

Louisville Revitalization Commission

Agenda

**Wednesday, November 12, 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 October 15, 2025 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Business Matters of Commission
 - a. Budget Approval and Adoption
 - b. Front and Center Update
 - c. Business Satisfaction Survey Results

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.

7. Reports of Commission
 - a. Staff Updates
 - b. Development Updates
 - c. Downtown Business Association Updates
 - d. Chamber of Commerce Updates
8. Future Agenda Items
 - a. Third-Party TIF Review Reports
 - b. Façade Improvement Application
9. Commissioners' Comments
10. Adjourn

Louisville Revitalization Commission

Minutes

**October 15, 2025
Regular Meeting
8:00 AM**

Call to Order – Chair Williams called the meeting to order at 8:01 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
Alexis Alder
Bob Tofte

Staff Present: *Diana Langley, City Manager*
Rob Zuccaro, Director of Community Development
Vanessa Zarate, Economic Vitality Manager
Austin Brown, Economic Vitality Specialist
Ryder Bailey, Finance Director

Others Present: *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 September 10, 2025 meeting minutes.

Commissioner Harald would like the minutes to reflect the updated anticipated cost of curbs for the Front and Center concept. The minutes reflected \$50,000 but that the thought might be closer to \$100,000-200,000. **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.

City of Louisville

City Council 749 Main Street Louisville CO 80027
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BUDGET UPDATE AND RECOMMENDATION

Manager Zarate gave an overview of the budget and proposed expenditures. The budget goes to LRC for approval, then to City Council for approval, then back to the LRC for formal adoption. The budget highlights the proposed 2026 budget and projections through the end of the TIF capture, using conservative property tax revenues. The LRC anticipates bonding in 2026 to fund Front and Center and the South Street Underpass, spending about \$8 million of the \$10 million in 2026. Programming amounts will remain the same in 2026 with \$300,000 for Façade Improvement and \$350,000 for Property Improvement. The LRC will also be rolling over the \$650,000 for public infrastructure assistance into 2026 as that is when we anticipate paying that cost at time of construction completion. We are also increasing professional services to continue to engage with our services community.

Commissioner Harald asked to better understand the debt service on the bonds- both the outstanding bonds and anticipated new bonds.

Director Bailey responded that the City does a two-year budget, and some small adjustments were made in the LRC budget. Regarding the debt, the DELO debt was recently retired and paid off the debt about 15 months early and saved about \$80,000 in interest. There is currently no debt but there will be debt within the LRC budget in 2026 to fund the allocated projects.

Commissioner Harald asked if we are anticipating to receive a full \$10 million as net proceeds from the bond or what would we net after the underwriting fees and other necessary fees to bond.

Director Bailey estimated the costs to issue the bonds as 1% of the amount of the bonds, but at the moment we are anticipating them to be about \$100,000 and will fund those through the proceeds of the bonds. We are seeing declining interest rates so we anticipate the cost of money might be a little cheaper when we anticipate issuing the bond. Working to structure the money to spend as little on interest as possible.

Councilmember Dickinson asked additional questions on the 2025 budget expenses and costs.

Director Bailey stated that the 2025 column is current actual expenditures. We do not currently have debt because we paid the previous bond off in August 2025.

Manager Zarate reiterated that we have not spend down the full budget line items for programs, and will get rolled over in a budget amendment in 2026.

Commissioner Alder asked if City Skate is fully City funded.

Manager Zarate stated that the LRC is not contributing to the ice rink this year and the City entered into an agreement with the Downtown Main Street Business Improvement District to run the ice rink this year.

Commissioner Lipton asked to verify that what we don't spend in programming will fall into the ending fund balance and how the balance is accounted.

Manager Zarate stated that we are assuming all \$650,000 spent in 2025, and when we reach the end of the year and see what we have actually allocated we will roll those unused funds into the 2026 budget.

Commissioner Lipton asked if the LRC will have a say in where to reallocate the funds.

Manager Zarate stated that staff would be coming to the LRC in early 2026 to discuss any unused program funds and get direction from LRC on where they would want to reallocate the funds. To amend the 2026 budget, we will bring ideas to the LRC for approval and then City Council.

Director Bailey added that the unused funds will stay within this budget and usually in the Spring is when we will close out the previous year and discuss budget amendments for 2026.

Commissioner Lipton asked if the \$1 million for the South Street underpass will be a transfer to the project or spent in 2026?

Director Bailey stated that the LRC contribution is just a piece of the project and when the expense is incurred it will be a transfer to the City.

Manager Zarate stated we do anticipate starting construction of the underpass in 2026.

Councilmember Dickinson asked about assistance agreements listed, and asked if there was a general line item for assistance agreements. Was there a budget for these line items or was there never a budget?

Manager Zarate line items where addresses are listed are committed funds to a specific public infrastructure project. There has not been a specific line item for the assistance agreements, but when an ask comes in there has been discussions with finance to determine if there is any budget remaining to assist with the project assistance.

Cory Hoffman stated it could be difficult to determine because new projects and new areas are not in this budget projection.

Commissioner Lipton stated that the takeaway is that the LRC has very few degrees of freedom to do anything other than bond, and fund the two programs. To do anything more we would have to cut other things to do something new.

Manager Zarate stated we used conservative projections for the fund balances. If there is a new project that generates new TIF then that provides additional revenues for the LRC to use but at the moment it is the bond and programming.

