Louisville Revitalization Commission

Agenda

Wednesday, October 15, 2025
City Hall, Council Chambers
749 Main Street
8:00 AM

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

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

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of September 10, 2025 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Business Matters of Commission
    a. Budget Update and Recommendation
    b. Update to Façade Improvement Program Terms Discussion and Recommendation
7. Reports of Commission

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303-335-4574 or ClerksOffice@LouisvilleCO.gov. A forty-eight-hour notice is requested.

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

   a. Staff Updates
   b. Development Updates
   c. Downtown Business Association Updates
   d. Chamber of Commerce Updates

8. Future Agenda Items
   a. Third-Party TIF Review Reports
9. Commissioners’ Comments
10. Adjourn

Louisville Revitalization Commission

Minutes

September 10, 2025
Regular Meeting
8:00 AM

Call to Order – Chair Williams called the meeting to order at 8:03 a.m.

Roll Call was taken and the following members were present:

Committee Members:	***Corrie Williams - Chair***
	Clif Harald – Vice Chair
	Barbie Iglesias – Secretary
	Councilmember Caleb Dickinson
	Jeff Lipton
Staff Present:	***Diana Langley, City Manager***
	Rob Zuccaro, Director of Community Development
	Jordan Jefferies, Assistant City Engineer
	Vanessa Zarate, Economic Vitality Manager
	Austin Brown, Economic Vitality Specialist
Others Present:	***Five members of the public***

APPROVAL OF AGENDA

Chair Williams called for changes to the agenda and hearing none asked for a motion. **Motion:** Commissioner Lipton moved to approve the agenda. The motion was seconded by Councilmember Dickinson. **Vote:** All in favor.

APPROVAL OF MINUTES

Chair Williams called for changes to the August 13, 2025 meeting minutes. Manager Zarate responded that the Louisville Chamber felt that the minutes did not accurately reflect their comments in support of reviewing alternatives due to the perceived cost for the proposed splash pad in the Front & Center plan. Chair Williams also commented that the development updates section was inaccurate and should be removed. Manager Zarate confirmed that staff will make that change. **Motion:** Commissioner Lipton moved to approve the minutes as amended. The motion was seconded by Councilmember Dickinson. **Vote:** All in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

FRONT AND CENTER FINAL CONCEPT REVIEW

Assistant City Engineer Jordan Jefferies gave an overview of the Front & Center Project final concept plan. Engineer Jeffries noted that the plan includes two different options, one with the splash pad and one without the splash pad.

Craig Russell with RVi ran through each of the proposed plans, including elevations and detailed renderings of the proposed fixtures, landscaping and tree growth. He noted that the size of both the splash pad and the pavilion had been reduced and confirmed that the plaza space could be easily cleared to be utilized for events.

Commissioner Lipton asked what sort of maintenance the splash pad would require and what costs would be associated with that maintenance. Mr. Russell responded that splash pads typically include a vault with a pump a chlorinator or brominator and a sand filter that requires a monthly changing of the filter. He added that the system would also need to be winterized.

Mr. Russell commented that the project team has been working with both Street Faire and the Farmers Market. He added that if the area can accommodate those two events, then it should be able to accommodate pretty much any other event.

Commissioner Harald asked whether the project team has engaged with the City Forester regarding the survivability of the proposed treescape, noting that it seems to be a lot of growth in a hardscaped area. Mr. Russell responded that the group is exploring the use of a fairly new soil support system that would increase the amount of oxygen available to the trees. He added that this has been included in the current budget. Commissioner Harald thanked Mr. Russell and noted that it appears that almost 60 trees have been removed from the plan and reiterated that we would like the team to receive input from the City Forester. Mr. Russell responded that the group has received input from both the forester and the Parks, Rec and Open Space department, and that they will continue to be involved in the project.

Commissioner Lipton asked for additional detail as to how the proposed planters would be removed for events such as Street Faire or the Farmers Market. Mr. Russell responded that they are relatively easy to move, but noted that they would require a forklift. He added that the planters would be staged toward the back of the plaza when not in use.

Commissioner Harald wondered if the movable planters were included in the budget. Mr. Russell responded that he thought they were previously included as an allowance, but that the project team would confirm whether they were included.

Commissioner Harald noted that he would still like to see the projected cost of curbless street if those are still being proposed. Engineer Jeffries responded that the team is exploring making the west side of Front Street curbless and that would cost approximately $50,000. Mr. Russell added that the curbless streets themselves likely would not be included as an itemized cost.

Councilmember Dickinson asked if the project team knew how many people could fit in the plaza at one time. Mr. Russell responded that early estimates were that the plaza could comfortably fit 1,000 guests, including the lawn. He added that the number would likely be close to 1,500 if you included the parking lot and beyond.

