



11. Please indicate the status of your current company sales.

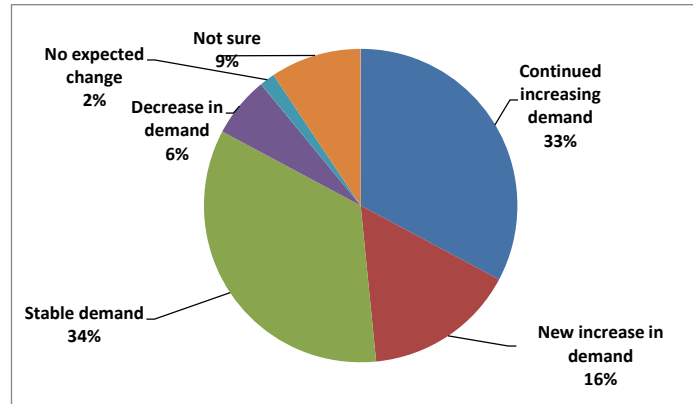
	<i>Response</i>	<i>Count</i>
<i>Increasing</i>	42.86%	27
<i>Stable</i>	38.10%	24
<i>Decreasing</i>	15.87%	10
<i>Not sure</i>	3.17%	2
TOTAL		63



CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

12. In the next 12 months, what is your business projecting for demand of your products and services?

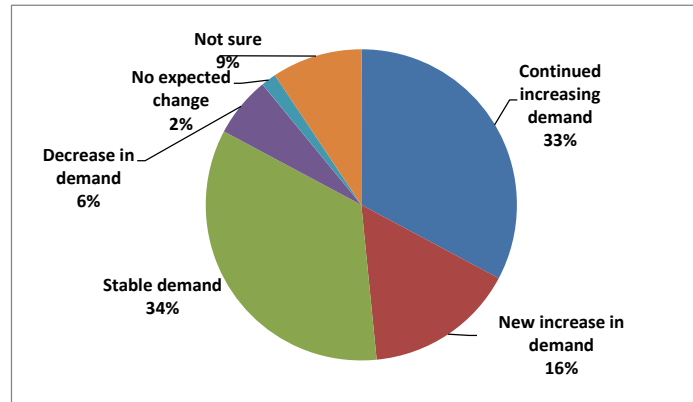
	Response	Count
Continued increasing demand	32.81%	21
New increase in demand	15.63%	10
Stable demand	34.38%	22
Decrease in demand	6.25%	4
No expected change	1.56%	1
Not sure	9.38%	6
TOTAL		64



Survey Question Responses: Current Trends & Issues

13. What impact do you anticipate the COVID-19 pandemic will continue to have on your business in 2022?

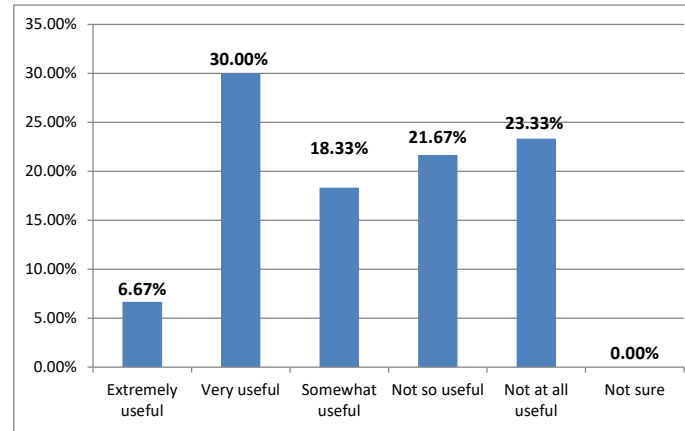
	Response	Count
Significant negative impact	13.11%	8
Some negative impact	42.62%	26
Significant positive impact	1.64%	1
Some positive impact	3.28%	2
Little or no impact	36.07%	22
Not sure	3.28%	2
TOTAL		61



**CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY**

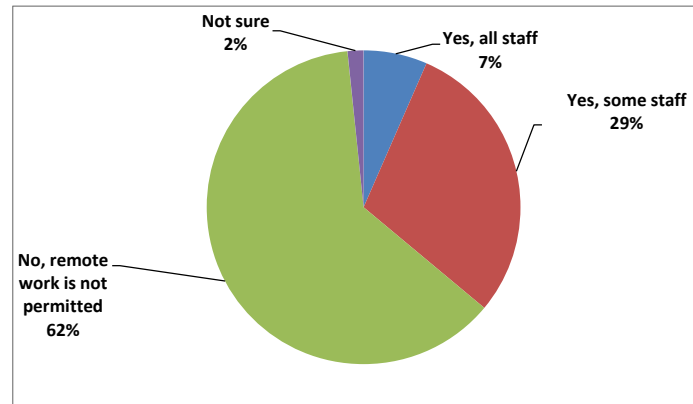
14. Based on your experience, how would you rate Louisville's overall reaction and policies to COVID-19 and the reopening/recovery process?

	Response	Count
Extremely useful	6.67%	4
Very useful	30.00%	18
Somewhat useful	18.33%	11
Not so useful	21.67%	13
Not at all useful	23.33%	14
Not sure	0.00%	0
TOTAL		60



15. Do you currently allow any of your Louisville-based workforce to work partly or fully remotely?

	Response	Count
Yes, all staff	6.56%	4
Yes, some staff	29.51%	18
No, remote work is not permitted	62.30%	38
Not sure	1.64%	1
TOTAL		61



CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

16. What percentage of your Louisville-based workforce do you anticipate will be working remotely by the end of 2022?

	Response	Count
Average Number	13.00%	60

**Please reference the comments section, by question, in the next part of the survey report.*

17. Please describe any return-to-work policies you have adopted or your current thoughts on a return to work plan to help us understand long-term local employment trends.

**Please reference the comments section, by question, in the next part of the survey report.*

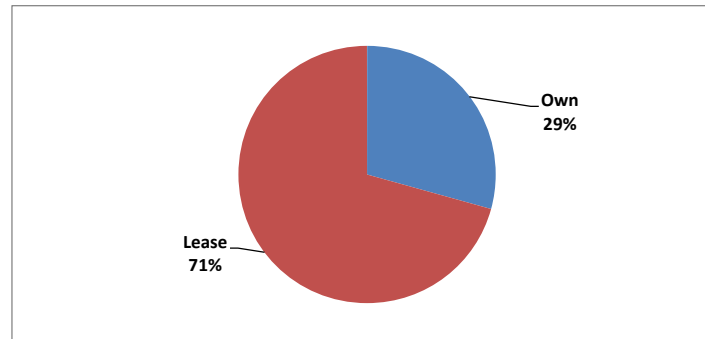
18. Was your business impacted by the December 2021 Marshall Fire? If so, please describe the impact below.

**Please reference the comments section, by question, in the next part of the survey report.*

Survey Question Responses: Demographics

19. Do you own or lease your business location?

	Response	Count
Own	29.31%	17
Lease	70.69%	41
TOTAL		58

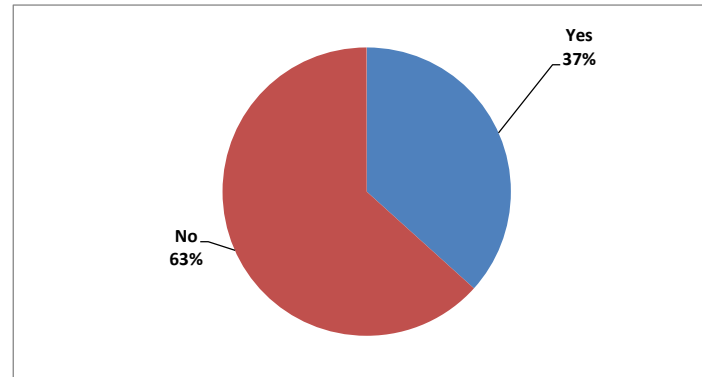


CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

20. Do you have additional locations?

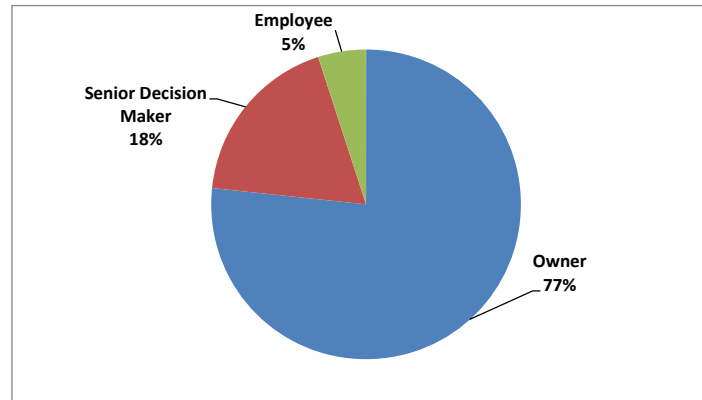
**If "Yes" answers provided in the next part of the survey report.*

	Response	Count
Yes	36.67%	22
No	63.33%	38
	TOTAL	60



21. What is your role in the business?

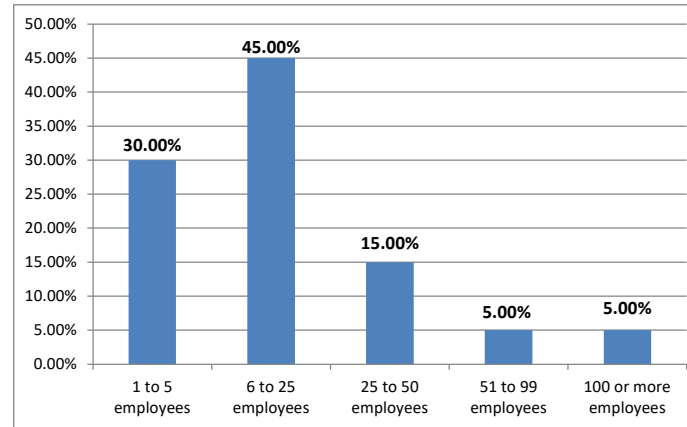
	Response	Count
Owner	76.67%	46
Senior Decision Maker	18.33%	11
Employee	5.00%	3
	TOTAL	60



**CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY**

22. Approximately how many employees does your business have?

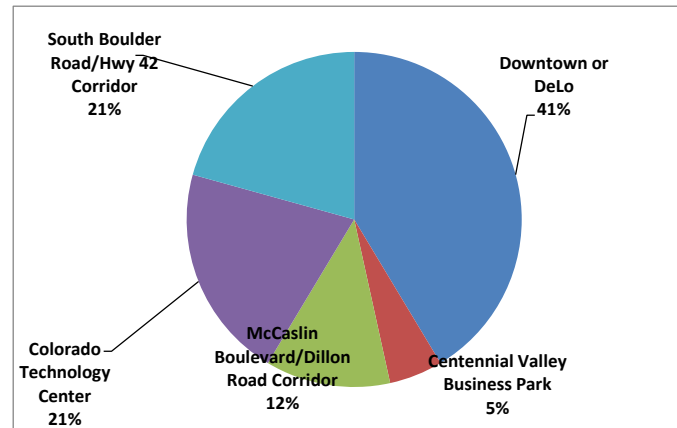
	<i>Response</i>	<i>Count</i>
1 to 5 employees	30.00%	18
6 to 25 employees	45.00%	27
25 to 50 employees	15.00%	9
51 to 99 employees	5.00%	3
100 or more employees	5.00%	3
TOTAL		60



23. Where is your business located in Louisville?

	<i>Response</i>	<i>Count</i>
Downtown or DeLo	40.68%	24
Centennial Valley Business Park	5.08%	3
McCaslin Boulevard/Dillon Road Corridor	11.86%	7
Colorado Technology Center	20.34%	12
South Boulder Road/Hwy 42 Corridor	20.34%	12
Other (please specify)	1.69%	1
TOTAL		59

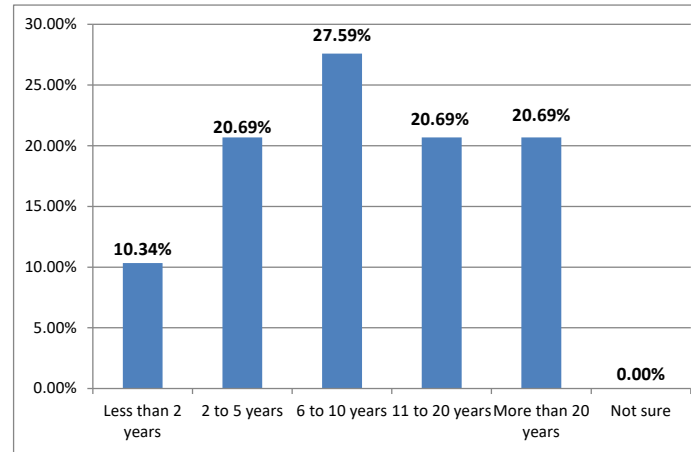
"Other" Response: Coal Creek Station



**CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY**

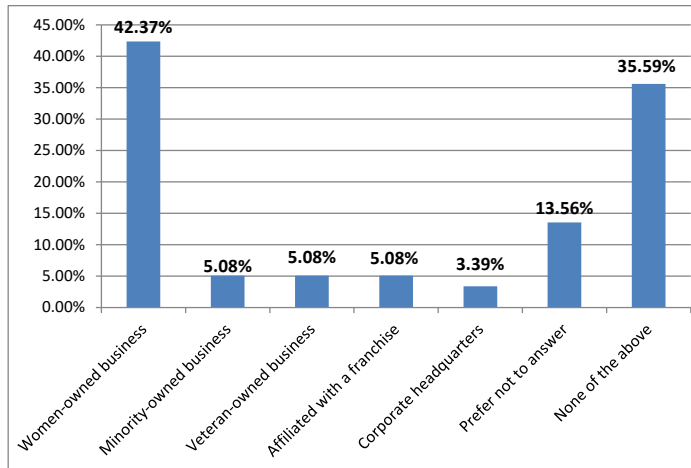
24. About how long has your business been operating in the City of Louisville?