Councilmember Dickinson asked if the projected revenues from Ironton are included in this budget since we know the property tax is going to go up. He asked if that increased revenue is in this budget or if we are waiting until the project hits the property tax assessment.

Director Bailey said it was the later, that we get property tax assessments from Boulder County and we budget based on what the county gives us each year as an assessment.

Manager Zarate stated that the LRC is currently reviewing three TIF reviews, and if awarded all would come out of the new revenues generated by the project and would not impact this budget projection. If a TIF project is approved, there will be a new line item to account for the rebate but it will come out of anything net new that the project produces. Manager Zarate only anticipates one TIF review to come before the LRC before the end of the year for discussion.

Commissioner Harald asked about the zero advertising and marketing budget and asked about an update to the website and any collateral.

Manager Zarate stated that staff is updating the website, LRC collateral, and program collateral. There is not an allocated budget within LRC but is done through Economic Vitality Staff and other City staff. We are planning to be predominantly digital but any printing costs will come out of the Economic Vitality budget.

No public comments.

Motion to approve the draft budget and send the budget to City Council for approval made by Commissioner Williams and seconded by Commissioner Lipton. All voted in approval.

UPDATE TO FAÇADE IMPROVEMENT PROGRAM TERMS DISCUSSION AND RECOMMENDATION

Manager Zarate gave an overview that when the Façade Improvement Program was adopted by both the LRC and City Council, they approved the contract template that is used with applicants. The approved contract template only allows for reimbursement once the entire project is completed and approved by all necessary entities. We can only reimburse in total for the portion that the LRC has committed to.

Applicants have asked to get paid in increments so that we could reimburse as portions of the project are completed and can use that reimbursement to fund the next phase of the project. In order to do that, a new contract will need to be approved by both LRC

and City Council. Staff is recommending that if we use this phased contract, the contract would state the phased components to ensure that the entirety of the project would be completed. Final payment would be held until the totality of the project is completed.

Cory Hoffman added that landscaping is often concrete component because if you complete your project in the fall, you can't complete your landscaping until the spring. Under the current language no money can be paid until the landscaping is completed.

Commissioner Adler stated that this sounds like a good idea based on feedback staff and the LRC has received from applicants.

Commissioner Williams agreed.

Councilmember Dickinson stated that it can make sense to engage in phases, especially for larger projects. LRC and City Council both have to approve the change in template. Once the new template is approved, we can amend previously approved projects if needed.

Commissioner Tofte asked if there is any lower limit on the amount that can be drawn down with each discrete components.

Cory Hoffman stated that people usually assume the worse, make sure that you can be happy and see improvement with each phased component. It shouldn't be a dollar amount but if we see only some components completed, is the property better off?

Commissioner Tofte asked if the discrete components be identified in the contract.

Cory Hoffman and Manager Zarate stated yes, they discrete components would be identified in the contract. It would still be a reimbursement for each component.

Commissioner Williams asked if they don't complete the entire project they will have to refund the money, is that true?

Cory Hoffman stated that yes, that is the case. Practically speaking it will be difficult to get any reimbursed money back.

Commissioner Williams asked if a property owner should understand that they are committing to the entire project and get reimbursed by the discrete components and if I do not complete the entire project, I will have to reimburse the LRC for what they have paid.

Manager Zarate stated that the intent it to make sure that intended improvements are made to the property. That we do not want to have a property owner only do the components that we consider to be deferred maintenance and not do any of the identified improvements as well.

Commissioner Williams asked if all contracts will be staged?

Manager Zarate and Cory Hoffman stated that this agreement will allow phased reimbursements but it doesn't require it.

No public comment.

Motion to approve and send to City Council made by Commissioner Williams and seconded by Councilmember Dickinson. Voted unanimously.

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

The DBA is signed for the rink and installation has started.

The DBA liaison shared some feedback on the DBA's involvement with the Front and Center project. The DBA has concerns about the layout as it relates to Street Faire and would like additional considerations to be made for their events- mainly to be the tent placement and size for the beer garden.

The DBA stated that the merger with the Chamber is mainly for administrative purposes.

CHAMBER OF COMMERCE UPDATES

The Chamber reviewed their networking events and calendar through the end of the year.

Applications are live for the Parade of Lights and sponsorships are still available.

Chamber is starting their retention drive, and then a new member drive will begin

Chamber attended the DCI tour and found it very useful. Superior discussed their splash pad and suggested reaching out to hear more. Believes the communication between the City for the Farmer's Market and Street Faire has been good and has attended the meeting. Farmer's Market seems to feel in a good spot, but Street Faire still has concern and there should be more attention provided to the Street Faire because it is a big event that draws people into town and it is important to discuss and consider how the space is used for large events.

COMMISSIONER COMMENTS

Commissioner Harald congratulated Manager Zarate on being awarded BizWest 40 Under 40.

ADJOURN

Members adjourned at 8:53 a.m.

Corrie Williams, Chair

Vanessa Zarate, Economic Vitality Manager

**SUBJECT: RESOLUTION 25-04: ADOPTING THE LOUISVILLE
REVITALIZATION COMMISSION'S BUDGET FOR THE FISCAL
YEAR 2026**

DATE: NOVEMBER 12, 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.

The LRC originally recommended approval of the budget at their October 15, 2025 meeting. City Council approved the 2026 budget at their November 3, 2025 meeting.