Councilmember Dickinson also asked if there was a proposed layout for the Farmers Market. Mr. Russell confirmed and showed the proposed event layout, adding that the Farmers Market team has been involved in many of the conversations during development of the concept plan. He also added that the Street Faire layout has been the priority as it is generally a more intensive use but offered that the project team can work on a specific layout for the Farmers Market.

Chair Wiliams stated that she loves the design and asked where the value engineering might come into play to identify some cost savings. Mr. Russell responded that there are some simple tradeoffs, such as pavers vs concrete, that could result in cost savings. He also added that the splash pad and some of the play features could potentially be further scaled back

Commissioner Harald commented that he thought both the electrical allowance and the contingencies seemed a little low. He wondered if a phased approach might be more accurate. Manager Zarate responded that the team has committed to come back to the LRC at 30%, 50% and 80% design. She noted that the current estimates reflect the current design level and that additional decisions can be made as the team reached further design levels.

Commissioner Lipton stated that he likes the plan and considers it a master plan for the area, noting that he is hesitant to remove any improvements that could be made further down the road. He added that he supports the splashpad and hopes that it will help activate that area during the day. He concluded that the proposed plan will result in a great amenity for the City, and that he would like to continue with the current plan and then have future budget conversations as needed.

Commissioner Lipton asked why the intersection of Pine Street and Main Street wasn’t included in the proposed Main Street intersection lighting improvements. He added that it would work well as a gateway. Mr. Russell agreed and noted that the team would explore that possibility.

Commissioner Harald thanked Mr. Russell and reiterated his support for increased investment in Main Street, which he felt this plan provided. He commented that he thought there might still be too many trees. Mr. Russell agreed and stated that the number of trees shown does not reflect the reduced count included in the plan.

Councilmember Dickinson recommended adding South Street as an additional intersection of Main Street that could potentially be developed down the line. He stated that this plan might be useful as a wish list for future projects that City Council might be able to hep with.

Commission Iglesias agreed with previous comments thanking the team for the increased investment in Main Street. Chair Williams recommended that the Commission wrap up their comments and take public comment.

Commissioner Lipton commented that the current budget does not include any kind of support for businesses that may be impacted by the construction.

Public Comment from Gillian Millar: Ms. Millar, Executive Director of the Chamber of Commerce, shared comments on behalf of the Chamber of Commerce, Street Faire and Farmers Market. Her comments are summarized below:

The groups understand that their events are not an everyday use, but they are high traffic events that impact a high percentage of the Louisville population. Regarding the Farmers Market, she stated that the group is opposed to the splashpad and would be in support of something more environmentally friendly and creative. She reiterated the need for shade and awnings and mentioned that there is a wind tunnel from the west down Walnut Street that could impact the decision to have the pavilion at the center of Front and Walnut with the west side of the stage open to the west. She concluded that the Farmers Market is not in favor of losing parking spaces, and that she hopes logistical concerns, such as location of porta potties, potable water, wi-fi access, etc, can be discussed in ongoing meetings during the design stage.

She shared that the Street Faire did not feel that the draft presented today would work for them, citing the inability to place the beer garden in the South lot as listed in the plan. She added that the group would support weather protection there. She continued, stating a need to determine where to keep the forty foot cold container and all of the beer garden equipment, recommending a solution closer to the stage rather than way behind it. She added that a solution for the Street Faire would likely work for any other live music or large scale events.

The Street Faire recommends having a covered space for the bar and noted that it must be closer to the stage. There is also a concern around the sides of the stage being open as the current layout would likely not work well with inclement weather. The group would be interested in seeing what the bar tent on Front Street next to the state would look like, and noted that the current pop-up tents are left in place for the duration of the season. They are not able to be moved daily or weekly. She concluded that the Street Faire hopes to be involved in the next design phase and hopes to continue working towards a layout that works for all parties.

Ms. Millar reiterated the Chamber's previous position on the splashpad, noting that the reduced pad resulted in only an $85,000 savings. She commented that with the $300,000 playground, that is a total investment of $700,000 for young kids and hoped that there could also be investment for other age groups to enjoy the space. She summarized that the Chamber is not necessarily opposed to the splashpad, but would like to see a better use of funds.

Regarding the proposed Main Street improvements, Ms. Millar stated that the Chamber is concerned that May or June construction could negatively impact the Main Street businesses. She asked that there be additional information provided regarding the impact of the road closures and that the Main Street businesses are involved in those conversations prior to the date that the closures begin.

Regarding Front Street, the Chamber felt that the September construction date might negatively impact the Farmers market. She recommended that the Farmers Market be involved in conversations around construction and thanked the project team for their commitment to working with the Farmers Market.