	<i>Response</i>	<i>Count</i>
<i>Less than 2 years</i>	10.34%	6
<i>2 to 5 years</i>	20.69%	12
<i>6 to 10 years</i>	27.59%	16
<i>11 to 20 years</i>	20.69%	12
<i>More than 20 years</i>	20.69%	12
<i>Not sure</i>	0.00%	0
TOTAL		58



25. Which of the following, if any, applies to your business in Louisville?

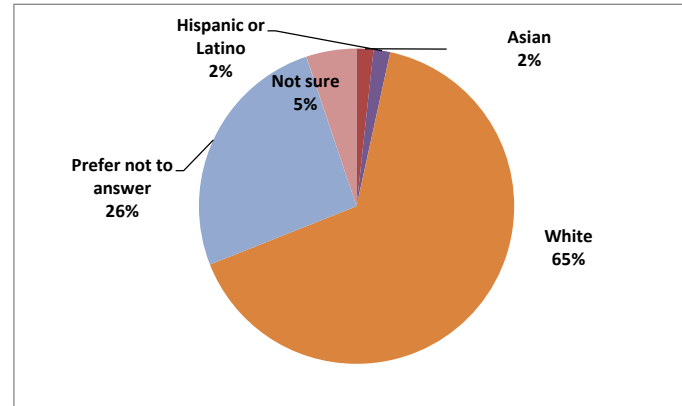
	<i>Response</i>	<i>Count</i>
<i>Women-owned business</i>	42.37%	25
<i>Minority-owned business</i>	5.08%	3
<i>Veteran-owned business</i>	5.08%	3
<i>Affiliated with a franchise</i>	5.08%	3
<i>Corporate headquarters</i>	3.39%	2
<i>Prefer not to answer</i>	13.56%	8
<i>None of the above</i>	35.59%	21
TOTAL		65
<i>Total Respondents</i>		59



**CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY**

26. Which of the following racial and ethnic categories apply to the ownership of your business?

	Response	Count
American Indian or Alaska Native	0.00%	0
Asian	1.72%	1
Black or African American	0.00%	0
Hispanic or Latino	1.72%	1
Native Hawaiian or Other Pacific Islander	0.00%	0
White	65.52%	38
Prefer not to answer	25.86%	15
Not sure	5.17%	3
TOTAL		58



27. Which of the following industry categories represents your business in Louisville?

	Response	Count
Arts and entertainment	0.00%	0
Advanced technology	0.00%	0
Automotive trade	0.00%	0
Child care or educational services	3.64%	2
Construction	1.82%	1
Finance, insurance, or real estate	5.45%	3
Fitness and recreation	3.64%	2
Hair care and other personal services	0.00%	0
Healthcare	9.09%	5
Information, medial, and publishing	1.82%	1
Lodging and hospitality	0.00%	0
Manufacturing	9.09%	5
Nonprofit	0.00%	0
Professional and technical services	10.91%	6
Repair or maintenance	3.64%	2
Restaurant, food service, or bar	20.00%	11
Retail	18.18%	10
Service	1.82%	1
Transportation and warehousing	0.00%	0
Wholesale	1.82%	1
Other	9.09%	5
TOTAL		55
Total Respondents		55

"Other" Responses: Therapy
Mental Health Counseling
other
other
Mental health services

28. Please provide any additional comments or concerns.

**Please reference the comments section, by question, in the next part of the survey report.*

CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

16. What percentage of your Louisville-based workforce do you anticipate will be working remotely by the end of 2022?

1	10%
2	25%
3	50%
4	0%
5	50%
6	40%
7	0%
8	20%
9	0%
10	77%
11	76%
12	11%
13	0%
14	0%
15	100%
16	49%
17	0%
18	50%
19	25%
20	0%
21	0%
22	20%
23	0%
24	0%
25	0%
26	0%
27	10%
28	0%
29	0%
30	0%
31	0%
32	7%
33	0%
34	50%
35	0%
36	0%
37	1%
38	0%
39	1%
40	10%
41	0%
42	0%
43	80%
44	5%
45	0%
46	0%
47	0%

CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

16. What percentage of your Louisville-based workforce do you anticipate will be working remotely by the end	
48	0%
49	0%
50	0%
51	0%
52	0%
53	11%
54	0%
55	0%
56	0%
57	0%
58	0%
59	0%
60	0%

CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

17. Please describe any return-to-work policies you have adopted or your current thoughts on a return to work plan to help us understand long-term local employment trends.

1	Half of our staff is on a hybrid work from home/work in office schedule with the other half in full time based on job duties.
2	Hybrid is here to stay.
3	Please come back to office, but if you don't want to, then be productive at WFH.
4	We allow 100% return to work, but also allow remote work 1-2 days/week
5	Nearly all of workforce come to the office 80% of the time. 100% of the workforce can work remotely after travel, exposure, and/or having symptoms.
6	I am a therapist. I came back to the office as soon as the quarantine was lifted, but still saw clients who preferred to see me remotely online. Now all of my clients are in-person unless they are out of state.
7	Letting employees and customers make there own decisions
8	It's hard to ask workers to return to an office when they have become used to working from home. It does not appear to be a reasonable ask.... however... the efficiency of employee time spent in a home office - and paid for by the business - is always an issue.
9	State needs to get folks off unemployment and subsidies. There are plenty of jobs, just too many folks sitting at the coffee shop working on their "job Search" aka Fun-employment.
10	n/a
11	Our services must be provided on site, so working from home is not an option
12	Never stoped working in office
13	My staff has been in-office the whole time Covid restrictions were in place. We just took appropriate precautions and never had an outbreak.
14	we have ended mask requirement in building
15	Currently following CDC guidelines
16	NA
17	N/A
18	We have not had to deal with this.
19	It's only me and I work in office
20	For therapy we intend to keep hybrid options available long term but all therapists will also have in person clients.
21	none
22	There are no people to work for retail store. Lack of staff
23	Supporting our employees, as we always have, by encouraging them to do what they feel are the best things they can do to safeguard their health and safety.
24	We have been working face to face with people this entire time other than the two weeks the state shut us down.
25	We are a brick and mortar boutique. We need our employees to be in the shop to run the business and serve customers. We are here, the customers are not. We have had to open online business and pursue to make up from lost business from lack of walk in traffic.
26	none
27	We are encouraging employees to come into work, bu giving them the freedom of a hybrid schedule to fit their needs.
28	We, as a company are done with Covid
29	Na
30	Flex. 3 days a week.
31	none
32	Sales are slowly increasing. Hopefully this trend continues. Hiring will improve if we see this in the weeks to come.
33	None

CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

17. Please describe any return-to-work policies you have adopted or your current thoughts on a return to work plan	
34	not applicable
35	n/a
36	Na
37	We are retail and customer-facing, so all staff must be on site to help customers.
38	None
39	none
40	We are retail, thus no remote work, and cannot find enough employees as it is, housing cost cited as main reason.
41	We do not have opportunities for work from home because we are a restaurant.
42	The owners have been sick since before the pandemic. The negative implications of local and federal Covid strategies significantly affects the way we do sales and the way employees work. Because of the pandemic we are seeing more people making more excuses not to work but expecting more money for the work they do. There's been no relief from the city for the owners, and little to no support.
43	Employees must be vaccinated
44	n/a

CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

18. Was your business impacted by the December 2021 Marshall Fire? If so, please describe the impact below.

1	Fortunately, we were not directly impacted. We are in the construction business so our business will increase in the coming years during the rebuilding process.
2	No. Fortunately no employees nor the business were impacted.
3	Significant time money and effort expended to remediate buildings.
4	Yes. 30% approximate decline in business that is not recovering.
5	Business not directly affected, but two key employees lost their homes causing significant disruption in their ability to work, lost time and productivity dealing with emotional loss, distraction to buy new cars, find new shelter, deal with insurance, FEMA, home builders, SBA and others
6	Several employees live in Louisville and dealt with the emotional and physical impact of the fire. Fortunately, no one lost their homes. But many had to deal with extensive cleaning and smoke mitigation. Minimal issues with the office itself.
7	My clients were deeply impacted but my business was not, other than needing to close during the worst of it.
8	Just loss of utilities
9	Not so much, but our advertisers were.
10	Slightly, both on water and two to three weeks without natural gas. Fortunately public works provided pertinent information to allow for us to remain operational. We appreciate all public works and Xcel efforts.
11	Many of my customers were affected by the fire. I have donated over \$12,000 to victims of the of the fires. I work very hard to help the victims and many of them have moved out of Louisville. My customer base is so strong, that they still come into my store to support my business.
12	One third of our families and staff lost their homes, so there was a significant loss of income due to sustained closures and some families not returning.
13	No
14	No
15	We were closed for 10 days
16	We were closed for a week and then some patients relocated, so our business was slower.
17	Yes, day of event was difficult to get all employees evacuated. Aftermath was devastating for many of our customers.
18	1,000 homes burned within our primary service area. Fires caused us to evacuate which resulted in closure for 19 days.
19	Huge decrease in sales
20	No
21	Yes. Business diminished, access cut off, water supplies compromised.
22	Closed for three weeks for smoke remediation. Landscaping was 100% destroyed. Don't know how we will be able to afford to replace that.
23	It had a positive effect on our business, we have goods and services that people needed.
24	More clients
25	We had many clients cancel therapy temporarily so there was a loss of income for about a month. We had no long-term impacts other than we already had a waitlist for residents seeking therapy services, and now have a longer list.
26	Only personal. My house is still in shambles.
27	We had to close for a period due to loss of utilities, smoke damage and subsequent clean-up. The area still needs significant clean-up. Loss of revenue for January was significant.
28	Yes, we had to close down due to smoke mitigation. And we lost about 30% of our clients due to fire
29	Yes. We begin to see increased demand for products and services with some limitation by insurance payouts.
30	Yes. We had to close during some of the best days of the winter, resulting in financial loss. However, this is nothing compared to the impact on those who lost their homes. Many of them are our customers and we are doing all we can to support them.

CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

18. Was your business impacted by the December 2021 Marshall Fire? If so, please describe the impact below.	
31	We lost a lot of business because we had a lot of patients that lost their homes or were displaced... We offered support to them but a lot of them are still struggling and that is making us struggle as well.
32	None
33	We donated \$40,000 of clothing in the first 3 days after the Marshall fire to those families affected. We had hoped that the gratitude would be returned and families that we helped would do their shopping with us to replace their goods. This did not happen. We have also lost business from customers from outside the Louisville area because they do not want to travel to Louisville post Marshall Fire. Our business was down significantly in January and February causing our inventory to be larger than we can sell in a season. The Marshall Fire has hurt our business greatly.
34	we had to close for 2 weeks due to lack of utilities
35	Closed for ten days and lost a good percentage of our clientele
36	no
37	Yes, we were 100 ft away from a major burn area. Closed the area, and had intense smoke damage to the office which required mitigation.
38	We lost about two weeks of business and had a losing month
39	Yes.
40	Closed for a week
41	Closed for 2 weeks without potable water.
42	Yes my building was closed for 2 weeks. I also find that people from outside of the area find Louisville to be extremely depressing and those people who are more local are traumatized and negatively impacted by driving by the damage that is still all over the place from the fire... The dog park is still closed, the fences are still in shambles, the properties have not been cleared, lots of the spot fires and commercial areas have not been cleaned up. It is very depressing and terrible for our town and the residence as well as those coming here for various things. It makes it look like the city is not capable or does not care about repairing the damage, as we are now in May.
43	Yes. Smoke, Ash and Soot Contamination. We were closed for business from Dec 30 to March 21st. We just had our grand re-opening celebration on April 28th.
44	That is a silly question. Every business in Louisville will be impacted. We lost 600+ houses (consumers that moved to other towns) in Louisville. It will 100% have an impact on business and local sales.
45	no
46	1000 fewer families means 1000 fewer families to provide services to.
47	Many of the homes lost contained families with children. We are a family-focused retailer. We lost a significant number of customers and we are hearing that customers who live in surrounding areas are avoiding Louisville because they don't know what to expect when they visit and they are afraid it will be a depressing visit. We need the clean-up effort to have been done months ago so it's not such a vivid reminder of what happened. Customers are also unsure of what insurance coverage they will receive, so they are saving money instead of spending. This on top of the current inflation problem across the US. Our physical business building was not impacted, but our customer base has constricted. We need good news and PR to shop in Louisville to bring customers back.
48	No
49	Yes, by water shut off had to cancel some jobs.
50	We were closed for 10 days. numbers are down due to many people gone.
51	Yes. We closed because of water. And now we are not being reimbursed by insurance. We lost a week's worth of sales.
52	Yes! We lost 500 homes near our business. That's a handful of regular customers and potential customers. If they were that many less people in the community, how would Business be affected positively?
53	Not directly and only very temporarily
54	closed due to evacuation.

CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

20. Do you have additional locations? If "Yes" responses listed below.	
1	Centennial, CO
2	subsidiary in Boulder. other offices in UK and China and California
3	5 Louisville Locations - 10 Other Colorado locations
4	Boulder City
5	Longmont and Glenwood Springs
6	LA, PA, WA, NC
7	Lafayette
8	outside of Louisville
9	Erie, Westminster, Boulder
10	Boulder And Broomfield
11	Louisville
12	Our second location is in Rocky River Ohio.
13	boulder
14	Other cities
15	Denver
16	Lafayette
17	Mobile
18	boulder
19	I work special events and do side work just to make ends meet
20	mobile

CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

28. Please provide any additional comments or concerns.

1	Wish the city offered more support on fire recovery. Businesses that were not physically damaged are still experiencing heavy economic damage. I don't think the city has done much of anything to help. I'd love to see organization of a coupon mailer or marketing campaign about revitalizing Louisville businesses during this time when the population has been relocated or some kind of Louisville strong fair.
2	Stop with all woke agendas! Stop all COVID government overreach! Stop all business unfriendly practices! Stop all socialism practices! Stop kissing up to our criminal governor! Stop trying to be a county commissioner based on your eagerness to take away citizens rights! Louisville has had some unconstitutional leadership that needs to be shown the door! Power hunger has to stop!
3	My concern with the current leadership of Louisville is the complete lack of imagination and the inability to let the city flourish. It has become a stagnant pond of people doing nothing and spaces being wasted. Business property is at an all time high but the City of Louisville would rather have vacant buildings and wasted space than allow a developer with imagination and initiative to build something of value. The city should be promote, not hinder, innovation and revitalization. I'm all for community planning and setting standards/requirements for sustainability and clean energy, accessible open-space, etc. But at some point you have to get out of the way. Other topic: Who decided it was a good idea to throw obstacles for cyclists in all the city streets? We can either swerve into the traffic lane or go over the handlebars in the dark. Thanks!!!
4	Taxes - not just Louisville, but CO needs to sort this out. Sales taxes by each jurisdiction and individual filings are a bureucratic mess, costly, ridiculous. Come on Colorado, fix this for the sake of your businesses! We can pay taxes, bill them to customers, but make it simple. Also the mix of residential vs corporate property taxes doesn't work and needs fixing. Again, CO legislature time to design a system that really works. Too high and increasing burden on businesses is not viable in the long run. Finally utilities - the CTC has really poor wireless signal and internet options. The city needs to address this with the providers, as it is not a "tech" center at all with the current state of telecom utilities.
5	City council, mayor Stoltzman and the city are AWESOME!
6	City actions seem more concerned with maximizing city "profitability" than helping business to prosper which will ultimately help the City. Just backwards.
7	Louisville law/code enforcement has been inconsistent. For no reason armed officers have entered the premises and justify their presence with "just saying hi." We have a ton of families and children as patrons that react poorly to this kind of interaction. Recently, someone purporting to be from Louisville PD informed one of my staff that a trailer we have on site used for catering and events was "illegal". The stated reason was people have been "living in trailers." Like most of our interactions with the Louisville authorities, there is nothing about solving problems going on here. Just creating them.
8	We appreciate living and working in Louisville - thanks for all you do!
9	No one else taxes molds. I have lost opportunities with new customers and old because they resent a tax not collected anywhere else.
10	The bag tax was, in part, poorly thought through. We used to re-use packaging bags that products came in. Now we have to throw them away rather than give them a second life.
11	We need help in business community
12	Multiple choice surveys are the worst, as the person responding is confined to only answering the questions (in a format that can influence the answer) and with answers that may or may not answer the question. Example: Why ask if a business has more than one location, then only allow one answer for the location of the business? What if the business fits more than one category? Finally, since we have been in Louisville, the city council has gone from supporting business somewhat, mostly large businesses, to finally realizing that small businesses are the heart of Louisville, to a city council that blatantly shows its opposition to business in general. Our small businesses are the heart of the city. They are the places people go to meet each other, to enjoy each other and to shop. Driving them away will destroy this city as we know it.
13	We would just really appreciate it if our town would continue to (as of late) let us make the decisions on how we want to handle covid in our personal business.

CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

28. Please provide any additional comments or concerns.

14	It has always been hard to own and operate a successful business in Louisville. I feel that now more than ever this is true. I feel like the town around us is crumbling. Everyone is struggling and failing and the town as a whole has terrible energy. At the same time, towns like Longmont, Lafayette, and Erie are thriving and taking the retail and dining business and that is hurting us. I decided years ago after being involved in several city issues to just put my head down and operate my own business...that is what I do now. It would be easier if the town around us were thriving, walking traffic were more, more successful business and new restaurants were here.
15	Unfriendly environment for business owners. The city council kowtows to a tiny minority in the community. Businesses do so much to support the community. Unfortunately, the city council seems ignorant of business's impact on the community and what they need to do to help businesses. It was hugely negative to allow the Retail Ridge to fail. I see the city as responsible for the failure. This is due to the lack of adequate and accurate communication on the potential impacts. This is so terrible for the future of Louisville. Small towns either grow or die. Unfortunately, we seem to be moving towards "die" Strong government overreach during covid. The town should never put restrictions on how businesses operate. Business owners are capable of operating safely without government restrictions. There was no reason to open up the main street during covid. Those restaurants needed every opportunity to operate their businesses. Rerouting busses is hardly an inconvenience to the town rather than allowing businesses to serve more clients. No reason not to do this survey during covid. This is a survey. Why miss the opportunity to get feedback from businesses during a time when you were making it more difficult for business to operate. Was that intentional? So stop seeking feedback when you are in the process of making business more difficult?
16	none
17	32 years in business. Worst business atmosphere from the City I have ever seen
18	The lack of leadership starting with our anti business mayor has been appalling. Poorly implemented plans like the bag tax are annoying. Chasing large businesses away like red tail ridge are offensive and the wasted tax payer dollars with vote and loss of tax dollars a pity. Seeing so many businesses relocate to neighboring towns or close is just sad. Making it harder for our customers to rebuild their homes is terrible. Having an anti anything mayor speak at a business meeting and not giving those business an opportunity to t speak was offensive to many.
19	Thank you.
20	The current mayor of Louisville was all to eager to apply government overreach during the pandemic. Terrible! She is either ignorant, does not care about the constitution, or is a fascist. She is way too cozy with the county and state government who will be eventually be found to be corrupt. The Redtail ridge project has been messed up from the mayor down to the town council . It never should have gotten to a vote by the citizens - unless you could ensure the citizens had better information to make a decision. All of the towns communications about Covid measures were over the top. Give it a break. Stop being tyrants. Stop trying to take away rights. And stop being so darn woke. I do not appreciate the questions on this survey about if I am a woman or minority and such- give it a rest. Also - the fact that a downtown parking garage was never built is horrible. Everybody at the city needs to get there act together and meet the needs of the silent majority instead of the whiny crybaby activists. Mayor and 1/2 the council need to lose their positions - or change their outlook on not truly representing their voters -before we become a has-been town. Very not impressed.
21	I am concerned that the value of the city does not meet the exorbitant real estate prices. Yes, Louisville is wonderful and we all love it dearly. But Louisville is not keeping up with trends, development, and revitalization. The town does not look good. It does not look cared for. There are way too many empty parking lots and structures. We need to figure out how to bring revenue into the town and to renovate many many areas. The fire cleanup has not gone quickly enough. It is not good for the town.

CITY OF LOUISVILLE
2022 BUSINESS SATISFACTION SURVEY

28. Please provide any additional comments or concerns.

22	Louisville policies are forcing businesses to leave. City council and DBA need to be more supportive. We do not need new "One" signs, we need action. How about you visit the businesses periodically, get feedback and enact change against that feedback. Additionally, the process for great businesses to enter the city is riddled with ridiculous hoops (ie. anyone within a certain distance of the shop can veto and push to city hall for a decision- THIS DOES NOT HAPPEN IN LAFAYETTE). Additionally your tax system should mirror Lafayette if you want businesses to stop moving. You should be focused on sales tax and jobs and be proactive (not reactive) about getting new business here.
23	n/a
24	I do believe Megan Pierce is doing a great job and I'm glad she is in her role. I generally feel as if our city and its officials care more about the tech center and not about Main Street which is the heart and soul of Louisville. The city needs to do more to attract and retain business in Louisville, provide tax breaks and incentives for business (especially small business) to come and stay in our town. McCaslin business area is an embarrassment and if something doesn't change soon Main Street will look the same. I know of MANY small businesses that are considering leaving because rent prices are too high. Do you realize the price per square foot on Main is the same as it is down in Cherry Creek?!?! How is Lafayette attracting all of the good shops and restaurants? Why can't Louisville do the same???? I live in and operate my business in this town and there seems to be so much potential that is being squandered.
25	Louisville needs more quality retail. The city focuses on restaurants when talking about downtown businesses, but retailers also make a more complete experience for customers. The bag tax on ALL bags was a gut punch for local businesses that depend on our bags for advertising. The tax is too high and too vague. It almost seems the city tries to find ways to not support small businesses. And it can't seem to keep big business which also helps bring traffic to small businesses. There is a business problem in Louisville.
26	Overall I choose to do business in Louisville because of the people who live here. I'm really not satisfied or dissatisfied with the City of Louisville. However, I feel surrounding towns have done a much better job being supportive of local businesses and helping local businesses. I think the Louisville commercial real estate market got out of hand. The cost of rent is too much but it is hard to get people downtown. The infrastructure for further commercial development is bad. The people I deal with at the City are exceedingly nice and professional. I don't see the city impeding my business but I also don't see it as the best city to do business in right now.
27	You guys need to seriously consider all comments being made and all emails that have been sent regarding financial stability in our town. The city needs to be OK taking critiques and supporting their small businesses
28	Very concerned that the current climate within City leadership seems anti-business and anti-progress/growth. Smart, controlled, and sustainable growth is possible, but right now Louisville does not seem like a welcoming place to start or relocate a business. Also very concerned about the astronomical rise in property "values" and property taxes. The current real estate climate is completely unaffordable for an average middle class family and out of reach for many single people as well. Rents for commercial property continues to rise and it will drive businesses to either close or relocate.

SUBJECT: BUSINESS BEAT UPDATE

DATE: JUNE 12, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

Economic Vitality staff, in partnership with the Economic Vitality Committee has been hosting business roundtables known as Business Beats.

The most recent Business Beat was focused on restaurants and held on Thursday, May 29th. General themes that arose are the rising costs of everything, the need for assistance in employment hiring and training, and the desire for additional communication from the City (in general and when there will be construction projects that will impact the business).

The next Business Beat is scheduled for June and will focus on the real estate community (brokers and property owners).

SUBJECT: STAFF UPDATES

DATE: JUNE 12, 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.

Downtown Colorado Inc Urban Renewal 201

This advanced session will delve into the tools used for redevelopment including TIF and other complementary mechanisms. Consider how current statutes and legislation impact the effectiveness. A great opportunity for experienced URA leaders to deepen their understanding and consider ideas for the future. Register at the [DCI Website](#).

Pride Flags

At its May 20, 2025 meeting, Louisville City Council officially proclaimed June as LGBTQ+ Pride Month, recognizing the lasting contributions of LGBTQ+ residents and businesses who make our community a more inclusive place to live, work, and visit. We invite local businesses to show support by flying a Pride flag throughout June. You can pick up a free Pride flag (yours to keep) now through June 6th at the following City Locations: City Hall, Louisville Recreation and Senior Center, and the Louisville Public Library.

Pollinator Mural Refresh

The City's Cultural Services team is planning a refresh to the Pollinator Mural on Main Street in front of City Hall. Staff is working with the artist and other staff to plan a small scale event at the end of June. Please stay tuned for more information.

Movie on Main

The City is planning its next annual Movie on Main for Thursday, July 31st at 8p. The screen will be set up at Pine and Main Street, with the street closed from Pine Street to Elm Street. A movie will be picked by poll that will go live on June 2nd. Stay tuned for more details.

Sales Tax Workshops

The City's Finance team is hosting quarterly Tax Workshops that are open to all businesses in Louisville. Economic Vitality staff attends to introduce economic vitality and share all the ways we can assist businesses in growth through expansion, while our

SUBJECT: STAFF UPDATES

DATE: JUNE 12, 2025

PAGE 2 OF 2

finance team shares information on everything tax such as what is taxable, how to file, when to file, etc. Please reach out should you have questions.

U.S 36 Collaborative Update

The U.S 36 Collaborative had their quarterly meeting in early June. The collaborative consists of economic development representatives from Louisville, Boulder, Lafayette, Superior, Broomfield and Westminster. The collaborative discussed the upcoming life sciences campaign, future industry campaigns, Sundance, potential future site selection visits, and collaborative promotional material.

SUBJECT: DEVELOPMENT UPDATES

DATE: JUNE 12, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY: UPDATE

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 they have started conversations with the City on reuse of 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. Site has been relisted on line for sale.
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. Trestle Strategies will present their report for the building at the June 4 th LRC meeting.
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)	Birdie Bar, an eatertainment use with a bar/restaurant and simulated (virtual) golf games is under construction with a hopeful 2025 opening.

SUBJECT: DEVELOPMENT UPDATES**DATE: JUNE 12, 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 plans were approved by City Council and they continue working through the process. They are planning to start construction back half of 2025, with an opening in 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 site is working through final construction and hopes to be open summer 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.

ATTACHMENT(S):

None.

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Mental health prioritized post-COVID

New facilities open to meet demand for care



The exterior of the acute care facility at Larimer County's Longview Campus. Courtesy Larimer County Behavioral Health Services

By Paula Aven Gladych

Mental and behavioral health has often taken a back seat to more traditional forms of health care, but, especially since the COVID-19 pandemic, the prevalence of mental illness has

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continued to rise, making it more important than ever that people who need mental health services have access to them.

According to a 2024 report by Mental Health America, Colorado ranks 46th out of 51 states and the District of Columbia in terms of mental-health needs and available mental health services. Nationally, 23% of adults experienced a mental illness in the past year, equivalent to nearly 60 million Americans, the report found, and 5% of adults and 13% of youth reported experiencing serious thoughts of suicide.

So how do Boulder, Broomfield, Larimer and Weld counties stack up when it comes to providing mental and behavioral health? The past year has seen a flurry of new facilities being built that include both outpatient and in-patient care for behavioral and mental health programs that are offering the latest technologies for treatment.