LRC must now formally adopt their 2026 budget.

Included as *Attachment #1* is Resolution 25-04 and the budget exhibit, by which the LRC can approve the 2026 Budget as proposed.

RECOMMENDATION:

Staff recommends LRC adopt the 2026 budget.

ATTACHMENT(S):

1. Resolution Adopting the Louisville Revitalization Commission's Budget for Fiscal Year 2026
2. Proposed 2026 Budget and Budget Projections

**LOUISVILLE REVITALIZATION COMMISSION
RESOLUTION NO. 25-04**

A RESOLUTION ADOPTING THE LOUISVILLE REVITALIZATION COMMISSION'S BUDGET FOR THE FISCAL YEAR 2026.

WHEREAS, there has been prepared a proposed budget for the Louisville Revitalization Commission ("LRC") for the fiscal year beginning January 1, 2026 and ending December 31, 2026; and

WHEREAS, the LRC held a public hearing on the proposed budget on November 12, 2025, following public notice of the same; and

WHEREAS, the proposed budget was submitted to City Council for review and approval in accordance with the Amended and Restated Cooperation Agreement between the City and the LRC, and the City Council approved such budget on November 3, 2025; and

WHEREAS, the LRC now desires to adopt the LRC's budget, as approved by the City Council, for the fiscal year beginning January 1, 2026 and ending December 31, 2026, by this resolution.

NOW THEREFORE, BE IT RESOLVED BY THE LOUISVILLE REVITALIZATION COMMISSION:

Section 1. The budget for the Louisville Revitalization Commission (the "LRC") for the fiscal year beginning January 1, 2026 and ending December 31, 2026, as shown in Exhibit A attached hereto and incorporated herein by this reference, is hereby approved and adopted.

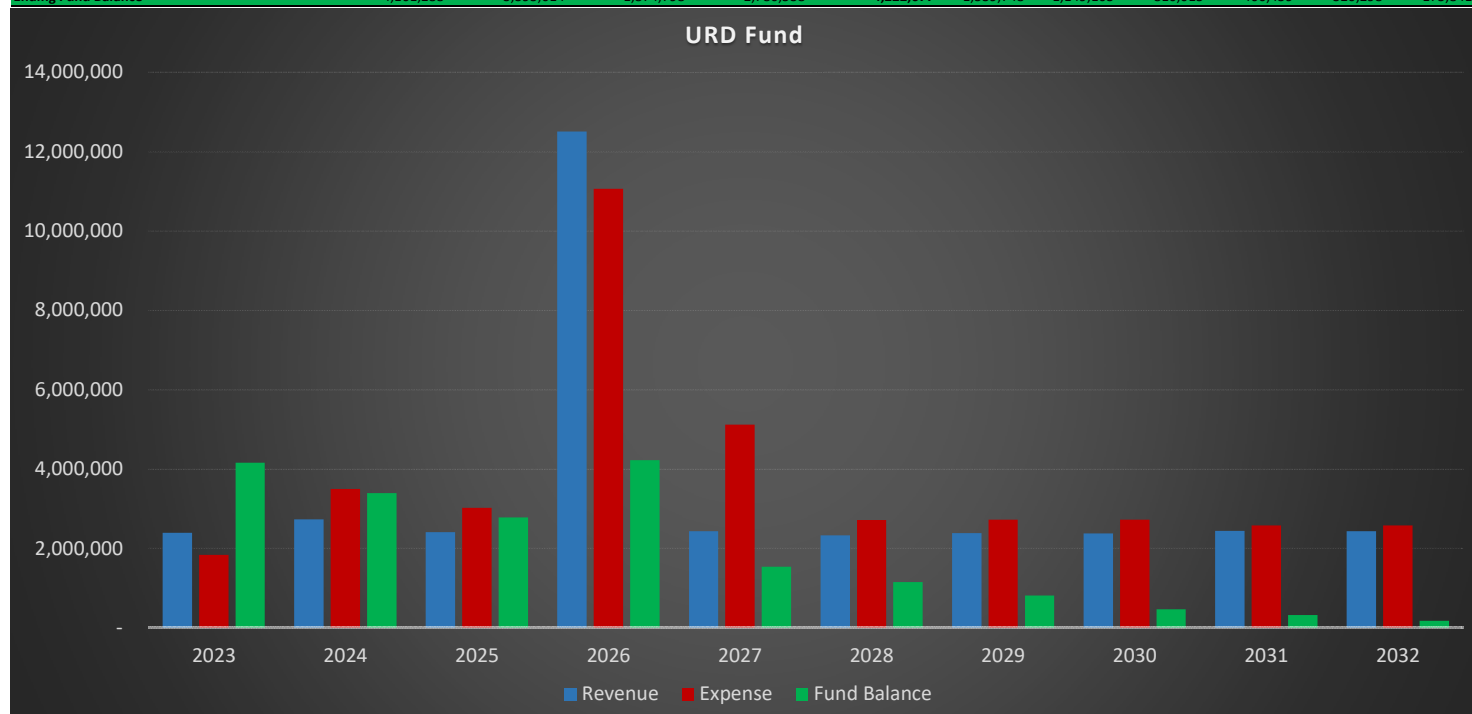
ADOPTED this 12th day of November, 2025.