She concluded her comments, asking if the bump out would impact any restaurant patios. She noted that ensuring the patio program is still successful is a major concern for the Chamber and its members. She thanked the project team for their work so far and encouraged all groups to keep communication open during the design process. She reiterated that the Street Faire layout seems to be the highest priority at this point and time. She added that there were so many great things about the plan but felt that these points were the most important to share with the project team.

Public comment from Mike Deborski: Mr. Deborski stated that he had submitted a follow-up letter following last month's meeting and noted that most of his questions were answered today. He added that he felt the Main and Pine Street intersection might be a good candidate for bulb-outs and hoped that the DASH bus would not preclude that discussion.

Chair Wiliams made a note that wayfinding improvements were included in the packet and the Commission did not get to discuss those today. She hoped that City Council might be able to fund some or all wayfinding improvements since the LRC does not currently have any room in the project budget. She reiterated that wayfinding is an important component of the program.

Commissioner Lipton asked if the project team could wait on wayfinding until the next set of drawings. Engineer Jeffries confirmed that the team will include a concept for scaled-back wayfinding plan in the 30% design plan.

Chair Wiliams confirmed that the Commission is an support of the proposed concept plan and gave the project team direction to move forward to the design phase.

HANA STUDIOS FAÇADE AGREEMENT

Specialist Brown gave an overview of the Façade Improvement Program application that staff received from Hana Studios at 824 Pine Street. Staff recommended that the Commission approve the application and enter into a Façade Improvement Agreement with Hana Studios for a reimbursement amount not to exceed $34,667.36.

Councilmember Dickinson stated that he was in support of the application but noted that the request may be more deferred maintenance. He also stated that the request includes windows on the outside of the building but clarified that he did not want to nitpick the request. He also mentioned that we would be in support of partial reimbursement for future agreements.

Attorney Hoffman responded that a change for partial reimbursement would be possible but that it would require Council approval and would likely take several months.

Commissioner Iglesias agreed that she is in support of the application and that it also seems like more deferred maintenance. Manager Zarate responded that staff encouraged the application to adjust their application to make it less maintenance.

Commissioner Lipton stated that he is also in favor of the application and suggested that the LRC could review the guidelines of the Façade Improvement Program if necessary. He asked for clarification around how much money is committed to the Façade program for 20205, how much has been committed so far, and if there are any future applications on the way. Specialist Brown confirmed that the LRC budgeted $350,000 for 2025, approximately $120,000 have been committed so far for 2025, and two new applications will likely head to the LRC at a future date.

Commissioner Lipton made a motion to approve the Façade Improvement Program application with Hana Studios for a not to exceed amount of $34,667.36.

IGA DISCUSSION

Attorney Hoffman gave an update on the proposed changes to the Intergovernmental Agreement between the LRC and the City of Louisville. He noted that City Council responded to the redline that the LRC provided to Council with redlines of its own. He added that these redlines would make the process slower, rather than streamlining the process.

Commissioner Williams clarified that she thought that was the outcome of the conversation during the joint meeting with both Council and the LRC. Both Attorney Hoffman and Councilmember Dickinson agreed. Councilmember Dickinson added that he was surprised that there were additional redlines proposed, and was expecting that the agreement would come back to the LRC for approval.

The Commission asked for more background on the process. City Manager Langley provided background, stating that after Council approved the initial redlines during a public meeting, a Councilmember commented that they felt the proposed redlines do not reflect the conversation between the LRC and Council, and several other Councilmembers agreed, leading to the Council redlines that were included in the packet today.

The Commission agreed that they are not in support of the proposed redlines from Council and would like to have another joint meeting with Council to further discuss the IGA and the relationship between Council and the LRC.

Mayor Leh thanked the Commission for the discussion and added that he understands their frustration and confusion around the timing. He suggested that there may be a better solution for both sides and agreed that a joint meeting to discuss the IGA would be appropriate.

Commissioner Harald added that this may be a process issue more so than a trust issue and wondered if it’s something that the City should address. Staff confirmed that they will schedule a joint meeting with both the LRC and City Council.

STAFF UPDATES

Manager Zarate gave an overview on staff updates and asked for questions.

DEVELOPMENT UPDATES

Manager Zarate gave an overview on the development updates and asked for questions.

DOWNTOWN BUSINESS ASSOCIATION UPDATES

None.

CHAMBER OF COMMERCE UPDATES

None.

COMMISSIONER COMMENTS

Councilmember Lipton asked if it would be possible to receive an update on the South Street Underpass at some point in the future. Manager Zarate responded that Council will be discussing the South Street Underpass next week and confirmed that staff will provide an update following that meeting. Commissioner Lipton added that he would also like to see a budget update. Manager Zarate confirmed that there will be a budget update during the October meeting.

ADJOURN

Members adjourned at 10:00 a.m.