SPONSORED CONTENT

Strategies to address Alcohol Use Disorder in the workplace

By Dr. Rhonda Randall, Chief Medical Officer for UnitedHealthcare, Employer & Individual - Alcohol use has become so deeply woven into our cultural fabric that its consumption often goes unquestioned. But a growing body of research signals a troubling trend: high intensity drinking is up among middle-aged adults. [Click to read more!](#)

Most health agencies in the state agree that the biggest barriers to accessing care for behavioral or mental health disorders, aside from the stigma that still surrounds mental health treatment, are the cost of treatment and access to care.

According to Mental Health America, there are 340 people for every one mental health provider in the U.S. and 10% of adults and 8.5% of youth have private insurance that will not cover mental health.



Patient beds at HCA HealthONE Mental Health and Wellness Center. Courtesy

5 JUN	Coffee Talk – First Thursday of Every Month!
7 JUN	2025 Berthoud Day
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HCA

Aleah Horstman, chief operating officer at HCA HealthONE Mental Health and Wellness Center, said that Colorado is 47th in the country for mental-health spending, from a state budget perspective.

“Doctors and clinicians that come in from other states are shocked by this. They think of Colorado as a pretty wealthy state with a lot of highly educated folks, but we are still 47th in how we allocate spending for mental health,” she said. “That is definitely going to impact a lot of our systems. We definitely feel that here.”

Horstman said that 28% of people who come in for surgeries at HealthONE have comorbidities with mental health and that 25% of the population suffers from mental health challenges.

“Unfortunately, those go misunderstood and mistreated or undertreated because of the stigma still connected to mental health. If we are not treating mental health disorders or challenges, they grow and get more challenging,” she added.

That means having to deal with inpatient treatment or intensive outpatient services, which are more expensive than if patients had accessed outpatient care earlier. Health insurance doesn't often pay as much for mental-health care as it does for more traditional types of health-care coverage, she said.

In Northern Colorado, Johnstown Heights Behavioral Health, a 92-bed behavioral health center, closed its doors on March 31, laying off all 158 workers. That closure left a treatment gap in the area for those needing inpatient mental health care.

The facility offered mental-health crisis intervention, inpatient treatment, medication management, intensive therapy for mental-health issues, and treatment for substance-use disorder.

Horstman said that another mental-health facility also closed in Grand Junction this year. The closures have created challenges in the state for patient placement.

“With two hospitals closing within months I hope it is a wake-up call to the state that we need to do this differently,” she said.

Horstman's Aurora facility has 120 licensed beds available for inpatient treatment, spread between adults, seniors, and children as young as 11 years old. One of the biggest challenges the hospital faces is finding qualified psychiatrists to work there, in part because of the exorbitant housing prices in the area but also the difficulty in getting reimbursed for their services.



The interior of the Family Care Center. Courtesy Dr. Kartiki Churi

Boulder Valley

Family Care Center expanded its presence in Boulder County with a new outpatient mental health clinic in Louisville in February 2025. The clinic offers everything from talk therapy and psychiatric care to transcranial magnetic stimulation or TMS, an FDA-approved, non-invasive treatment for people struggling with depression and OCD that did not respond well to more traditional methods of treatment.

This is the 18th Family Care Center in Colorado and the facility will soon have intensive outpatient services, or IOP, in the northern region as well. IOP facilities help support patients in crisis, those that require more than what outpatient services provide but want to avoid being hospitalized or losing work time by being in an enclosed facility. These services are offered regularly and provide intensive therapy, groups and structures to help support them getting back to normalcy.

“Oftentimes, there is a need in the community. Sometimes people don’t know there is a need until care is available,” said Dr. Kartiki Churi, vice president of Family Care Center’s Psychiatry Service Line.

“We take pride in providing quick access to patients. Most of our clinics, and Louisville, are able to see a new patient in the same week, which is unusual for mental health clinics,” she said.

The center also provides care across generations, from toddlers and adolescents to young adults, middle aged and geriatric patients.

Another behavioral health treatment center opened in December 2024 in Westminster. West Pines Behavioral Hospital is a 144-bed hospital that offers inpatient and residential treatment along with partial hospitalization and intensive outpatient programming for adults and seniors who struggle with mental health or addiction concerns. It also offers specialized inpatient services for adolescents ages 13 to 17.

Mental Health Partners recently merged with Clinica Family Health to form Clinica Family Health & Wellness. Combined, the company has 14 locations that serve families and individuals in Adams, Boulder, Broomfield, and Gilpin counties. Clinica offers outpatient services at clinics in Boulder, Lafayette, Longmont, Nederland, and Westminster, but plans to open a new crisis center in Louisville in 2025.

Clinica specializes in higher acuity cases such as serious mental illness. It also offers prevention programs, such as Coaches Care, which trains coaches how to spot signs of suicidal ideation, or wellness programs for kids. Clinica also offers individual and group therapy, a 24/7 walk-in crisis and addiction services center in Boulder as well as UrgentPsych, a psychiatric urgent care.

The organization prides itself on treating the whole person to determine what they need. One patient may need mental health services, a meal or a roof over their head, or another might need support after being in the justice system, such as anxiety or trauma services.

“There’s a rising need for mental and substance health services. We see a lot of this, particularly in the mountain west communities/states,” said Kristina Hernandez Schostak, director of business development for Clinica Family Health & Wellness. “There are rising mental health needs, and it is a trickier time than ever in terms of funding streams. Our mission is that everyone deserves access to excellent, compassionate care, and we want to do that to the best of our ability and there are significant challenges right now.”

The workforce pipeline is one of those challenges.

“Early intervention and prevention strategies can have similar effects to how we view preventative care in the physical health field. Early recognition and treatment can have a big impact on wellness plans and recovery,” she said. “Plus, it’s an incredibly fiscally responsible way to use public funding. Allocating funds to maintain community mental health services is proven to reduce funds needed for more expensive areas, such as emergency rooms and the criminal justice system.”

UCHealth Behavioral Health Clinic at Longs Peak Medical Center in Longmont started a new interventional psychiatry program a couple of years ago that provides electroconvulsive therapy, or ECT, in a hospital setting. The treatment, which has been around for years, has been greatly advanced and refined to help people with treatment-resistant depression disorders. ECT involves electrical stimulation of the brain while a patient is under anesthesia.

It is an intensive program that requires patients to initially come in for three treatments a week, “but it is life changing,” said Kelly Tracer, a spokesperson for UCHealth in Northern Colorado.

Last year, the clinic also began performing transcranial magnetic stimulation or TMS, which is a less intensive treatment than ECT that uses magnetic fields to stimulate nerve cells in the brain to improve symptoms of major depression.

Northern Colorado

Larimer County is unique in Northern Colorado in that its voters passed a behavioral health tax in 2018. For every \$100 spent in the county, 25 cents support behavioral health services. The 20-year tax initiative, which went into effect in 2019, helped the county build an acute care facility at its Longview campus, which is between Loveland and Fort Collins.

The facility, which opened in December 2023, is available 24/7, 365 days a year to anyone of any age who is experiencing a behavioral-health crisis. It served 3,818 unique clients in its first year of operation, while 78% of visits were walk-ins, said Madeline Novey, communications specialist for Larimer County Behavioral Health Services.

The facility helps patients with medically assisted detox and withdrawal. It also helps with mental health crisis stabilization.

"We are looking at what impact the facility has on greater community resources," Novey said. "By collecting data through our residency dashboard, the health department is tracking mental health-related 911 calls and where they go. That is one of the things the team is interested in looking at and affecting long term. Rather than ERs be filled with health-related calls, can this center relieve that stress and get individuals connected with the appropriate care and leave ERs for medical emergencies."

By August or September 2025, the facility will have an adolescent unit for overnight care. It will have five licensed beds when it opens.

Some of the tax dollars collected have been spent to have licensed clinicians team up with law enforcement officers to respond to mental health-related 911 emergencies in Larimer County.

"The goal is to deescalate the immediate crisis, help the individual become stabilized and come up with a plan for care," Novey said.

UCHealth is building an in-patient mental- and behavioral-health facility at Poudre Valley Hospital in Fort Collins that is expected to open in November with 50 inpatient beds across three units, adolescent, adult, and acute care. The health provider will open an outpatient clinic across the street from the hospital in October. Both facilities will replace the services currently offered at UCHealth Mountain Crest Behavioral Health Center in Fort Collins.

The inpatient facility will work with individuals in crisis who either come there voluntarily because they realize they need extra support or come there involuntarily on a mental health hold because they are unsafe or gravely disabled and can't be left alone, said Daphne Huegerich, managing director of Behavioral Health for Northern Colorado.

Mountain Crest only has five in-patient beds to accommodate that level of crisis, "which creates a choke point for getting people to the hospital," said Dr. Jason Collison, medical director for Behavioral Health for Northern Colorado. Being able to treat more patients at one time allows the health care providers at the facility to get patients stabilized as quickly as possible before referring them to outpatient services.

If there are no psych beds available and patients can't get the help they need immediately, they end up stuck in the emergency department, he said.

The outpatient clinic will offer therapy, psychiatry, medication management and psychotherapy. It is also the first facility in Northern Colorado to offer ECT, TMS and esketamine treatments in one place.

Esketamine is an FDA-approved version of ketamine that was developed for the treatment of depression. It can "take someone suicidally depressed and within one treatment reduce that risk for suicide," Collison said. "It has approval for non-suicidal patients as well, which can shorten hospital stays or prevent hospitalizations."



The exterior of North Range Behavioral Health's Hazel Chick Center in Greeley.
Courtesy North Range Behavioral Health

North Range Behavioral Health serves Weld County residents at 25 different locations, most of which are in Greeley. The different locations offer outpatient therapy for families and individuals, education and wellness workshops, crisis services, residential and inpatient care. A psychosis team is available to help teens and adults manage psychosis through medication, counseling and case management.

"If there is a silver lining to COVID, it is that everyone normalized and destigmatized mental health," said Kim Collins, CEO of North Range Behavioral Health.

The pandemic exacerbated many mental-health conditions, she said. "Isolation is not good for anyone. Healing happens in relationships and, for a long time, people didn't have supportive relationships."

Five years removed from the lockdowns, "individuals are more in tune with their behavioral-health needs and emotional struggles," Collins said. "It is a beautiful thing."

Depression, anxiety and loneliness are still rampant. The U.S. Surgeon General called it a "connection crisis."

The lack of person-to-person relationships can lead to substance abuse, unhealthy relationships with abuse dynamics, and online bullying.

North Range has multiple residential situations for crisis and acute care. Mobile crisis teams are available 24/7 to respond to mental health crises anywhere in the county. There's also a 24-hour crisis walk-in center and a crisis team that can field phone calls from people who are feeling overwhelmed. The Acute Treatment Unit is for individuals who are thinking of harming themselves or someone else and need to get stabilized or started on medications. They can stay for a couple of days or as long as they need.

There are also more intensive substance abuse units where individuals can stay for a month or two, depending on the treatment they need. Other facilities allow individuals to stay in a

sober living environment for months with case managers checking in on them while they figure out what their next steps will be.

The municipalities within Weld County are supportive of North Range's programming and offer braided funding, meaning they pool their funds to make sure that anyone, no matter their financial picture, can access mental health services within North Range.

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TECHNOLOGY | MAY 7, 2025 | 3:19:58 PM

Solid Power improved revenue performance in first quarter



Solid Power's expansion in 2022 came as the company banked investments from major car manufacturers and planned to go public through a SPAC merger. Courtesy Solid Power

By Lucas High

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LOUISVILLE — Solid Power Inc. (Nasdaq: SLDP), which makes solid-state batteries and sulfide-based electrolyte technology for electric vehicles, improved its top and bottom lines in the first quarter.

The company recorded \$6 million in revenue during the first quarter of 2025, up slightly from sales of \$5.95 million the same period last year.

“Operating expenses were \$30.0 million in the first quarter of 2025 compared to \$31.7 million in the first quarter of 2024, driven by less direct costs associated with our revenue and overall financial due diligence on managing operating spend,” the company’s earnings report said.

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Solid Power’s net loss in the most-recent period was \$15.1 million, an improvement over the net loss of \$21.2 million posted in the first quarter of 2024.

“We are pleased with our progress on our 2025 operational goals, and we are energized by continued customer demand for our electrolyte,” Solid Power CEO John Van Scoter said in a prepared statement. “As we look to the balance of the year, we remain committed to achieving our objectives for the year and positioning the company to deliver long-term shareholder value.”

Solid Power’s stock price has dropped about 43% since the beginning of 2025.

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It's been decades since Colorado had inter-city train service. That's about to change

Daily service between Denver and Granby to start next year; more cities to follow

 A passenger train running from Denver to the Winter Park ski area emerges from the Moffat Tunnel through the Continental Divide on Friday, Dec. 20, 2024. (Photo by Hyoung Chang/The Denver Post)

A passenger train running from Denver to the Winter Park ski area emerges from the Moffat Tunnel through the Continental Divide on Friday, Dec. 20, 2024. (Photo by Hyoung Chang/The Denver Post)



Bruce
Finley

By **BRUCE FINLEY** | bfinley@denverpost.com | The Denver Post

PUBLISHED: May 11, 2025 at 6:00 AM MDT

The state-funded Mountain Rail trains will run year-round to Granby and soon after to Steamboat Springs and Craig. Colorado leaders say their rollout — including trains linking metro Denver with Boulder, Longmont, and Fort Collins by the end of this decade — will give residents and visitors non-driving options for moving around amid worsening traffic congestion.

These won't be the high-speed bullet trains that dart across Europe and Asia.

Colorado is committing to a fundamentally different approach: re-purposing 2,545 miles of existing track on century-old routes that crisscross the state and sharing them with freight trains. The speeds of Colorado's new passenger trains won't exceed 70 miles per hour. The first trains will be hard-pressed to hit 50 mph as they climb at elevations up to 9,239 feet above sea level.