ATTEST:

Barbie Iglesias, Secretary

Corrie Williams, Chair

Object		2023	2024	2025	2025	2026	2027	2028	2029	2030	2031	2032
Object	Object Title	Actual	Actual	Adjusted Budget	Estimate	2026 Base Budget	Projection	Projection	Projection	Projection	Projection	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 - Dwntrn Vis Pl	-	-	2,250,000	-	6,600,000	2,400,000	-	-	-	-	-
532325	Cap Contr - COL - S St Undrps	-	-	-	-	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



TO: Louisville Revitalization Commission

FROM: Jordan Jefferies, Assistant City Engineer

DATE: November 5, 2025

SUBJECT: Downtown Front & Center Project – Progress Update

Overview

The project is advancing towards 30% design with submittal of the 30% design package anticipated in December. The data collection and review tasks are now complete including survey, as-built review, geotechnical investigation, and subsurface utility investigation. The project team is now focused on developing the detailed design for the concepts that were presented to the Louisville Revitalization Commission in September.

Staff continues to coordinate with Street Faire and Farmers Market. The design team still has layout issues to coordinate with Street Faire. Street Faire has some specific requirements that may require slight modifications to the approved concept plan. Any modifications that are proposed to the concept plan will be coordinated with the LRC before being incorporated into the detailed design. The design team is confident that the Farmers Market event can be easily accommodated with the current conceptual layout.

Also, it should be noted that Focus Groups meetings have been scaled back since the completion of the conceptual design phase. The Focus Group will be included in the 30% design review and a Focus Group meeting will be held in December or January to discuss the 30% design.

Progress Update and Lookahead

Key tasks and meetings since the September LRC meeting are identified below:

- September 23, 2025: Street tree planting system coordination
- September 24, 2025: Street Faire coordination meeting
- October 1, 2025: Street Faire coordination meeting
- October 13, 2025: Farmers Market coordination meeting
- October 13, 2025: Street Faire coordination meeting
- November 3, 2025: Lighting and Electrical coordination
- November 5, 2025: Utility coordination meeting

Key upcoming anticipated milestones are identified below:

- December 2, 2025: 30% Design Submittal
- December 3 – 19, 2025: 30% Review (City staff, LRC, Focus group)



- January 7, 2025: 30% Design Review Meeting

Schedule

A revised schedule was provided by RVI in early October and is attached to this memo for your reference.

The updated schedule indicates a 100% bid-ready design package on July 24, 2026. This would align with the City's current anticipated construction start of September/October 2026. Upon completion and review of the 30% plans, the project team should have enough information to begin initial planning of construction duration and sequencing with ECI. It is possible that an early package could be completed sooner than July 2026 to potentially start some work along Main Street in summer 2026; however, work on Front Street and Steinbaugh will not be initiated until the 2026 summer events are completed to not impact the summer events. The LRC should discuss and determine whether Main St construction in the summer is desirable. It is likely that this work could proceed with minimal impact on summer events, but it would have an impact on Main Street businesses and the summer patio program.

Budget update

The project is currently tracking with the budget and it's anticipated that the design will be completed within the budget and available contingency. A budget update with expenditures through October is provided in the table below:

	Total Budget	Expenditures	Percent spent	Percent remaining
RVI (Design)	\$992,773.00	\$241,750.09	24.4%	75.6%
ECI (CMAR)	\$22,315.00	\$6,250.00	28.0%	72.0%
TOTAL	\$1,015,088.00	\$248,000.09	24.4%	75.6%

The design is estimated to be at approximately 20 – 25% complete so the expenditures are tracking closely with the budget. Although more effort was required on conceptual design than anticipated, the project is still within budget.



Downtown Louisville - Front & Center

Design Schedule

10.06.2025

Tasks	Start Date	End Date
☐ 30% Design	09/10/25	01/07/26
LRC Concept Approval	09/10/25	09/10/25
RVi CAD Backgrounds	09/10/25	10/10/25
Issue Backgrounds to Consultant Team	10/10/25	10/10/25
Stakeholder Meetings	09/22/25	10/10/25
30% Design Progress Set	11/14/25	11/14/25
QAQC / Coordinaiton	11/17/25	11/28/25
Consultant 30% Design Deliverable	12/01/25	12/01/25
Client 30% Design Deliverable	12/02/25	12/02/25
Client Review	12/03/25	12/19/25
Pricing	12/03/25	12/19/25
End of Year Holidays	12/22/25	01/02/26
30% Comment / Pricing Review Meeting	01/07/26	01/07/26
☐ 60% Design	01/05/26	03/27/26
RVi CAD Background Updates	01/05/26	01/23/26
Stakeholder Follow Up Meetings	01/14/26	01/30/26
Issue Backgrounds to Consultant Team	01/23/26	01/23/26
60% Design Progress Set	02/20/26	02/20/26
QAQC / Coordination	02/23/26	03/05/26
Consultant 60% Design Deliverable	03/05/26	03/05/26
Client 60% Design Deliverable	03/06/26	03/06/26
Client Reivew	03/09/26	03/20/26
Pricing	03/09/26	03/27/26
60% Comment Review Meeting	03/25/26	03/25/26
☐ 90% Design	03/30/26	06/19/26
RVi CAD Backgrounds	03/30/26	04/10/26
Issue Backgrounds to Consultant Team	04/10/26	04/10/26
90% Design Progress Set	05/08/26	05/08/26
QAQC / Coordination	05/11/26	05/22/26
Consultant 90% Design Deliverable	05/22/26	05/22/26
Client 90% Design Deliverable	05/25/26	05/25/26
Client Reivew	05/25/26	06/05/26
Pricing	05/25/26	06/19/26
90% Comment Review Meeting	06/10/26	06/10/26
☐ 100% Design	06/22/26	07/24/26
Final QAQC / Coordination	07/07/26	07/23/26
Consultant 100% CD Deliverable	07/23/26	07/23/26
Client 100% CD Deliverable	07/24/26	07/24/26

