

Louisville Revitalization Commission

Agenda

**Wednesday, December 10, 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 November 12, 2025 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Business Matters of Commission
 - a. 1100 Pine Street Façade Improvement Application
 - b. Delo BOOM TIF Third-Party Review Presentation and Discussion
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
 - b. Façade Improvement Application
- 9. Commissioners' Comments
- 10. Adjourn

Louisville Revitalization Commission

Minutes

**November 12, 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
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

Others Present: *Members of the public*

APPROVAL OF AGENDA

Chair Williams called for approval of the agenda and there were no calls for changes.

Motion: Commissioner Dickinson moved to approve the agenda. The motion was seconded by Councilmember Lipton. **Vote:** All in favor.

APPROVAL OF MINUTES

Chair Williams called for changes to the October 15, 2025 meeting minutes. Hearing none, Chair Williams asked for a motion to approve. **Motion:** Commissioner Dickinson moved to approve the minutes, the motion was seconded by Councilmember Lipton.

Vote: All in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

BUDGET APPROVAL AND ADOPTION

Manager Zarate explained that per state law, the urban renewal authority needs to have a draft budget by October 15 of every year. Per the IGA with the City, the LRC needs to have a budget they recommend for approval by the City Council. Originally, the LRC reviewed their planned budget at their October meeting and recommended approval to City Council. City Council recommended approval at their November 3 meeting and the budget is back in front of LRC today for formal adoption.

Per requirements, this meeting was also posted as the public budget meeting for the LRC. The budget was adopted by City Council on their consent agenda, no questions were asked.

Chair Williams asked for clarification on the bond payments. Manager Zarate reiterated that the principal bond payments paid in 2025 were for previous bonds that were paid off in August, saving about \$80,000 in interest savings.

Manager Zarate stated that the \$1,750,000 in payments in 2026 are for the anticipated bond payments to implement the Front and Center and South Street Underpass Projects.

Manager Zarate explained that the projected budget goes out until the end of the TIF capture.

No public comments were made.

Motion to approve the budget made by Commissioner Lipton and seconded by Commissioner Dickinson. Vote: all in favor.

FRONT AND CENTER UPDATE

Manager Zarate discussed an update on the Front and Center project, reminding that we committed to giving full presentations at 30, 50, and 80 percent design. In between those design benchmarks, briefer updates will be provided to keep the LRC in the know of the progress being made.

Manager Zarate stated that the focus group meetings have been dwindled down as we get through further design progress. There are stakeholders involved and engaged with outside of the focus group, such as StreetFaire and Farmer's Market, to continue to get feedback. Goal of the project is for the space to work for large scale events through every day use. A lot of the work being done now is the background work and technical work that is needed for us to move forward with construction design and implementation. As we move forward with continued design, there is a note to try to get a more accurate description of what the cost of curbless truly is. We are still working with partners such as the railroad and anticipate 30% design by the end of the year.

Once received, the 30% design will be reviewed by staff first then brought to the LRC and the focus group for engagement.

Commissioner Adler asked if the 30% would be brought forward at the December 2025 meeting. Manager Zarate stated no, as she anticipates a packed agenda in December to include façade improvement applications and a TIF review presentation.

Commissioner Adler asked to make sure there is ample time to review the 30% review. Manager Zarate noted the concern and stated that there are multiple agenda items that we need to complete in January to remain compliant with law. Manager Zarate also stated that as we go through the design process, the feedback and changes between the phases of design will be more minimal as the continued design is needed for implementation of the project.

Commissioner Adler asked if we wanted feedback for construction on Main Street in the summer of 2026. Manager Zarate stated we are looking for feedback as we are still working through what the construction phases could look like, but working to plan hopefully around busy seasons and big events.

Commissioner Harold asked if there were additional outstanding issues with Street Faire and Farmers Market. Manager Zarate stated the Farmers Market is happy with engagement and current design. Street Faire has expressed concern surrounding their beer tent to include placement and size. The current plan would have a hard time accommodating the beer tent right where the event is used to, but we continue to work with stakeholders to make the space as usable as possible.