But this approach has forward momentum at a time when the U.S. government isn't prepared to invest the billions of dollars required to keep pace with Asia and Europe.

No federal funds will be necessary, and Colorado voters won't be tapped to approve debt or higher taxes to get the service started, Gov. Jared Polis said.

"This is a project that actually delivers, rather than talking about projects that will never happen and cost tens of billions of dollars," Polis said, pointing to California's long-planned high-speed rail project to carry riders from San Francisco to Los Angeles in less than three hours by 2020. Costs ballooned to \$106 billion. No trains have run. U.S. [Transportation](#) Secretary Sean Duffy [in February ordered a review](#) to determine whether \$4 billion in [federal funding](#) should still be available for "the massively over-budget and delayed" California project and President Donald Trump on Tuesday declared the government won't pay.

Polis has made passenger trains [a mission](#), visiting Japan and Switzerland to learn about modern rail systems.

"We are going to get it done," he said.

He touted the benefits: escaping vehicle traffic jams and parking hassles, consistent times comparable with driving, reliability in bad weather, and better safety. And, "you can relax," working on laptops, reading, eating,



Passengers, including legislators and community leaders converse and take in the view while riding in the view car from Union Station in Denver to Longmont during an inspection and demonstration trip of a Front Range Passenger Rail Train on Thursday, March 7, 2024. (Photo by Eric Lutzens/The Denver Post)

Big deal done

This month, state officials in the governor's mansion celebrated the culmination of a three-decade push after finalizing a key track-sharing deal with the [Union Pacific Railroad](#), which owns tracks that run 230 miles into the northwest quadrant of the state — enabling three initial routes (Denver-to-Granby, Oak Creek-to-Craig, Denver-to-Craig).

The next steps for launching [Front Range Passenger Rail](#) linking Denver with Fort Collins and six other cities, followed by the planned expansion south from Denver to [Colorado Springs](#), Pueblo, and Trinidad, require the completion of a deal with the [Burlington Northern Santa Fe Railway](#). BNSF will need track upgrades and new sidings for passenger and freight trains to pass, said BNSF assistant vice president for passenger operations Jim Tylick, a proponent of “converting trucks and people from highways to rail” who sits on the state Front Range Passenger Rail District board as a non-voting member. He characterized negotiations as collaborative.

Colorado's approach of sharing existing tracks with freight trains won't preclude faster trains in the future if dedicated tracks are installed. A steel mill in Pueblo and an adjacent rail plant already produce tracks for high-speed trains. On April 9, Polis announced that [Swisspod](#), a rail technology company, will open [a manufacturing plant in Colorado Springs](#) and conduct tests at a facility east of Pueblo for high-speed trains, including trains that might use existing tracks — a possibility, Polis said, "if it works."

"Talk with anybody who has visited Europe and seen their highly developed network. They come back with stars in their eyes," said Chris Nevitt, Colorado's Front Range Passenger Rail District board chairman. "There's no reason we can't do that here. People are hungry for rail."

Leveraging the Moffat Tunnel

To enable the train service, Colorado negotiators leveraged a unique asset — [the 6.2-mile Moffat Tunnel](#) bored through the granite west of Denver in 1927. The tunnel, which reduced the rail route from Denver to Salt Lake City by 173 miles, proved crucial for interstate commerce and Amtrak. Colorado owns it. Union Pacific's 99-year lease had come due. Up to 15 coal and other freight trains per day pass through the tunnel.

The [deal signed May 1](#) gives Union Pacific access to the tunnel for freight for 25 years. Union Pacific granted Colorado track access for intercity passenger trains.

"There were some wrestling matches involved and late nights on both sides," said Union Pacific president Beth Whited, who acknowledged complexities when freight and passenger trains use the same tracks.

"We aren't always able to accommodate both," Whited said. However, "this line can take more train traffic than it has today" and "we are committed to continue working with the state."

Colorado's approach could become a model for expanding passenger rail service, she said. "But, in general, we want to preserve our ability to run freight."



Amtrak Locomotive Engineer Davis Grilley looks out from The Winter Park Express after making the trip from Denver Union Station to Winter Park on Friday, Dec. 20, 2024. (Photo by Hyoung Chang/The Denver Post)

‘A superior form of ground transit’

The push to revive passenger rail service began around 1988 in the Wynkoop brewpub, across from Denver’s Union Station, where civic-minded rail enthusiasts, including brewery owner [John Hickenlooper](#), now a U.S. Senator, were discussing rumors. They’d heard Mayor Federico Pena wanted to tear out tracks because passenger rail transportation looked dead.

Participants were questioning the billions of dollars required for repeatedly widening Interstates 25 and 70 to accommodate population growth, said Peter Barkmann, a retired state geologist who was there.

“We thought passenger rail was a superior form of ground transit, more weather-proof than highways and flying. And in a place like Colorado with spectacular scenery, it would just be more enjoyable. You would have more legroom and you would have options for sleeping car service and better food. We thought we needed to promote this as an alternative,” he said.

They formed the [Colorado Rail Passenger Association](#) (later dubbed ColoRail) and lobbied to save tracks and reconstruct Union Station. Barkmann became

Their work led to lawmakers establishing a state passenger rail commission and, in 2021, the [Front Range Passenger Rail District](#), which has the authority to impose taxes in 13 counties between the Wyoming and New Mexico state borders.

“The restoration of rail service will provide an alternative to driving on highways that can be clogged, closed, and unenjoyable. It will give more opportunities for mobility in a way that reduces carbon emissions and congestion and sparks development in city cores. This is a serious moment, the tipping point,” ColoRail’s current president, Jack Wheeler, said.

“We understand the fiscal limitations in the United States and the fragility of federal support, which is the single most hindering factor in what can be done with rail. All serious rail advocates want a dedicated right-of-way for the high-speed rail that much of the rest of the world enjoys. But that costs tens of billions of dollars.”



Jack Wheeler, president of ColoRail at Union Station in Denver on Wednesday, May 7, 2025. (Photo by Hyoung Chang/The Denver Post)

Front Range cities next

Between 250,000 and 500,000 riders a year likely will use the “starter service”

The start-up budget of \$885 million includes \$92 million for upgrading eight [train stations](#) in Fort Collins, Loveland, Longmont, Boulder, Louisville, Broomfield, Westminster and Denver.

Funding comes from sources state lawmakers set up in 2024. A “congestion impact fee” on rental cars raises around \$60 million a year. Lawmakers also imposed a fee on oil and gas operations, expected to provide another \$12 million a year for financing rail transportation.

Metro Denver [Regional Transportation District](#) officials are discussing a role for their agency. In 2004, voters approved an [RTD](#) plan to run a train linking Denver and Boulder with 10 stops by 2014. RTD hasn’t delivered, yet has amassed around \$190 million in tax revenues collected from metro Denver residents for future rail projects. If RTD’s elected directors sign off, these funds, too, would help fund the Front Range intercity rail system that connects with RTD’s [light rail trains](#).

The full system from Fort Collins to Trinidad likely will require voters to approve funding up to \$1 billion and federal support. But existing state sources of funding will cover the launch of trains on Mountain Rail and along the northern Front Range, Nevitt of the FRPRD confirmed.

“If the feds were making money available, which the Biden Administration did, it would be malpractice not to try to use federal money to make our dreams come true. But Colorado has a long history of doing things on our own when nobody shows up to help.”

Proponents of a separate [Southwest Chief Thru-Car Project](#) met recently to review plans for running mini trains north from the Amtrak line that crosses southern Colorado. These would link La Junta to Pueblo and Colorado Springs. No timetable has been set. [Colorado Department of Transportation](#) planners also list [other possibilities for re-purposing existing train tracks](#), including the tracks that run west from Pueblo up the Arkansas River Valley to Salida, then north to Leadville and over Tennessee Pass to Minturn on the I-70 corridor.

“The State of Colorado is committed to helping Coloradans across the state access low-cost trains, and the state is focused on completing the service development plan for Front Range passenger rail and mountain rail from

[Federal Railway Administration](#) officials haven't ruled out funding. [An FRA grant](#) last year provided \$66.4 million for the construction of track sidings that allow trains to pass each other and crossings on roadways.

Mayors from northern Front Range cities recently went to Washington, D.C., and met with senior federal transportation officials, united in their support for re-launching passenger trains and the state's self-reliant approach.

The future usefulness for residents and visitors ultimately will depend on speed, frequency, and how rail compares with driving, said RTD board member Karen Benker, who attended the meetings in Washington, D.C.

"It's all about money," Benker said.

But trains increasingly will appeal as Colorado's population grows from 5.8 million to a projected 8.7 million by 2050, she said. "Only a train can go right into cities to where people live. Air can't go there. And are we going to put 16 lanes on I-25?"



Track 5 at Union Station in Denver on Wednesday, May 7, 2025. Colorado is re-launching passenger rail service, starting in 2026, with intercity trains three times a day year-round linking Denver Union Station with Granby. (Photo by Hyoung Chang/The Denver Post)

In Granby, local leaders are testing scooters and other “micro-transit” to help passengers arriving at their station make “last mile” connections.

If Grand Lake officials are interested, the free shuttle buses in Winter Park and Fraser might be extended to carry passengers bound for Rocky Mountain National Park, Fraser Mayor Brian Cerkenik said.

“Improved connectivity helps everyone,” Cerkenik said. “Giving people more options for travel will bring more visitors to our corner of the state. These train options will allow people with a modified work-from-home job to consider moving their families to Fraser, Winter Park, and Granby, even if they need to be in the office in Denver a day or two a week. Working from the train on the way to Denver, and then skiing during your lunch break on those work-from-home days sounds pretty good.”

Most of all, trains will relieve the burden of driving, said Cody Wilkinson, 27, a Winter Park youth ski racing coach who lives in Fraser and has struggled to combine that work with graduate studies in carbon management at [Colorado State University](#) in Fort Collins. He and his fiancée envision buying a house near Fraser. He’s looking for jobs in metro Denver.

But driving takes at least two hours. Vehicle traffic jams clogging I-70 and Berthoud Pass, especially in bad weather, limited his ability to take full advantage of CSU activities in Fort Collins and an internship. For his coaching, getting from Fraser to a lift to reach racecourses by 8:30 a.m. on weekend mornings is unpredictable.

“I want to ride the rail as my regular intercity travel. I can work, read, sleep while I travel – instead of exhausting myself in traffic for two to four hours,” Wilkinson said.

He’s planning to be at Fraser Station around 6 a.m. and rely on the train to reach Denver Union Station around 8 a.m. Then he’ll ride [Bustang buses](#), RTD light rail, and the Front Range trains to reach his destinations before returning to Fraser at night, he said.

Convenient transportation “means a lot to me. I want to live in Colorado. The way this state is set up, with 80% of the people along the Front Range, seems to be the perfect geography and landscape for intercity passenger rail. This unlocks so much for our future.”

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TECHNOLOGY | MAY 13, 2025 | 8:10:25 AM

Gaia posts 12% revenue gain in Q1



Gaia Inc.'s headquarters in Louisville. Christopher Wood/BizWest

By BizWest Staff

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LOUISVILLE — Gaia Inc. (Nasdaq: GAIA), a Louisville-based provider of streaming video, recorded a 12% increase in revenue in the first quarter.

The conscious-media company reported revenue of \$23.8 million, compared with \$21.3 million in the first quarter of 2024. Total members increased 3% year-over-year to 867,000.

“As planned, we continued to deliver on positive free cash flow and double-digit growth for the quarter,” Jirka Rysavy, Gaia’s chairman, said in a prepared statement. “Additionally, the pricing adjustments implemented last year are continuing to perform in line with expectations, supporting both revenue growth and long-term member value.”

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Strategies to address Alcohol Use Disorder in the workplace

By Dr. Rhonda Randall, Chief Medical Officer for UnitedHealthcare, Employer & Individual - Alcohol use has become so deeply woven into our cultural fabric that its consumption often goes unquestioned. But a growing body of research signals a troubling trend: high intensity drinking is up among middle-aged adults. [Click to read more!](#)

Gaia posted a net loss of \$1 million, or 4 cents per share, versus a net loss of \$1 million or 5 cents per share, in Q1 2024.

“We are pleased to see the momentum from 2024 carrying into Q1, with strong revenue growth and improvements in profitability,” Gaia CEO James Colquhoun said in a prepared statement. “With continued investment in AI and our global community platform, we’re laying the foundation for the next evolution of Gaia – one that is more personalized, connected, and expansive.”

Gaia in February closed an underwritten common stock offering, raising \$7 million in net proceeds to build out the company’s AI capabilities.

Other Q1 results:

- Gross profit increased 15% to \$20.9 million from \$18.2 million in the prior-year quarter, with gross margin expanding to 87.8%, up from 85.4%.
- Operating cash flow was \$1.3 million, with free cash flow of \$700,000.
- Cash balance was at \$13.1 million as of March 31, 2025, with a fully available \$10 million line of credit.

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THINGS TO DO > ENTERTAINMENT

From flatbed to festival: At 25, Louisville Street Faire is still the small-town party that rallies fans like a Red Rocks show

The festival kicks off with Hot Buttered Rum on June 13



Jonathan Castner

From left, Ilana Friedman, Carey DeMichelis and Genny Patterson, all of Boulder, groove to the sounds of Rose Hill Drive at the Louisville Downtown Street Faire in 2005. The festival has since become a major draw for the city.



By **ELLA COBB** | ecobb@prairiemountainmedia.com | Daily Camera

UPDATED: May 16, 2025 at 10:52 AM MDT

A typical Colorado street fair goes something like this: questionable kettle corn, a band of local dads covering Tom Petty, maybe a bouncy castle slowly deflating in the sun.

But Louisville's Street Faire is not your average summertime stroll. (It even has an extra "e" at the end of "fair" to let you know it's different.) For 25 years, the city in southeastern Boulder County has been throwing Friday night summer parties that trade kitsch for killer lineups and turn Front Street into the kind of place where nationally touring acts light up a small-town stage.