SUBJECT: BUSINESS SATISFACTION SURVEY RESULTS

DATE: OCTOBER 15, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The Economic Vitality team recently sent out their 2025 Business Satisfaction Survey. Historically, the survey is done every two years and used to gain insight from the business community that can be used to influence programs, policy and support.

The survey was open for two months and sent out through newsletters, social media posts, partner engagement and personal email outreach. There was extensive outreach to the business and real estate community in Louisville, and we received 46 responses to the survey.

The full feedback is available in the attachment, some themes that have arisen

- 59% of respondents would recommend Louisville as a good place to do business
- A majority of respondents stated that the business environment in Louisville is poor and that they are not planning on expanding
- Our processes, rent and property taxes were referenced most as the top concerns for businesses
- A Main Street Designation and Business Associations were rated the highest need for new designations in Louisville
- About half of respondents listed hiring as the second highest cost of doing business
- Half of the respondents stated they were located downtown, showcasing the need for additional engagement throughout the City.
- Most respondents have not engaged with partners such as the Small Business Development Center, Workforce Boulder or the Boulder Economic Council- highlighting a need for more cross-promotion

The responses provide great insight into business needs throughout Louisville that can help inform business support systems. Economic Vitality staff will be discussing the results with partners at Economic Vitality Day as well to highlight where we can work more closely together and identify next steps. We would like feedback from the EVC on the results as well as policy and programs.

RECOMMENDATION:

Staff recommends the LRC review and provide feedback

SUBJECT: BUSINESS SATISFACTION SURVEY

DATE: NOVEMBER 12, 2025

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ATTACHMENT(S):

1. Business Satisfaction Survey Summary Results
2. Business Satisfaction Survey Results

Responses Overview Closed

Responses

46

Average Time

447:29

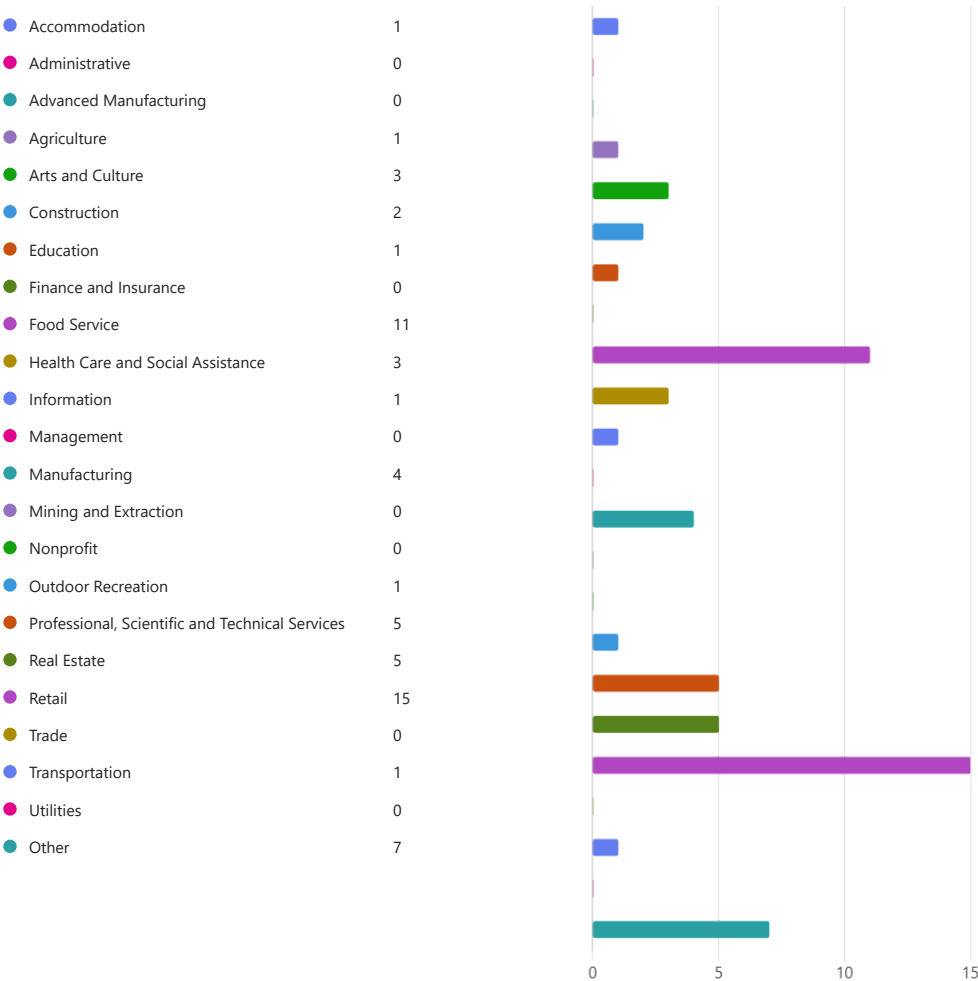
Duration

63 Days

1. Who are you?



2. What type of business are you?



3. How many locations do you have?

46
Responses

Latest Responses

"4"
"3"
"41"
...