Commissioner Harold asked if the conversations with the Downtown Business Association have discussed business disruption and business concern. Manager Zarate stated the conversation on impact and mitigation have occurred with multiple entities internal and external to the City, no decisions have been made as more work can not be done until a clear construction schedule is known.

Commissioner Harold asked to be kept in the loop on the engagement with the business community and any concerns raised. Manager Zarate stated she is involved in all conversations and that construction mitigation impact grants have come up but they are not funded through EVC, LRC or any other body.

Manager Zarate asked if there is a desire to start construction on Main Street components in the summer. Commissioners expressed concerns with summer impact and the impact/interference with the patio program. The patio program runs April-October, with patio pickup the first week of November.

Commissioner Williams asked about timeframe and construction in the winter. Manager Zarate stated it depends on the components of the project, as some work such as landscaping and asphalt need to be done in warmer months. Manager Zarate reiterated that we are working to condense the construction as much as possible, but with the

level of design we are at, we just don't know how long things will take yet so it is harder to plan full details until we know more detail. We anticipate the construction on Main Street to be potentially less disruptive.

Commissioner Williams asked to not interfere with the Labor Day parade, with a preference of construction start after the parade. Commissioner asked if we could phase construction.

Manager Zarate said that is the feedback we were looking for, such as if phasing by blocks is preferred or the complete construction of Main Street. Zarate also reiterated that while we are doing our best, the nature of construction means it is likely that there will be some events that will be impacted.

Commissioner Lipton said construction will be longer than 6 months and we should plan on some impact to events. Doesn't think it is wise to pay the cost of starting and stopping construction. Looks forward to staff coming back with scenarios and suggestions. Would leave the door open to impacts while we work to mitigate.

Commissioner Harold asked if the businesses have feedback, and if we have considered potentially shortening the patio program timeframe to open construction timeframes.

Manager Zarate said that the business community has been engaged with, but it is hard to provide them with trade-offs until we have a better understanding of all the timeframe components. As many of those details are still unknown, conversations have been had about the impact and the project but no details have been provided yet. Generally, businesses would like there to be no disruption at all. There are economic development best practices as it relates to construction mitigation.

Commissioner Williams asked for clarification on the construction and impact to streets and sidewalks. Manager Zarate stated that we would focus on safety and until we know more about the groundwork, we will not know the full extent of the construction or potential closures. Access to businesses would remain open.

Commissioner Dickinson related this construction to the brick replacement. Would like more information on the scale of the construction. Depending on scale, would we prefer each block to be closed for a period of time in a rolling manner, or do it all done in a shorter period of time?

Commissioner Harold stated he believes the impact on Main would be greater than on Front due to the number of businesses and nature of construction.

Commissioner Williams stated the communication with businesses will be crucial and assistance with communication to visitors, customers and others.

Commissioner Tofte reiterated that communicating with the citizens and visitors is important to make sure people know what we are doing and what they can expect once construction is complete.

Commissioner Lipton brought up providing grant money to impacted businesses and something for the LRC to consider.

PUBLIC COMMENTS

The Louisville Chamber Director Gillian Millar stated business impacts are crucial and different sectors might have different needs/pain points.

Mike Kranzdorf asked for clarification on geo-thermal. Manager Zarate misspoke for geotechnical.

COMMISSIONER DISCUSSION

Discussion occurred around the need to consider seasonality for businesses and the construction impact.

City Manager Langley stated that staff is hearing the concerns and desire to understand additional details, impacts and schedules and the questions will be addressed, we are just not able to address them in detail until we know more. We will not be able to answer all these questions at 30% design, but will know more as we get through further design.

Manager Zarate asked the commission to remind businesses to keep great records, so that if there is a grant program they can showcase a lot due to the construction.