The Louisville Street Faire provides live music at the the Steinbaugh Pavilion, 824 Front Street, during its annual music series every summer. (Courtesy Photo)

Returning on June 13, this year's season features both familiar faces and big-stage ringers, including local favorites Hazel Miller and Chris Daniels & The Kings (July 18), soulful roots-rocker Anders Osborne (June 20) and New Orleans funk powerhouse Dumpstaphunk (Aug. 8). Also on deck for this summer: Bay-area bluegrass from Hot Buttered Rum (June 13), a big Boulder-born band, classic rock from Firefall (July 25), Irish-American rock band The Young Dubliners (July 11), nostalgic '70s country-rock from Nashville with The Woods (July 11) and Ten Years Gone, a Led Zeppelin tribute band (Aug. 1).

The Street Faire didn't always have the draw that it does now. It started in 2001 as a grassroots effort to bring life back to a quiet downtown. Local business owners and members of the Downtown Business Association organized a free summer concert on a flatbed truck parked outside the old library on Spruce Street.

"The real purpose was to bring people to town," said Rick Kron, a longtime DBA board member. "To draw people to the restaurants, the shops and help give Louisville a bit more energy and visibility. It's really designed as a kind

At the time, many storefronts were struggling, and the hope was that live music might help turn Louisville's commercial district into more of a destination. What started as a local experiment quickly proved it had the power to draw a crowd.

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By 2003, the event had outgrown its modest stage and moved into what would become its long-term home: the Steinbaugh Pavilion, once a steel-clad warehouse used by Steinbaugh Hardware.

"It was a pole barn, completely covered in corrugated steel," Kron said.

Recognizing the event's potential, the City of Louisville and the Downtown Business Association partnered to transform the building into a permanent music venue. Volunteers tore down the walls, rewired the space and built the stage that now draws thousands and thousands of people each summer.



Louisville Street Faire / Courtesy photo

MarchFourth performs at the 2014 Louisville Street Faire. The Street Faire is known for bringing in big acts to the free concert series. (File photo)

Last summer, that stage went briefly dark. A powerful windstorm damaged the pavilion after the first Street Faire of the season, forcing Louisville to close it for repairs. For three weeks, organizers scrambled to bring in a mobile stage while crews worked behind the scenes to get things back in shape, just in time for the 2025 Street Faire season. The pavilion is ready to roar, and although the space has evolved over the years, the goal remains the same: to bring the community together through music.

The Street Faire may have been launched to fill a few slow Friday nights, but it has grown to become one of the most anticipated summer rituals in town. By the time the first guitar chord rings out, Front Street is packed with regulars who know exactly where to stand for the best sound and fastest path to the beer line. The crowd is a mix of barefoot kids, old friends reuniting and newcomers pleasantly surprised that a small town booked a band that usually headlines in Denver and Boulder.

For artists like Boulder-based Chris Daniels, the Street Faire isn't just another tour stop.

“We’ve premiered albums here, played with Hazel Miller, and even had members of Little Feat join us onstage,” he said. “It’s a place to celebrate.”

Daniels' band, Chris Daniels & The Kings, has become part of the Street Faire's DNA. The longtime Boulder band has played the series for more than 15 years, including Louisville's inaugural Faire, back in 2001. With a full horn section and a sound that leans somewhere between funk, soul, with a whole lot of Colorado rock 'n' roll, the Kings have long been a favorite of locals who like their music tight, brassy and loud enough to dance to.



Hazel Miller and Chris Daniels and their respective bands will hit the stage for the Louisville Street Faire again this year. The lineup has garnered quite a history. (Courtesy photo)

"The first time we were asked to play at the Street Faire, we were thrilled," said Daniels, an iconic Colorado musician himself, and a member of the Colorado Music Hall of Fame. "It was something new for us, instead of playing a bar, we were basically in a festival setting, and it was just terrific."

One night in Street Faire history, the legendary Los Angeles band Little Feat rolled into Louisville. Daniels showed up to catch the show, but during the concert, famed rock and blues pianist Billy Payne — a longtime friend of Daniels — called him up to join.

"I thought I was going to play one song," Daniels said. "I played the

whole set. Billy wouldn't let me leave."

The following year, they made the collaboration official.

"A friend had the wild idea to have one of the members of Little Feat come join us for our set," Daniels said. "So I called Bill."

That call turned into a full-fledged collaboration in the form of Chris Daniels & The Kings featuring Bill Payne on the Street Faire stage.

"That was a really special performance," Daniels said.

“It was one of my favorite years,” Daniels said. “Hazel sat in with our band, and there’s a wonderful poster of it. It’s a caricature drawing of Hazel and me, and my nose is the size of Cleveland and Hazel’s cheeks are like two big balloons.”

The collaboration will return in July, with Daniels and the soul songstress sharing the bill once again.

“She’ll sit in with (our set), and I’ll sit in with (her set),” he said. “It’s going to be an amazing, loud, fun, full-circle moment.”

But the magic of the Street Faire isn’t just in the cameos. The true magic lies in the way the crowd arrives ready to eat and mingle — but mostly, to hear really good music.

“They come out like they would to Red Rocks,” Daniels said. “The Street Faire doesn’t feature artists who play background music. People come because they want to hear something good.”

In the past, the Street Faire has brought in big-name bands like The Record Company, Black Joe Lewis, String Cheese Incident, Nitty Gritty Dirt Band, Spin Doctors, Freddy Jones Band, MarchFourth, Los Lobos, BoDeans, Tab Benoit, The Smithereens and more.



It also helps that the event is still entirely rooted in the community. Around 45 volunteers help run each night, many of them Downtown Business Association board members. They pour drinks, sell tokens, move tables and reset the whole thing again the next week.

Kron credits that commitment as one of the reasons the event has lasted this long.

“Everybody knows their role,” Kron said. “We’ve got the right people in the right places, and that’s made all the difference.”

The 2024 Street Faire season kicks off June 13, with string band Hot Buttered Rum making its fourth Faire appearance, and runs through Aug. 8. Daniels and Miller return on July 18, bringing their shared history — and probably a few surprises — to the Steinbaugh stage.

“The Kings are playing better than we’ve ever played,” Daniels said. “This is the best version of the band in our history.”

The Street Faire runs every Friday evening from 5:30 to 9:30 p.m., with music starting around 6 at the Steinbaugh Pavilion, right in the heart of downtown at 824 Front Street. The free event also rolls in excellent food, cold drinks, plenty of activities for kids, and a spread of local art and crafts that somehow never drips into something corny — kettle or otherwise.

Originally Published: May 16, 2025 at 9:05 AM MDT

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BANKING & FINANCE | MAY 20, 2025 | 1:39:26 PM

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The exterior of the Huntington National Bank branch in Louisville. Courtesy Huntington.

By BizWest Staff

LOUISVILLE — Huntington National Bank recently opened a new branch at 515 McCaslin Blvd. in Louisville.

Huntington Bancshares Inc., which has existing local branches in Lafayette and Boulder, operates 37 Colorado locations. The bank is headquartered in Columbus, Ohio and has \$210 billion in assets.

“Huntington is excited to expand our banking network in Boulder County by adding this new

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branch in Louisville,” Joe Nimmons, Huntington’s regional president in Colorado, said in a prepared statement. “As we expand our branch network in Colorado, we look forward to serving new customers and new communities, and we encourage anyone in the Louisville and Superior area to stop by and learn how we can help them achieve their financial goals.”

Huntington first entered the Colorado market in 2021.

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M&A | MAY 20, 2025 | 1:37:42 PM

JumpCloud acquires access-management platform VaultOne



By Lucas High

BizWest Staff

LOUISVILLE — JumpCloud Inc., a directory-as-a-service technology platform, recently acquired privileged access management solutions platform VaultOne.

VaultOne's technology helps clients "protect and monitor critical assets effectively by controlling and monitoring their access," according to a JumpCloud news release.

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Terms of the deal were not disclosed.

“We are continuously evaluating our customers’ needs to extend JumpCloud into more areas where we can provide secure, frictionless access to resources, regardless of where the team or resources are located,” JumpCloud chief technology officer and co-founder Greg Keller said in a prepared statement. “The acquisition of VaultOne brings a deeply experienced team and established PAM technology into the JumpCloud family. This allows us to immediately offer a dedicated PAM solution with the granular control necessary to navigate today’s complex security landscape, while providing more critical access control capabilities our customers can consolidate and depend upon from JumpCloud’s platform.”

JumpCloud has **made several acquisitions** over the past year or so, including of Resmo Inc., an asset management and software-as-a-service (SaaS) IT security firm.

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Taste of Louisville returns in early June



A community dinner at last year's Taste of Louisville. Courtesy Big Heart Films.

By BizWest Staff

LOUISVILLE — The Taste of Louisville festival will return to Main Street on June 6-7.

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Events include community dining, a silent disco, a 5K run and dog jog, vendors and live music.

Taste of Louisville is supported by the city, Louisville Chamber of Commerce and local businesses.

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Louisville to allow accessory dwelling units, aim to make them equitable in size



Louisville will allow accessory dwelling units. (Matthew Jonas/Staff Photographer)



Louisville will allow new accessory dwelling units — sometimes known as “granny flats” or “mother-in-law apartments” — with the City Council aiming to make sure the size of the housing units are more equitable in size for larger and smaller homes.

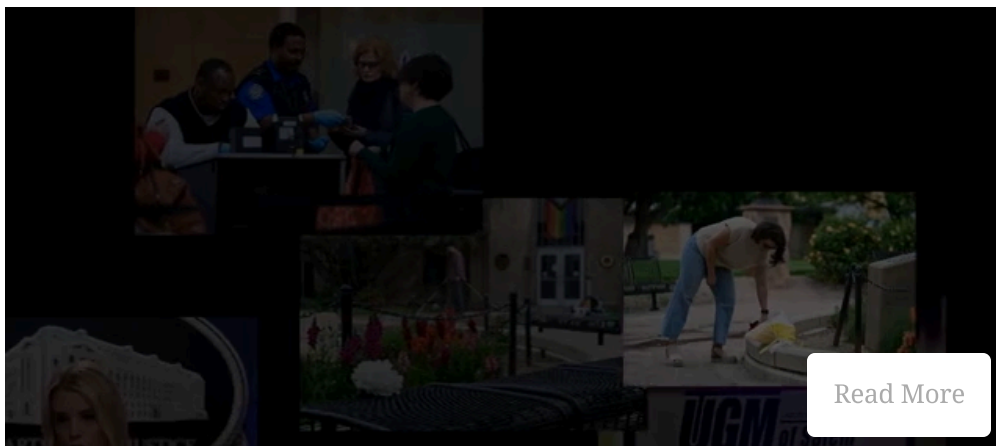
An ADU is an attached or detached housing unit located on the same lot as the primary home, and it can be rented out. ADUs provide a place for living, sleeping, eating, cooking and sanitation. Louisville code previously did not address ADUs, meaning they were not in compliance with city policy. The City Council unanimously voted to amend the code in order to comply with a state law requiring certain municipalities, like Louisville, to allow ADUs in all zoning districts that allow single-family housing. The deadline to comply with the law is June 30, meaning Louisville needed to have an ordinance allowing ADUs by then.

“Zoning” means a city’s rules for what types of property developments can be built in different parts of town.

While the state law outlines what regulations municipalities can and cannot include regarding ADUs, the Louisville City Council expanded on what an ADU in Louisville can look like during its Tuesday night meeting.

Councilmember Judi Kern said the intent of the city’s ADU code is to make it easier for residents to age in place.

City staff previously acknowledged some number of ADUs may already exist in Louisville and said any existing units would be grandfathered into the



Attached ADUs in Louisville can be built in front of the primary home, with the addition that detached ADUs in the Old Town neighborhood can also be in front of the primary residence, city Planning Manager Jeff Hirt said.

[During an April 15 meeting](#), the council looked at ways to ensure that homes in small and large lots have more equitable access to creating an ADU of a decent size. The ADU is able to be built up to 75% of the size of the primary home, capped at 800 square feet for a detached ADU and 1,000 square feet for an attached ADU.

While the city made changes to ensure that ADUs at small and large homes can be built more equally in size, ADUs built in basements are the exception. Multiple councilmembers argued putting certain limits on the size of a basement ADU that does not change the facade of the home is an unnecessary rule. Instead, basement ADUs, whether fully or partially below grade, do not count toward size limitations. An ADU cannot be larger than the primary home.

“On a big lot, you could have quite a large ADU, which I think is probably a good thing,” Councilmember Dietrich Hoefner said.