4. How many locations do you have in Louisville?

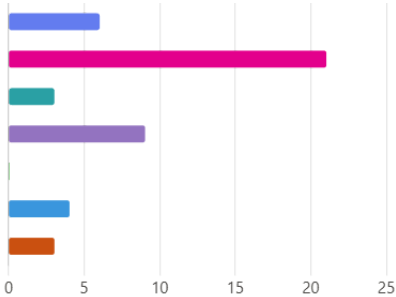
46
Responses

Latest Responses

"1"
"1"
"1"
...

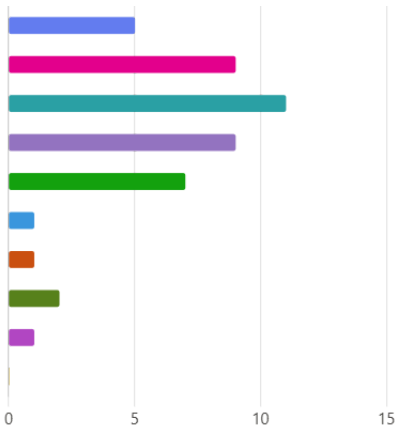
5. What commerical corridor are you located in?

Colorado Technology Center (including Boulder Innovation Campus)	6
Downtown Louisville	21
Home-based	3
McCaslin Boulevard and Centennial Valley	9
Redtail Ridge	0
South Boulder Road	4
Other	3



6. How long have you been in business in Louisville?

Less than 1 year	5
1-5 years	9
6-10 years	11
11-15 years	9
16-20 years	7
21-25 years	1
26-30 years	1
31-35 years	2
More than 35 years	1
Other	0



7. How many employees do you have at your Louisville location(s)? If possible, please include a break down of part-time and full-time employment.

46
Responses

Latest Responses
"30"
"17"
"7"
...

8. What is the average salary of your employees in Louisville?

46
Responses

Latest Responses
"min wage"
"\$14.79/hour"
"40 K"
...

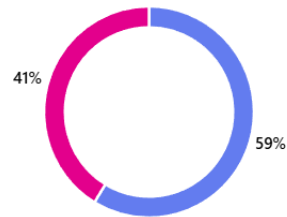
9. Why did you choose your current location?

46
Responses

Latest Responses
"family oriented"
"community, walkability"
"We purchased our property from and acquaintance and got a good value."
...

10. Would you recommend Louisville as a good place to do business?

● Yes 27
● No 19



11. In regards to question 10, why or why not?

46
Responses

Latest Responses
"It's not a hard yes or no. There is good and bad to doing business in Louisville."
"Great location for tourists and locals."
"Louisville council progressive policies make the business environment more diffic... "
...

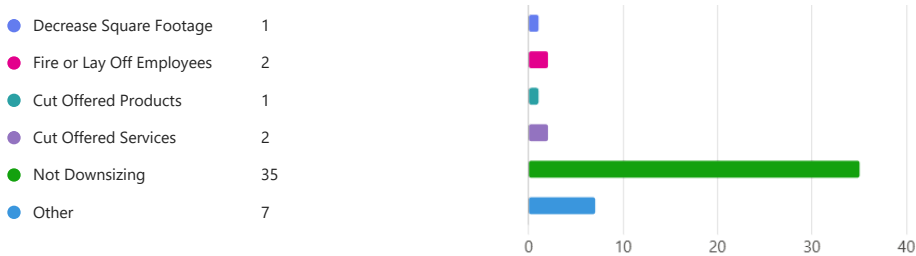
12. In your experience, how is the business environment today compared to two years ago?



13. Are you planning on expanding or diversifying your business in Louisville in the next two years? If so, in what manner?



14. Are you planning on downsizing in the next two years? If so, in what manner?



15. Are you planning on relocating in the next two years? If so, why and to where? (please write N/A if not applicable)

46

Responses

Latest Responses

"n/a"

"N/A"

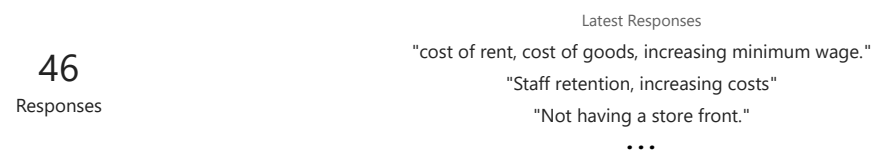
"N/A"

...

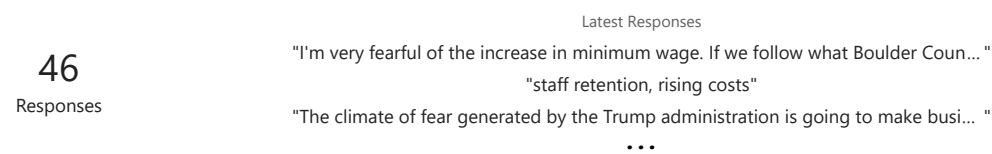
16. How are your businesses' sales today compared to two years ago?