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Corrie Williams, Chair

____
Austin Brown, Economic Vitality Specialist

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LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: **2026 PROPOSED BUDGET**

DATE: **OCTOBER 15, 2025**

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

SUMMARY:
The Louisville Revitalization Commission (LRC) must approve a budget each year for the Urban Revitalization District (URD). The annual budget proposed by the LRC is then submitted to the Louisville City Council for review and approval prior to final LRC adoption before the end of the year.

DISCUSSION/DIRECTION:
City Staff has prepared a proposed 2026 budget for the Highway 42 Urban Renewal Area. This budget includes projections through the end of the TIF capture term, and includes programming and bond expenditures.

Revenues
Staff is anticipating a beginning fund balance of $2,780,538 with property tax revenues of $2,224,000. Staff has been using conservative property tax revenue growth estimates for our budget projections. This allows us to budget programming and other initiatives and not have to back track or cut programming should projections come in lower.

Bond
Staff anticipates bonding in early 2026, and using the funds throughout 2026 and 2027 to complete the Front and Center and South Street Underpass Improvements. At the moment, we are unsure on what the draws will be exactly but we do anticipate spending more of the revenues in 2026 than in 2027.

Expenditures
Staff is retaining the $300,000 in Façade Improvement Programming Funds (to date in 2025, we have awarded $135,013 and paid $74,519) and $350,000 in Property Improvement Programming Funds (to date in 2025, we have awarded $5,600 and paid $5,600). These two programs have been identified as high property for the LRC, and we are projecting those expenses through 2026 and beyond. In addition to the programming and the bond expenditures, staff is anticipating spending $650,000 for public improvement funds for the Ironton project in 2026. These funds were approved in 2024 but are anticipated to be spent in 2026. Staff has also increased our Professional Services line item from previous years to support third-party TIF reviews and other professional development initiatives that may come up from the LRC.

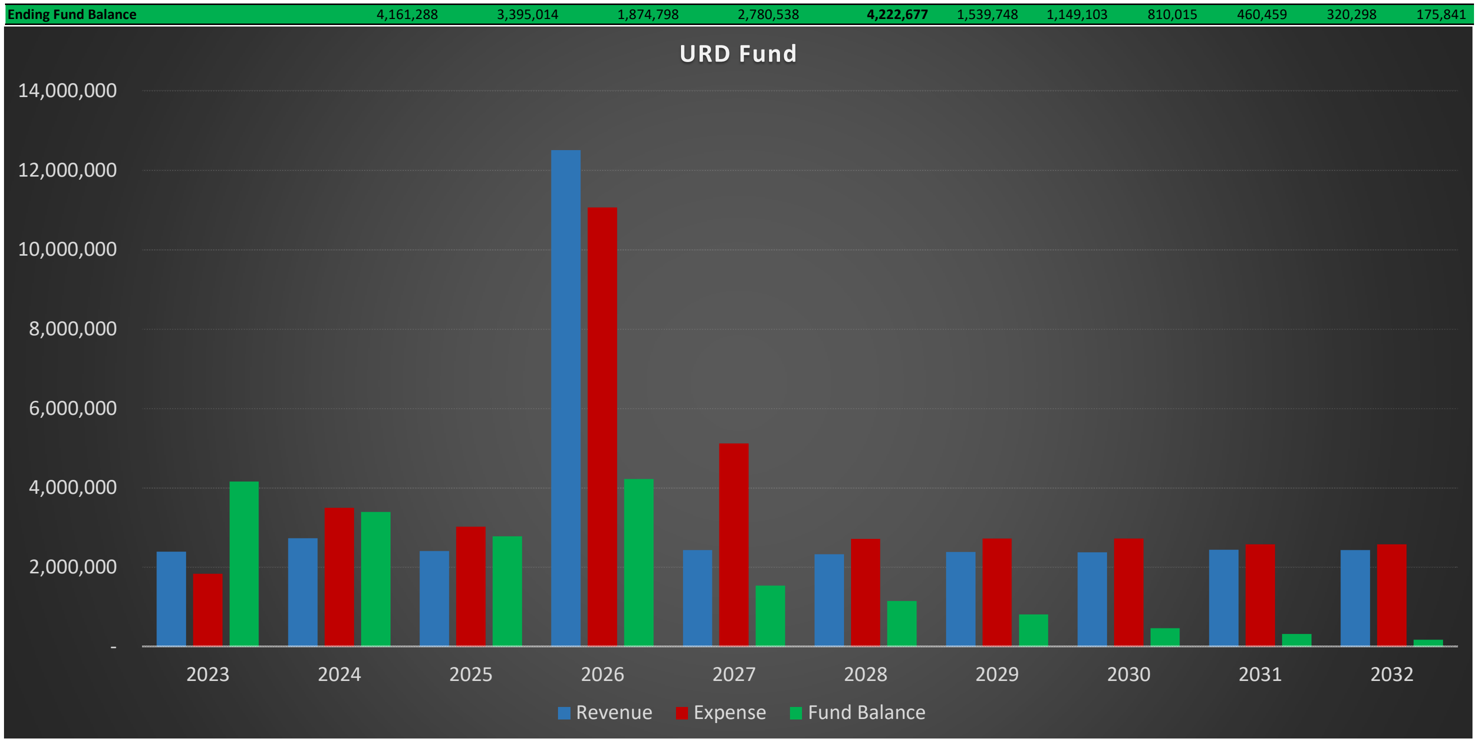
RECOMMENDATION:

Staff seeks LRC input on the 2026 Proposed Budget. The next step in the budget process is for the LRC to vote to advance the 2026 Proposed Budget Amendment to City Council for approval (anticipated November). The final step will be an LRC vote (anticipated December) following City Council approval.

ATTACHMENT(S):

1. Proposed 2026 Budget and Budget Projections

Object	Object Title	2023 Actual	2024 Actual	2025 Adjusted Budget	2025 Estimate	2026 2026 Base Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection	2031 Projection	2032 Projection
Fund: 221 – Urban Revitalization Dist Fund												
Beginning Fund Balance		3,606,166	4,161,288	3,395,014	3,395,014	**2,780,538**	4,222,677	1,539,748	1,149,103	810,015	460,459	320,298
Account Type: Revenue												
411000	Property Tax	2,095,246	2,378,979	2,249,755	2,249,755	**2,224,000**	2,290,720	2,290,720	2,359,442	2,359,442	2,430,225	2,430,225
441540	City Skate	78,309	120,258	-	-	**-**						
461100	Interest Earnings	166,642	231,154	153,899	153,899	**158,000**	141,961	34,245	24,083	13,617	9,442	5,146
461110	Net Incr (Decr) in Fair Value	48,017	-	-	-	**-**						
493100	Bond Proceeds	-	-	2,250,000	-	**10,125,000**						
Total Revenue		2,388,213	2,730,391	4,653,654	2,403,654	**12,507,000**	2,432,681	2,324,965	2,383,525	2,373,058	2,439,666	2,435,371
Account Type: Expenditure												
530830	Facade Impr Programming	237,134	47,014	300,000	300,000	**300,000**	300,000	300,000	300,000	300,000	300,000	300,000
530831	Property Impr Programming	-	-	350,000	350,000	**350,000**	350,000	350,000	350,000	350,000	200,000	200,000
531100	CitySkate	405,458	161,236	-	-	**-**						
532000	Advertising/Marketing	261	-	5,000	5,000	**-**						
532300	Support Services-City of Louis	50,000	50,000	50,000	50,000	**50,000**	50,000	50,000	50,000	50,000	50,000	50,000
532303	Commission and Board URA Proje	-	-	13,880	13,880	**-**						
532313	Cap Contr - COL - Undergroundg	-	120,000	-	-	**-**						
532319	Cap Cont - COL - Downtown Stre	106	395,295	-	-	**-**						
532320	Repay TIF Revenue to BoCo	147,563	192,330	169,070	169,070	**172,450**	177,624	177,624	182,952	182,952	188,441	188,441
532323	Cap Cont - COL - Downtown ADA	87,663	-	-	-	**-**						
532324	Cap Contr - COL - Dwntn Vis Pl	-	-	2,250,000	-	**6,600,000**	2,400,000	-				
532325	Cap Contr - COL - S St Undrpss	-	-	-	-	**1,000,000**						
532330	Repay TIF Revenue to Fire Dist	36,833	63,050	53,230	53,230	**54,210**	55,836	55,836	57,511	57,511	59,237	59,237
537212	Assist Agreement - 950 Spruce	-	1,083,314	-	-	**-**						
537213	Asst Agrmnt - 1303 Empire Rd	-	-	650,000	-	**650,000**						
538250	Bond Maint Fees-Paying Agent	7,865	7,865	7,150	7,150	**7,150**	7,150	7,150	7,150	7,150	7,150	7,150
540410	Prof Serv-Investment Fee	5,225	8,226	5,000	5,000	**5,000**	5,000	5,000	5,000	5,000	5,000	5,000
540900	Prof Serv-Other	15,610	10,824	90,000	90,000	**45,000**	20,000	20,000	20,000	20,000	20,000	20,000
570100	Principal-Bonds	607,000	959,000	1,977,000	1,754,000	**1,776,631**	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000
570500	Interest-Bonds	232,374	189,884	122,840	90,100	**54,420**						
630015	Pymts fr Contr Fund-DELO Devel	-	81,648	130,700	130,700	**-**						
630177	Downtown Vision Plan Streetsca	-	126,979	-	-	**-**						
Total Expenditure		1,833,091	3,496,664	6,173,870	3,018,130	**11,064,861**	5,115,610	2,715,610	2,722,614	2,722,614	2,579,828	2,579,828
Ending Fund Balance		4,161,288	3,395,014	1,874,798	2,780,538	**4,222,677**	1,539,748	1,149,103	810,015	460,459	320,298	175,841