Originally Published: May 22, 2025 at 7:44 PM MDT

Mercury 100

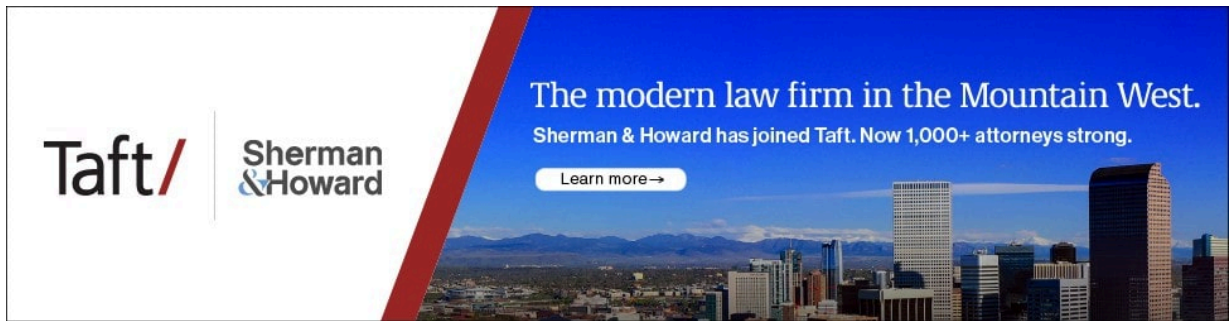
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News Tip



REAL ESTATE & CONSTRUCTION | MAY 23, 2025 | 3:31:22 PM

Construction execs lament delays, tariffs, staffing



Attending a BizWest CEO Roundtable on the construction industry are, from left: Sean Nohavec, Plante Moran; Jerad West, Berg Hill Greenleaf Ruscitti; Paul Wallick, Land Pro Civil LLC; Brandon David, Skycastle Construction; Scott Rodwin, Rodwin Architecture;

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3
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Boulder Valley Middle-Income Housing Summit

Ashley Legan, BHGR; Paul Arnold, PG Arnold Construction LLC; Bill Rigler, Greenlight Strategy; Jeremy Wilson, Plante Moran; Shannon Rogers, PG Arnold; David Biek, Arcadea Architecture; Lance Cayko, F9 Productions Inc.; Mike Heyer, Bank of Colorado; Chris Gray, BLDG.Collective Architecture & Design; and Aaron Spear, Bank of Colorado. Christopher Wood/BizWest

By [Dallas Heltzell](#)

BOULDER — Construction executives attending a BizWest CEO Roundtable this week say the effects of Trump administration tariffs haven't had a huge effect on the local industry, at least so far. Their more-pressing concern is how to get projects past a sea of government red tape and economic hurdles.

Or as Bill Rigler, whose Greenlight Strategy LLC is in the business of keeping developments moving, put it during Tuesday's panel discussion, it's an issue of "helping projects get unstuck."

Rigler cited the "20-year journey" a plan for a 2.5-million-square-foot business park focused on biotechnology and health-care-centric businesses took between its original concept and Tuesday's groundbreaking on the vacant, roughly 300-acre Redtail Ridge property that had previously been home to the campus of Storage Technology Corp.

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"There is this perspective that builders and developers have an unlimited pot of money," he said.

"In Erie, over the last several months, between energy-code updates, a water sprinkler mandate and tap fee increases, the price of a new home has gone up \$75,000. There is a perspective that developers can tap into all their assets to magically cover all of those costs. I see a big disconnect with policy-makers and elected officials about the impact of their decisions on costs that get passed on to homebuyers.

"We see this in Louisville, which had its own energy-code update, and Boulder City Council just updated their wildland interface guidelines," Rigler said. "So being able to educate those policy-makers about how those impact the ability to get housing and commercial development built is important."

Paul Arnold and Shannon Rogers of PG Arnold Construction LLC agreed.

"Our biggest challenge is getting projects unstuck," said Arnold, the company's president. "We've had tremendous success on the sales side over the last couple of years, and we have an enormous backlog just sitting and waiting for something to happen, whether it's waiting for a permit to happen or waiting for bank financing to happen."

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Added Rogers, the firm's executive vice president, "It's taking an exceptional amount of time to get through the preplanning, the pre-construction phase, to get a project ultimately under construction."

The on-again, off-again tariffs — what principal David Biek at Arcadea Architecture termed "volatility" and Scott Rodwin, owner of Rodwin Architecture and co-owner of Skycastle Construction, called "chaos" — might be playing a role, they said, but more in terms of uncertainty than price increases for materials.

"It could be the federal turmoil," Arnold said. "People are just not confident, so there are a whole lot of reasons to not start work."

That uncertainty "is really bad," Rodwin said. "People want to know their costs, and if they can't make that forecast, they can't plan."

"My big concern is all the cumulative impact of all the headwinds: high interest rates, high construction costs, high land costs," he said. "When you put all these things together, it creates a lot of hesitancy."

Higher expenses in the Boulder Valley remain an obstacle as well, Biek said, adding that "construction costs half as much in Windsor as here."

Aaron Spear, Boulder market president of Bank of Colorado, one of the Roundtable's sponsors, described tariffs as a "hidden tax that keeps inflation higher."

Chris Gray, principal at BLDG.Collective Architecture and Design, acknowledged that "we do have some people who are on the sidelines, wondering what's going to happen, but at the same time they also have kids who are moving on and want to get projects going because they're doing it for their families. We're trying to navigate that with them and give them as much knowledge as we can about what costs are going to look like.

"It feels a little like COVID in a way," he said.

Or the Great Recession, added Lance Cayko, co-owner of F9 Productions Inc. "The demand is there, as long as we can get through the chaos."

Rogers said he's noted "lots of emotion around tariffs, and lots of discussion about 'how do we mitigate those risks?' It's really hedging your bets around what might be coming, and no one has the crystal ball about what is going to come.

"Where we have seen a little bit of impact is on some of the things you wouldn't expect — like door hardware, But we're not seeing it at the scale that everyone worries about."

Added Arnold, "We were anticipating a flood of phone calls about significant cost escalation that never came."

Part of the muted effect, Rodwin noted, is because, "as soon as the tariffs went down, everybody who purchases materials just stockpiled. They saw what happened during the pandemic. That, I think, has offset the impact of the tariffs."

Still, he cautioned, "if the 80% tariff with China lasts another two months, where will we get our door hardware?"

Gray said his company "had the expected lull (in new business) during the election. Then our calls for new projects increased into early January. When tariff talk started, it tapered way

down again. I feel like it might be on the rise again now that the effects of tariffs have not been as great as it was thought to be, but it's been a little bit of a roller coaster.

"I think it just takes people a few months to settle and figure out what their best moves are," Gray said.

"A roller coaster, that's the way I'd describe it too," Cayko said, noting that "every single one I talked to asked about tariffs" at a recent conference he attended. "We've actually gotten most of our tariff questions from single-family residential" builders, "not as much the multifamily."

Meanwhile, getting projects from concept to construction remains a more immediate concern, the construction executives agreed.

"Erie is one of the top-15 fastest growing cities in America," Rigler said. "Erie has 5,000 units that are permitted and titled, and 10,000 that are somewhere in the approval process. I know of four projects alone — 'missing-middle' housing, multifamily townhomes, collectively in the \$150 million range — that have been pulled because they no longer penciled in. I see that ripple through communities to the point where the incentives only exist for single-family homes to be built, which is the exact opposite of what Colorado needs."

That missing-middle sector will be the topic of BizWest's **Boulder Valley Middle-Income Housing Summit**, to be held June 3 at Fox Hill Country Club in Longmont.

Once a project does get approved, said Paul Wallick, founder of Land Pro Civil LLC, contractors are often finding it difficult to find qualified workers.

"I've been getting more work going," he said. "My big challenge is staffing, getting quality people."

Brandon David, president of Skycastle Construction, denied that the administration's crackdown on immigration has had an effect on his ability to find workers, but said "there's not a lot of training" for the building trades. "There's a stigma against construction," he said. "The kids in K-through-12 are doing nothing with their hands."

Wallick said he's been trying to focus on that younger generation.

"I've been working on new grads, just kind of mentoring them and teaching them how to do some of the easy stuff," he said. "But that takes a lot of my time. To bring someone in and pay them a full-time salary when I might only need them, say, 20 hours a week versus 40, that's been one of my big challenges."

He has placed job-opening ads for skilled people on LinkedIn and other online platforms, although he admits he's been warned that the results might not live up to his hopes.

"I presented a project for a water systems design," he said. "I had a whole bunch of people say, 'Oh, yeah, we can do that,' so I showed them my project, and their bid to do the work was a tenth of what it should be, and I knew something was wrong there. So it's a matter of vetting all these people out."

The executives say they've seen some hopeful signs in their dealings with government, however.

"I've actually been impressed with Boulder County lately in terms of turnaround time," Cayko said, "but Denver's the biggest shocker. The last few projects we've pushed through Denver,

we've gotten comments back quickly, which is insane. The mayor down there, I couldn't commend more, and I hope the rest of the state follows, because the special group that he now has in the city, he's trying to make everybody on the staff a 'project champion.' You can tell the positivity there, and I'm actually getting questions answered in a day, depending on what department it is, sometimes within the hour.

"What's really great about that," he said, "is when I have owners and developers come to me and they're very, very nervous, I can just calm their nerves."

Wallick said he's also "noticed a better response in the last year or two. It used to be a real challenge to get anybody to talk to. Now, by the end of the day, I'll get responses in Longmont."

Rodwin said he's encouraged with some recent actions in the state Legislature, which has loosened regulations in several areas including construction of condominiums and building accessory dwelling units, a secondary residential unit on a single-family lot that shares a building lot with a larger primary home.

"The ADUs free up more creativity," he said. "People have said 'we want affordable housing but just not in my backyard.' Now it really can be in my backyard. It lets people say 'I don't need a 3,000-square-foot home anymore. I'll build a 1,000-square-foot home in my backyard and rent out my bigger home.'"

There has been pushback, however. Fearing a population explosion they can't handle, several Front Range communities including Lafayette and Westminster have joined a lawsuit against the state and Gov. Jared Polis to defend their home-rule authority and land use codes.

One limiting factor in the addition of ADUs is simply the cost.

"Out of 20 ADU permits, only three or four get built," Cayko said.

"Most people don't have \$400,000 or \$500,000 in cash lying around to build those," Rodwin added. Citing continued high interest rates, he said that "until money gets easier to acquire, the good ideas that legislation now allows are going to get stalled.

"I really think the interest is there," Rodwin said. "It's just the interest."



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Dallas Heltzell



With BizWest since 2012 and in Colorado since 1979, Dallas worked at the Longmont Times-Call, Colorado Springs Gazette, Denver Post and Public News Service. A Missouri native and Mizzou School of Journalism grad, Dallas started as a sports writer and outdoor columnist at the St. Charles (Mo.) Banner-News, then went to the St. Louis Post-Dispatch before fleeing the heat and humidity for the Rockies. He especially loves covering our mountain communities.

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REAL ESTATE & CONSTRUCTION | MAY 25, 2025 | 10:19:49 AM

Redtail Ridge saga starts new chapter with long-awaited groundbreaking

Redevelopment of former StorageTek site years in the making



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Boulder Valley Middle-Income Housing Summit

Redtail Ridge will be developed into a 2.5-million-square-foot biotechnology- and health-care-centric business park. Lucas High/BizWest.

By [Lucas High](#)

LOUISVILLE — The wind whipping around the flat, dusty expanse of the **Redtail Ridge site** on Tuesday could have been created by Mother Nature, or perhaps it was the result of the collective sighs of relief issuing from the developers and local officials on hand to celebrate the groundbreaking of a mega-development more than a half-decade in the making.

“It’s been a long road,” said Rodney Richerson, a managing principal with Redtail master developer Sterling Bay LLC, “but we’re finally here moving dirt.”

For the better part of six years, developers have their sights set on building a 2.5-million-square-foot biotechnology- and health-care-centric business park on the empty, roughly 400-acre Redtail Ridge property, which was previously home to a massive Storage Technology Corp. campus.

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Contracts fall apart. Partnerships go sideways. Disputes happen. And when they do, every business leader knows the next step: call legal. But here’s the real question — do you know what good litigation looks like? Is it faster? Smarter? Less costly? Click to read more! By Danielle Edwards, Civil Litigation Attorney, Lyons Gaddis

The groundbreaking event — a culmination of all of those years of work — wasn’t “just a celebration for Louisville, but for Boulder County and the whole state of Colorado,” Louisville mayor Chris Leh said.

Denver developer Brue Baukol Capital Partners LLC bought the Redtail property from Phillips 66 (NYSE: PSX) in 2020 for \$34.93 million, and began planning a development project that at the time was called Nawatny Ridge. As part of a July 2022 real estate transaction conducted by a series of holding companies, Sterling Bay and its partner, Harrison Street LLC, acquired the site from Brue Baukol for just under \$128 million, Boulder County warranty deeds show. When Sterling Bay entered the picture, the developer added plans for flex-lab-office spaces aimed at biotechnology tenants.

Concerns from residents — mostly centering around flattening of the site, traffic, the size and location of public spaces, sustainability and economic viability — nagged the project, which was eventually redubbed Redtail Ridge, for years, culminating in an April 2022 special election in which Louisville voters repealed a previous approval of the project by city officials.

After the election, allowable development on the site reverted to a set of land-use guidelines approved in 2010, and Sterling Bay has since worked through the city’s entitlement and approvals process in an effort to finally begin development on the Redtail site.

Despite the process’s fits and starts, Sterling Bay officials heaped praise upon Louisville elected officials and city staff during Tuesday’s groundbreaking event, calling out Louisville community development director Rob Zuccaro for special commendation. Richerson said

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Zuccaro “has been really instrumental in getting us where we are today,” while Leh said that Redtail is “clearly the most complicated land-use project we have ever had, and (Zuccaro) was right there every step of the way.”

Sterling Bay, in partnership with Piper Sandler Special District Group, recently secured \$88 million in general obligation bonds that will fund some initial horizontal infrastructure development on the site.

“Earth moving is starting here this week,” Richerson said of the initial infrastructure efforts.

The first phase of infrastructure work is expected to take about 18 months to complete. It will include extensions of “three roads, all the water and sewer utilities that are needed, as well as some intersection improvements,” Richerson told BizWest in a March interview.

Mortenson Co. will provide construction services, and architecture firm Perkins & Will will do design work for the initial horizontal development phase.



The now-empty 300-acre Redtail Ridge property was previously home to a massive Storage Technology Corp. campus. Lucas High/BizWest.

Richerson said in March that Sterling Bay expects to begin vertical development in late 2025. The first buildings that are likely to be delivered are a roughly 100,000-square-foot flex facility for life-sciences users and a pair of roughly 150,000-square-foot advanced manufacturing buildings.

Sterling Bay officials have thus far been fairly tight-lipped about which companies they are recruiting to Redtail.