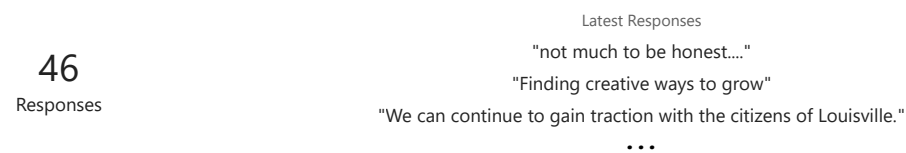
17. What is currently the biggest hurdle/hindrance to your business?



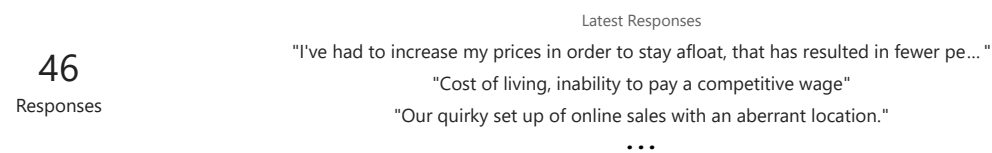
18. What challenges or concerns do you anticipate facing in your business over the next two years?



19. What are you most optimistic about for the next two years?



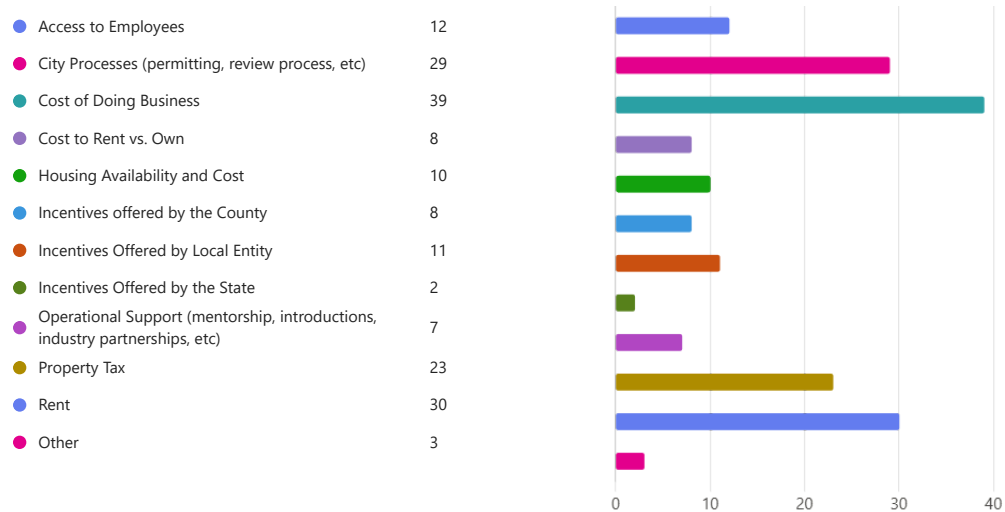
20. From an attraction standpoint, what is making it hard to recruit businesses/people to your space?



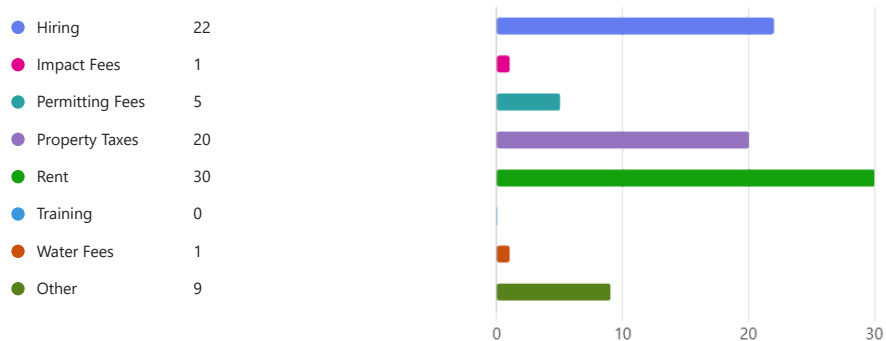
21. What service/offering/program for businesses do you think is missing in the Louisville ecosystem?



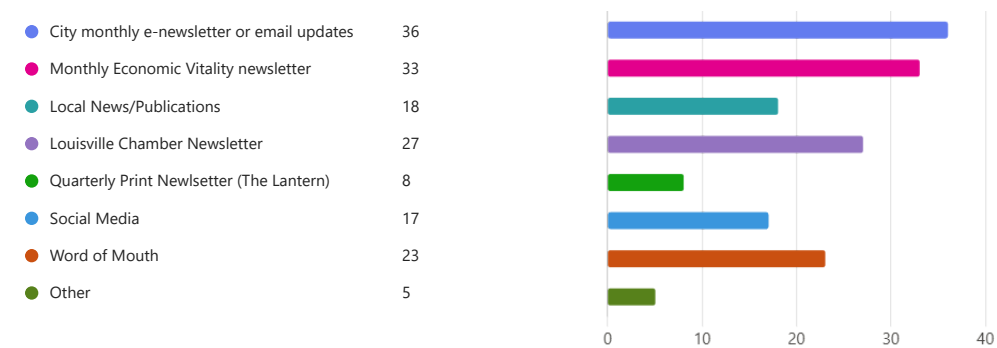
22. What are the most important factors when deciding on a location or expansion? Choose your top five (5)



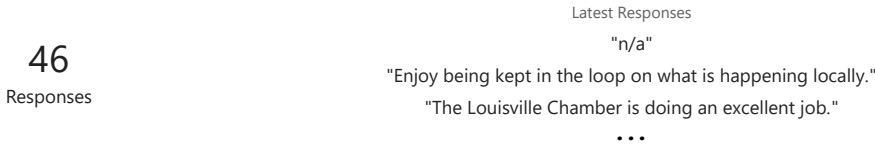
23. What are your largest costs of doing business? Please pick two.