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LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: **FAÇADE IMPROVEMENT PROGRAM UPDATE**

DATE: **OCTOBER 15, 2025**

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

SUMMARY:

The Louisville Revitalization Commission created the Façade Improvement Program in 2022, creating a new grant program for businesses and property owners in the Highway 42 Urban Renewal Area to utilize to make investment and improvements to the outside of their buildings and properties.

As part of the program adoption, the LRC and Louisville City Council adopted program parameters and a contract to be used between the LRC and approved recipients of the grant funding. The approved contract reimburses the applicant once all construction is complete and the project has received all sign offs and COs/CCs for the work completed. The contract pays in one lump sum all eligible improvements once the work is completed and the applicant provides proof of payment.

The LRC has expressed interest in allowing partial payment for improvements to be made throughout the construction process for eligible improvements. In order to do this, the LRC and the Louisville City Council must approve a new proposed contract that would allow for reimbursement on costs paid, for discrete components of the project.

As part of the proposed contract, staff would work with the applicant/recipient to outline what the discrete components of the project are and outline those in an exhibit of the contract. This would allow the recipient to receive payment for discrete components as they are completed, and proof of payment is submitted. By outlining discrete components, the LRC can ensure that the improvements are actually completed, and the full project comes to fruition, with final payment being held until all components are completed, COs/CCs awarded, and proof of payment is submitted. Applicants have expressed that this would assist them in continuing to invest in the property by using the reimbursement amount to complete the next phase of improvements.

This new contract would still reimburse based on eligible improvements and true costs paid for the work, there will be no upfront payments for any work to be completed.

RECOMMENDATION:

Staff recommends the LRC provide feedback and direction on the proposed Façade Improvement Program Contract.

ATTACHMENT(S):

1. Existing Façade Improvement Program Contract
2. Proposed Façade Improvement Program Contract

FAÇADE IMPROVEMENT GRANT AGREEMENT

THIS FAÇADE IMPROVEMENT GRANT AGREEMENT ("Agreement") is made and entered into this ___ day of _____________ 2025 ("Effective Date"), by and between the **LOUISVILLE REVITALIZATION COMMISSION** (the "LRC") and ___________________ ("Recipient"), the owner of the commercial property located at ___________________, Louisville, CO 80027(sometimes referred to individually as "party" or collectively as "parties").

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

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

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

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

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

WHEREAS, pursuant to the Colorado Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, and the Urban Renewal Plan, the LRC may finance undertakings pursuant to the Plan by any method authorized under the Act or any other applicable law, including without limitation issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of the Plan; borrowing of funds and creation of indebtedness; advancement of reimbursement agreements; agreements with public or private entities; and loans, advances and grants from any other available sources; and the Plan authorizes the LRC to pay the principal and interest on any such indebtedness from property tax increment, or any other funds, revenues, assets or properties legally available to the LRC; and

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

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

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

1. Apply for and obtain all approvals and permits from the City as required pursuant to the City Code for the construction of the Project.

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

3. No later than ten (10) days after the Project is completed, request inspection by the City.

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

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

B. **Reimbursement.** Subject to Section C, upon Recipient's fulfillment of the Recipient Obligations, the LRC will authorize the payment of the Reimbursement. For purposes of this Agreement, "Reimbursement" means one hundred percent (100%) of certified Eligible Improvement costs up to $15,000, and seventy-five percent (75%) of certified Eligible Improvement costs between $15,000.01 and $50,000. The total reimbursement shall not exceed _______________ dollars ($XXXX).

C. **Termination.** The LRC and Recipient expressly agree that time is of the essence with regard to fulfilment of the Recipient Obligations and completion of the Eligible Improvements, and failure by Recipient to fulfill the Recipient Obligations and complete the Project including the Eligible Improvements shall relieve the LRC of any obligation under this Agreement without liability. In the event that Recipient fails to fulfill the Recipient Obligations by __________________, 2025, this Agreement and the LRC's obligation to pay the Reimbursement shall immediately terminate.

D. **Recipient's Post-Reimbursement Obligations.**

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

2. For a Two (2) year period from the date of City acceptance of the Eligible Improvements, Recipient shall, at its own expense, take all actions necessary to maintain said improvements and make all needed repairs or replacements which, in the reasonable opinion of the City or LRC, shall become necessary. The Recipient and each

successor owner of the Building shall be responsible for the maintenance obligations provided for herein.