“Now that we’re breaking ground, we’re getting really great feedback from (potential) tenants in the marketplace around the country,” Richerson said. “...There’s a lot of onshoring going on for drug manufacturing, and we’re getting a lot of calls on that. I think we’ll have great

success and hopefully quick success bringing in” top-tier companies to occupy all of the new square footage coming to Redtail.

One user that appears assured to eventually call Redtail Ridge home is AdventHealth Avista, which is expected to build a new hospital on the site to replace the existing facility at 100 Health Park Drive.

AdventHealth had been under contract to purchase a roughly 40-acre tract within the Redtail property for about three years, but finalizing the deal appeared shaky at times during the project’s bumpy ride through the city approvals process, with rumors that Advent leaders were considering moving the hospital to another nearby community.

“There had been a lot of talk of whether they would stay or go, but they’d been pretty adamant with us that this was a move they had to make,” Richerson said.

That deal was finalized in February. Boulder County real estate records show that Redtail Ridge Portfolio LLC, an entity registered to the Chicago address of Sterling Bay’s offices, sold the parcel to Portercare Adventist Health System, an entity registered to AdventHealth’s regional office in Greenwood Village, in mid-February for \$34 million.

Hospital leaders have long said that Avista suffers from accessibility issues. The hospital’s vulnerabilities were highlighted during the Marshall Fire in late 2021.

The site is accessed only by Health Park Drive, which dead-ends at the hospital. Over the years, the hospital has been unsuccessful in securing a new interchange off of U.S. Highway 36. Poor access adds to the time required to reach the facility, making it difficult to attract new patients.

Additionally, Avista’s landlocked location does not offer opportunities to expand, hospital officials have said, with the community missing out on potential new services because the hospital has no room to grow. A new hospital at Redtail Ridge would provide Avista with a far larger market service area, putting it closer to a wider population base.

Providing a new location for the hospital, Louisville’s largest employer, while keeping it inside city limits is “obviously a very important component (of the overall Redtail project) to the city,” Richerson said.

Editor’s note: This story has been updated to reflect Redtail Ridge’s acreage.

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From the Denver Business Journal:

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Local company's solid-state battery powers new BMW electric vehicle



The pilot production line at Solid Power Inc. in Louisville.

KATHLEEN LAVINE, DENVER BUSINESS JOURNAL



By [Jackson Guilfoil](#) – Reporter, Denver Business Journal
May 28, 2025

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Story Highlights

- BMW tests vehicle with Solid Power's experimental solid-state battery.
- The technology promise longer life and faster charging.
- Solid Power has partnerships with other major companies, too.

BMW's latest [test car](#) is powered by a Colorado company's experimental electric battery.

Louisville-based Solid Power Inc. (Nasdaq: SDLP) is developing a new kind of battery, called solid-state batteries, which are expected to last longer, charge faster, hold more energy and be less prone to spontaneous combustion than lithium-ion electric batteries commonly used to power electric vehicles. Solid-state batteries use sulfides from electrolytes, while lithium-ion batteries use liquid electrolytes.

The BMW Group and Solid Power signed a joint development agreement in 2016. The German auto giant last week rolled out a test vehicle powered by Solid Power's technology at BMW's Munich innovation center, a step toward both companies' ultimate goal of bringing a better battery to the electric vehicle market.

"Solid Power is extremely proud that our partnership with BMW has resulted in the first demonstration of truly all-solid-state battery cells in a vehicle," John Van Scoter, Solid Power's CEO and president, said in a release. "We believe in the promise of ASSB's (all solid-state batteries) and continue to drive innovation of our sulfide electrolyte in support of that future for EV's."

Wearing out the pavement of a Munich test track with BMW's i7 ASSB vehicle allows the automaker and Solid Power to test the battery's temperature controls, cell expansion and operating pressure, the companies said.

BMW and [Ford Motor Co. invested \\$130 million in Solid Power in 2021](#), the year it went public. In 2023, Solid Power cut a deal with BMW to let the automaker [construct a pilot battery plant in Germany](#).

"Our BMW i7 ASSB test vehicle on the road is a perfect example of the BMW Group's technology-open mindset," said Martin Schuster, vice president of BMW's battery and cell module, in a press release. "We are continuously advancing the development of new battery cell technologies and are constantly expanding our know-how with valuable partners such as Solid Power."

Solid Power won a [\\$50 million grant](#) from the Department of Energy in September to expand its battery materials manufacturing plant in Thornton, which the company said would result in the hiring of 40 additional employees.

As of last year, the company produced 30 metric tons of electrolytes annually. Solid Power has said it would ramp up to 75 metric tons in 2026 and 140 metric tons in 2028.

Solid Power did not respond to a request for comment.

Germany isn't Solid Power's only international foothold. In 2024, the company reached a deal with South Korean battery maker [SK On](#) to develop solid state batteries in the country.

Other large automakers are also investing in solid-state batteries. In February, Mercedes-Benz and Barcelona-based Factorial began testing its own solid-state battery inside a vehicle.

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NEWS > CRIME AND PUBLIC SAFETY

Power returns to more than 5,000 homes and businesses after outage in Lafayette, Louisville

The outage began at about 8:50 a.m.



By **NICKY ANDREWS** | niandrews@prairiemountainmedia.com

UPDATED: May 28, 2025 at 2:55 PM MDT

Power has been restored after more than 5,000 homes and businesses experienced outages in Lafayette and Louisville on Wednesday morning.

According to an [Xcel Energy map](#), the outage, which began at 8:50 a.m. impacted 5,118 customers. Crews worked to restore power with an

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Outages were also reported in other areas of Boulder County, including an outage impacting 121 customers in Boulder starting at 8:16 a.m. As of 9:30 a.m., three other outages in the Boulder County area were reported, each impacting less than 10 customers.

Originally Published: May 28, 2025 at 9:41 AM MDT

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Sports Business

Food hall, 21 pickleball courts coming to former Denver-area big box store



Image: Provided by Relish



A new pickleball space and food hall is set to open this summer in Louisville.
PROVIDED BY RELISH



By [Jenna Barackman](#) – Reporter, Denver Business Journal
May 30, 2025 **Updated** May 30, 2025 3:28pm MDT



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Story Highlights

- Relish food hall opens in Louisville with pickleball courts.
- Venue features 21 courts, eight restaurants, and creates 175 jobs.
- Tiered memberships range in price.

A new food hall with indoor and outdoor pickleball courts is coming to Louisville this summer.

The pickleball venue, called Relish, plans to open in early June at 550 S McCaslin Blvd., a former Sam's Club location, the company said. Relish will occupy 80,000 of the total 130,000-square-foot space, the company said.

The business will offer 19 indoor and two outdoor pickleball courts as well as food from eight local chefs and restaurants, a bar and a coffee shop. The food stalls will offer vegan, vegetarian, gluten-free and other diet-specific items, the company said.

Some restaurants that have agreed to be featured at the venue include SoupSmith, the Magic Food Bus, ArepasCO, Lenin's Wood Fire Pizza and Sabor y Salsa.

The company plans to hire 120 people for just Relish pickleball operation, it said, and the food stalls also plan to hire staff, bringing the total to 175 new employees at the location.

"Our vision is to create a vibrant space where the community can connect over delicious food and an exciting sport," said Jeff Youngstrom, co-founder of Relish. "The addition of pickleball courts perfectly complements this vision, offering a fun and popular activity for locals and visitors alike."

The company said it chose to open its location in Louisville because it is considered "one of the best places to live and raise a family."

"The town itself has a great walkable downtown, and there was an opportunity on the McCaslin corridor with some vacancies so we jumped at the chance," a spokesperson said. "It has the added benefit of being close to both Boulder and Denver and a quick drive from the airport so we hope to be a convenient destination for people looking to enjoy the best parts of Colorado."

Relish will offer tiered memberships ranging from \$70 to \$240 per month. It also plans to host pickleball classes and clinics in the coming months.

Big box stores and other buildings throughout the metro area have turned into pickleball venues in recent years. The [Picklr Iliff recently announced plans to open in a space formerly occupied by Big Lots](#), and another Picklr location, in Aurora, will [occupy a former Office Depot](#).

Denver-based 3rd Shot Pickleball announced in April it plans to [open a flagship store at the former location of a Conn's HomePlus box store](#).

Here are the Denver area's largest SBA loan recipients from Q1 2025

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3	3	Rocky Mtn Heating & Sheet Metal Inc.
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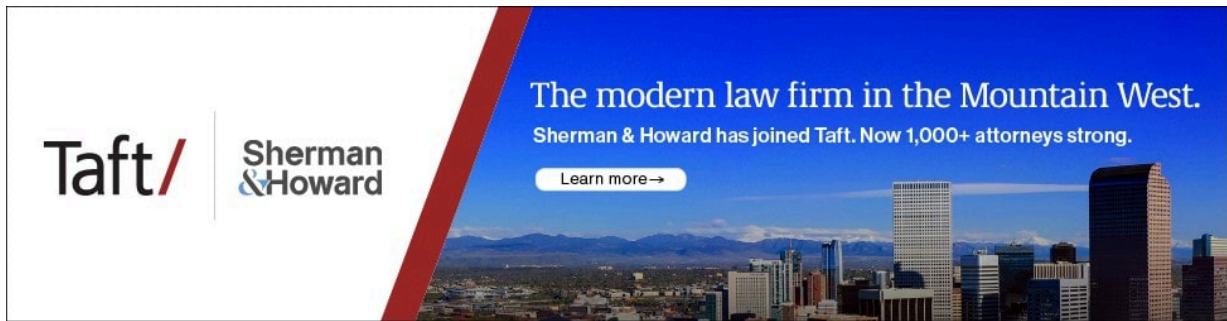
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News Tip



MAY 30, 2025 | 2:47:01 PM

Sierra Space to study use of expandable station on moon



By BizWest Staff

LOUISVILLE — NASA has contracted with Sierra Space Corp. to study the use of the Louisville aerospace firm's expandable space station technology on the moon.

"The purpose of this contract will be to ultimately develop innovative solutions for lunar surface logistics and mobility supporting NASA's moon to Mars Architecture," SSC said in a

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Sierra Space did not disclose financial terms of the contract.

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Considering Hospice Care can be a daunting topic for everyone involved. At Pathways, our mission is to honor life by being compassionate and caring to those with advanced medical conditions, as well as those who are grieving. Click for more information about our services and what they could mean to you and your loved ones.

“We believe our expandable softgoods space station technology can thrive in low-Earth orbit for commercial uses and for deep space exploration with NASA,” SSC vice president and chief astronaut Tom Marshburn said in the release. “Sierra Space is able to leverage existing technologies to deliver robust and scalable solutions that support both near-term and long-term mission objectives on the moon. We’ve developed a versatile technology with our expandable habitation products that we feel supports NASA’s moon to Mars goals.”

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Quantum firm Infleqtion raises \$100M to serve government, defense clients



By Lucas High

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LOUISVILLE — Infleqtion, a quantum information company, recently drummed up \$100 million from investors as part of its Series C fundraiser.

“Having generated almost \$30 million in revenue last year and backed by a customer pipeline topping \$200 million, Infleqtion will use this investment to scale its atom-based quantum platforms and accelerate deployment of field-ready quantum systems that address today’s most demanding real-world challenges,” the company said Monday.

Glynn Capital, Counterpoint Global, S32 and Science Applications International Corp. Inc. (Nasdaq: SAIC) were among the Series C investors.

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Strategies to address Alcohol Use Disorder in the workplace

By Dr. Rhonda Randall, Chief Medical Officer for UnitedHealthcare, Employer & Individual - Alcohol use has become so deeply woven into our cultural fabric that its consumption often goes unquestioned. But a growing body of research signals a troubling trend: high intensity drinking is up among middle-aged adults. [Click to read more!](#)

“We are harnessing the power of quantum to solve the world’s most urgent and complex challenges,” Infleqtion CEO Matt Kinsella said in a prepared statement. “This funding fuels our next phase of growth, allowing us to scale transformative technologies with strategic partners who share our vision and serve as go-to-market allies, helping to secure nations and power the next generation of intelligent systems.”

Infleqtion, the trade name used by ColdQuanta Inc., **hired Kinsella** early last year, a few months prior to **raising more than \$10 million** from investors. The company, which has local operations in Louisville and Boulder, had previously raised a **\$110 million Series B round** in 2022 to jumpstart commercialization of its technology.

Quantum theory attempts to explain the behavior of matter at atomic and subatomic levels. Because quantum computers take advantage of special properties of quantum systems such as superposition, their computing power and speed are exponentially greater than a traditional computer.

Applications of quantum science could revolutionize the way humans discover new drug therapies, map the cosmos, navigate the sea, protect sensitive data, combat climate change and maybe even discover new forms of life in deep space.

The Boulder Valley — with the CU physics department, the National Institute of Standards and Technology and JILA (formerly known as the Joint Institute for Laboratory Astrophysics) — has become one the world’s epicenters of quantum research over the past few decades.

Infleqtion was awarded **\$11 million from the U.S. Department of Defense** late last year to support the development of quantum-timekeeping technology.

In conjunction with the Series C fundraiser, Infleqtion said it is partnering with SAIC, a giant government information-technology contractor, on go-to-market efforts and “deployment of quantum sensing technologies, including atomic clocks, quantum RF communication, and inertial sensing, into defense and aerospace applications.”

The partnership will provide Infleqtion with access to SAIC’s “full range of national defense and government customers.” SAIC managing director of venture Lauren Knausenberger said

in a statement. “Infleqtion’s visionary advancements in atomic clocks, inertial navigation, and quantum communication directly align with our mission to integrate emerging technologies into active and critical operations to enhance resilience, precision, and ultimately keeping warfighters safe in the most demanding environments.”

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A Maryland native, Lucas has worked at news agencies from Wyoming to South Carolina before putting roots down in Colorado.



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