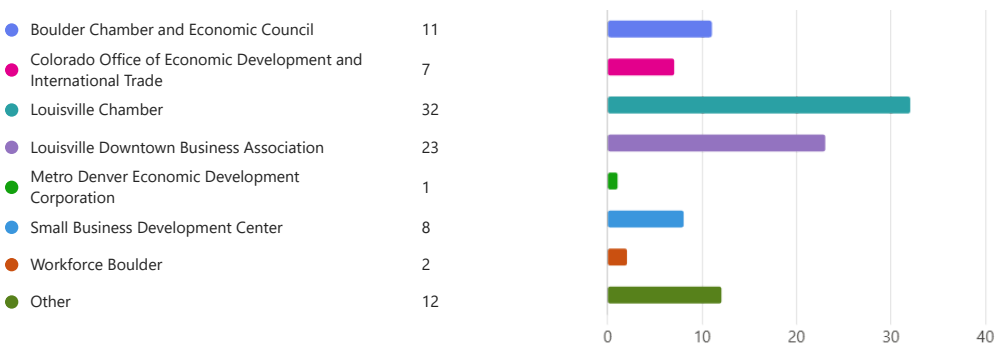
24. What sources of City information do you subscribe to to get business-specific information and updates from the City?



25. Please share the impact of the above sources of information. Are they easy to engage with and useful? What other ways would you prefer to get business-specific information from the City?



26. Which Economic Vitality partners do you engage with?



27. Do you interact with City teams/services, and if so in what capacity and how frequently?



28. Have you applied to the City for a building permit for your business in the last two years?



29. If you answered yes to question 28, please provide feedback on how the process could be improved. (type n/a if not applicable)



30. Have you applied to the City for a planning/zoning approval (e.g. Planned Unit Development (PUD), Special Review Use (SRU), or historic preservation application, etc.) in the last two years?

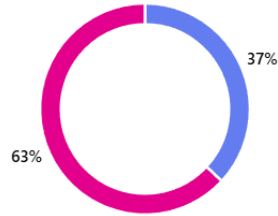


31. If you answered yes to question 30, please provide feedback on how the process could be improved. (type n/a if not applicable)



32. Within the past two years, has the City adopted any policies that have negatively impacted your business?

● Yes 17
● No 29



33. If yes to question 32, please provide examples (type n/a if not applicable)

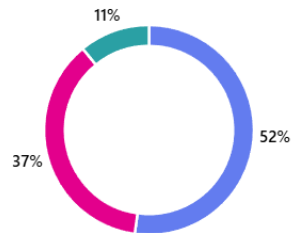
46
Responses

Latest Responses

- "bag tax"
- "n/a"
- "N/A"
- ...

34. Do you have any specific policy recommendations that you would like to see implemented in Louisville, to make Louisville more business friendly?

● Yes 24
● No 17
● Other 5



35. Please explain your response to question 34 (type n/a if not applicable)

46
Responses

Latest Responses

- "na"
- "n/a"
- "N/A"
- ...

36. Is there anything else you would like to share with us about your experience as a business in Louisville?

46
Responses

Latest Responses

- "na"
- "no"
- "I have lived in Broomfield for 63 years and have been coming to Louisville for dec..."
- ...

SUBJECT: STAFF UPDATES

DATE: NOVEMBER 12, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

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

Economic Vitality Day

Economic Vitality staff has scheduled Economic Vitality Day for November 10th. 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.

Enterprise Zone

At their October 2025 meeting, the Colorado Economic Development Commission approved the North Metro Enterprise Zone. Louisville is located within this zone and the new areas will go into effect January 1, 2026. Economic Vitality will be sending out information to all eligible businesses ahead of January 1 to information businesses about the zone and encourage them to pre-certify to start taking advantage of the available tax credits as soon as the new year. If there are questions, please reach out to Vanessa at VZarate@Louisvilleco.gov

Boulder Valley Real Estate Conference

BizWest's Boulder Valley Real Estate Conference is coming up on November 20th at the Limelight Hotel in Boulder. Vanessa will be sitting on a panel to discuss updates occurring in Louisville. To read more about the conference and register, [visit the website](#).

Colorado Companies to Watch Nominations

Nominations for [Colorado Companies to Watch](#) are now open. Colorado Companies to Watch is an organization focusing on second stage companies, those working through the next stage of their growth. Winners are innovative, visionary and job-creating businesses throughout Colorado. Please nominate or reach out to Vanessa to send in a nomination.

SUBJECT: DEVELOPMENT HIGHLIGHTS

DATE: NOVEMBER 12, 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 is open to the public!
1303 Empire Road (Ironton)	Ironton has approved plans for a new distillery and event center. They have

SUBJECT: DEVELOPMENT HIGHLIGHTS**DATE: NOVEMBER 12, 2025****PAGE 2 OF 2**

	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.