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

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

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

G. Miscellaneous.

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

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

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

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

Recipient:

Company
Address
Louisville, CO 80027
Phone
Email

LRC:

Louisville Revitalization Commission
Attn: Economic Vitality
749 Main Street
Louisville, CO 80027
303-335-4531
EconomicVitality@LouisvilleCO.gov

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

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

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

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

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

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

RECIPIENT:

BUSINESS

By: ________________________

Name: ___________
Title: ____________

LOUISVILLE REVITALIZATION COMMISSION

By: _______________________
Corrie Williams, Chair

ATTEST:

____
Barbie Iglesias, Secretary

Exhibit A

List of Proposed Improvements:

1. Exterior paint improvements
   - Exterior cleaning, caulking, peel stop primer, clear coat on front door, spray body and hand roll trim
2. Landscaping improvements
   - Remove weeds and install weed barrier and gravel
   - Replace weed barrier and gravel on left side of walkway
   - Remove weeds and vegetation on east side of building and replace with weed barrier and mulch
   - Remove unhealthy tree in the back
   - Add a drip system and install 4 ornamental grasses and 6 perennials
3. Door replacement
   - Replace existing front and back doors with new
4. Window replacement
   - Replace 12 existing windows with new

Cost Estimate:

Item	Cost
Exterior paint improvements	$7,795
Landscaping improvements	$3,395
Door replacement	$2,438.45
Window replacement	$25,869.69
Subtotal	**$39,498.14**

FAÇADE IMPROVEMENT GRANT AGREEMENT

THIS FAÇADE IMPROVEMENT GRANT AGREEMENT ("Agreement") is made and entered into this ___ day of May 2025 ("Effective Date"), by and between the **LOUISVILLE REVITALIZATION COMMISSION** (the "LRC") and the **XXX** ("Recipient"), the tenant of the commercial building located at **ADDRESS** (sometimes referred to individually as "party" or collectively as "parties").

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

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

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

WHEREAS, Recipient is the tenant of the commercial building (the "Building") located at ADDRESS (the "Property"), which Building and Property are within the Plan Area; and

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

WHEREAS, pursuant to the Colorado Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, and the Urban Renewal Plan, the LRC may finance undertakings pursuant to the Plan by any method authorized under the Act or any other applicable law, including without limitation issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of the Plan; borrowing of funds and creation of indebtedness; advancement of reimbursement agreements; agreements with public or private entities; and loans, advances and grants from any other available sources; and the Plan authorizes the LRC to pay the principal and interest on any such indebtedness from property tax increment, or any other funds, revenues, assets or properties legally available to the LRC; and

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

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

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

1. Apply for and obtain all approvals and permits from the City as required pursuant to the City Code for the construction of the Project.

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

3. No later than ten (10) days after the Project is completed, request inspection by the City.

4. Obtain acceptance of the Project, including the Eligible Improvements from the City, or obtain acceptance of discrete components of the Eligible Improvements as mutually agreed upon by the Parties hereto. If the Eligible Improvements or a mutually agreed upon discrete component of the Eligible Improvements are satisfactory, the City shall grant acceptance and the LRC shall provide reimbursement as set forth in Section B of this Agreement. If the Eligible Improvements are unsatisfactory, the City shall provide written notice to Recipient of the repairs, replacements, construction or other work required to receive acceptance.

5. Recipient shall provide the LRC with certified statement of Eligible Improvement costs no later than thirty (30) days after Recipient obtains City acceptance of the Project completion, or completion of a discrete component of the Eligible Improvements as provided hereunder.

6. Recipient agrees that final payment shall not be made by the LRC until Recipient has obtained a Certificate of Occupancy or certificate of completion as applicable for the entire Project, including the completion of all Eligible Improvements

B. Reimbursement. Subject to Section C, upon Recipient's fulfillment of the Recipient Obligations, the LRC will authorize the payment of the Reimbursement. For purposes of this Agreement, "Reimbursement" means one hundred percent (100%) of certified Eligible Improvement costs up to $15,000, and seventy-five percent (75%) of certified Eligible Improvement costs between $15,000.01 and $50,000. The total reimbursement shall not exceed. The LRC and Recipient may agree upon mutually acceptable discrete components of the Eligible Improvements for which Recipient may seek acceptance and reimbursement provided that the entirety of the discrete component of any such Eligible Improvement is completed and accepted by the City.

C. Termination. The LRC and Recipient expressly agree that time is of the essence with regard to fulfilment of the Recipient Obligations and completion of the Eligible Improvements, and failure by Recipient to fulfill the Recipient Obligations and complete the Project including the Eligible Improvements shall relieve the LRC of any obligation under this Agreement without liability. In the event that Recipient fails to fulfill the Recipient Obligations by December 31, 2025, this Agreement and the LRC's obligation to pay the Reimbursement shall immediately terminate. In the event the

Recipient fails to complete the Project including all Eligible Improvements, Recipient agrees that it shall be obligated to refund any amount that has been paid by the LRC to Recipient for the completion of discrete components of the Eligible Improvements.

D. Recipient's Post-Reimbursement Obligations.

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

2. For a Two (2) year period from the date of City acceptance of the Eligible Improvements, Recipient shall, at its own expense, take all actions necessary to maintain said improvements and make all needed repairs or replacements which, in the reasonable opinion of the City or LRC, shall become necessary. The Recipient and each successor owner of the Building shall be responsible for the maintenance obligations provided for herein.

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

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

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

G. Miscellaneous.

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

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

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

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

Recipient:

XXX

LRC:

Louisville Revitalization Commission
Attn: Economic Vitality
749 Main Street
Louisville, CO 80027
303.335.4531
economicvitality@louisvilleco.gov

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

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

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

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

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

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

RECIPIENT:

XXX

By: ________________________

Name:

Title:

LOUISVILLE REVITALIZATION COMMISSION

By: ______________________
Corrie Williams, Chair

ATTEST:

____
Barbie Iglesias, Secretary

Exhibit A:EXAMPLE

List of Proposed Improvements:

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

Cost Estimate:

Item	Cost
General Demolition	$487.58
Doors	$700.49
Drywall	$1,421.00
Electrical	$293.61
Hazardous Material Remediation	$16.72
Light Fixtures	$134.91
Moisture Protection	$690.00
Painting	$16,428.00
Stairs	$557.68
Stucco and Exterior Plaster	$1,395.47
Subtotal	**$22,125.46**

EXHIBIT B: EXAMPLE

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PHASE 1:

- Address deteriorating structures with rotten wood.
- Repair or replace broken, deteriorating steps to eliminate trip hazards.
- Restore crumbling stucco, particularly on the west side of the building.
- Remove inappropriate façade materials.
- Repair rotten window frames.
- Perform exterior pressure washing to clean surfaces, ensuring methods are gentle to prevent damage.

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PHASE 2:

- Install new framing and a properly fitting primary door to enhance insulation and security.
- Add exterior lighting at the steps for safety, as no exterior light is currently in place.
- Restore and clean masonry elements, including brick, stone, and concrete.
- Hand-scrape all loose and peeling paint, sanding as necessary, to maintain the building's appearance.
- Apply exterior paint in neutral colors that complement surrounding buildings, avoiding paint over original brick surfaces.

PHASE 3:

- Caulk cracks and gaps to prevent water infiltration and improve energy efficiency.
- Repair signage and ensure compliance with current sign code requirements.
- Install lighting attached to the building that accentuates signage and other significant architectural details.
- Ensure all work adheres to state regulations and federal guidelines for lead-based paint, as outlined by the contractor, Built By Design.

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City *of* Louisville
COLORADO • SINCE 1878

LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: **STAFF UPDATES**

DATE: **OCTOBER 15, 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.

Business Satisfaction Survey
Economic Vitality Staff has launched their bi-annual Business Satisfaction Survey. The Survey will be available online and sent out through all of the City's and our partner's electronic communications. The survey will be open through the middle of October with results published before the end of the year.

Economic Vitality Day
Economic Vitality staff has scheduled Economic Vitality Day tentatively for November 10^{th}. Staff has invited Louisville City Council, the Louisville Revitalization Commission, Louisville Chamber, Downtown Business Association, Workforce Boulder, Boulder Economic Council and the Small Business Development Center. This is a day focused on the economic vitality environment in Louisville in collaboration with all our partners.

LRC Collateral
Economic Vitality Staff is currently working to update all LRC program collateral and website information. The collateral update includes new brochures and digital collateral of LRC programming and eligibility requirements. In addition, staff is working to update the entire LRC and Economic Vitality Websites, to better share information and make project eligibility and applications easier to access for interested parties.

City of Louisville
COLORADO • SINCE 1878

LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: DEVELOPMENT HIGHLIGHTS

DATE: OCTOBER 15, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

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

Site	Update
800-804 Main Street (former Wildwood Guitars)	The building is under contract and they have submitted plans to the City for 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)	Staff is working with ownership to assist with reinvestment on site. The City of Louisville has leased the parking lot at least through the end of the year for public use.
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 open! Grand Opening Celebration planned for September 9.

1303 Empire Road (Ironton)	Ironton has approved plans for a new distillery and event center. They have opened their temporary tasting room and are welcoming patrons.
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 has started construction for the new store. They anticipate a mid-year 2026 opening.
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 has opened to the public!
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.