BUSINESS SATISFACTION SURVEY RESULTS

Manager Zarate provided an overview of the Business Satisfaction Survey, done every two years by the Economic Vitality Team. It was open for two months and extensive business outreach, it received 46 responses, out of about 1600 businesses.

The Business Satisfaction Survey results are used as one of the tools that is used to influence/create policy, programs, outreach and support. The survey, in partnership with retention efforts, partner feedback, business outreach and feedback are used to help influence policy.

Manager shared the results of the survey in high overview, one main point being that most of the respondents would recommend Louisville as a good place to do business. Feedback on the poor business climate was highly related to rents and property taxes, two things that the City does not control or have the ability to change. Manager Zarate also stated an additional ongoing focus will be additional outreach to business corridors

outside of the downtown area. Feedback received for those that did not take the survey were split between those who said they had no concerns/problems to report and those who did not think any changes would come from the survey.

Commissioner Lipton asked for clarification on Main Street designations and Business Associations. Manager Zarate explained the difference between the two classifications and what tools come with each. Manager Zarate responded to Commissioner Williams with additional information about what a Main Street designation could provide.

In addition to various designations, Commissioner Dickinson brought up the idea of a common consumption area and something that is spoken about with regularity.

Manager Zarate stated she is working on potential changes to bring forward to discussion. She stated that Director Zuccaro and team have been working on updates to codes already, many of which are outlined in the survey feedback.

PUBLIC COMMENT

Mike Kranzdorf stated he can't read the comments and asked for the survey to be made available.

Chamber Director Millar shared that there was a huge effort to push out the survey, and suggested there might be other formats that could potentially be more effective, and stated there should be some caution with the results since it was such a small percentage of responses.

STAFF UPDATES

Manager Zarate gave an overview on staff updates and asked for questions. Manager Zarate stated that the LRC collateral is planned for completion at the beginning of the year and will update the website before the end of the year.

DEVELOPMENT UPDATES

Manager Zarate gave an overview on the development updates and asked for questions. Commissioner Tofte asked for Coal Creek Village to be added to the development updates.

DOWNTOWN BUSINESS ASSOCIATION UPDATES

No update.

CHAMBER OF COMMERCE UPDATES

EV Day was a great way to connect with partners, and it was great to hear from the U.S 36 Collaborative.

State of the City is coming up, please join. The Parade of Lights is on December 5th, there will be many floats, a variety of performances, kid activities and visits with Santa.

COMMISSIONER COMMENTS

Commissioner Lipton asked for an update on the IGA discussion with City Council. Manager Zarate stated they are working towards a written communication as it has been difficult to schedule an in person event for both bodies.

ADJOURN

Members adjourned at 9:17 a.m.

Corrie Williams, Chair

Vanessa Zarate, Economic Vitality Manager

SUBJECT: FAÇADE IMPROVEMENT PROGRAM APPLICATION: 1100 PINE STREET

DATE: DECEMBER 10, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The owner of 1100 Pine Street submitted a Façade Improvement Program application to make updates to the property. The property is located on Pine Street between Highway 42 and Elm Street, and is home to My Nature Lab. The property is located within the Highway 42 Urban Renewal area and is eligible for program participation.

The owner, Amterre LLC, submitted an application to ask the LRC for assistance in making investments on the site to make the building more energy efficient, low maintenance and update the aesthetics of the property. The building was built in 1955 and would not require a Historic Preservation review.

The applicant will be required to submit for all necessary planning, zoning and building permits and applications. Reimbursement will be provided once all relevant City teams have signed off on improvements with a CO/CC.

The request includes

- An update to the exterior of the building- introduce stucco material onto the building and add columns to the façade - \$72,890
- Windows- replace windows with energy efficient windows - \$22,400
- Courtyard- replace parking spaces in front of the building with an enclosed courtyard - \$21,727
- Parking Lot- replace the asphalt parking lot - \$71,110

The applicant has submitted a full application including a project narrative and estimates for all of the work to be completed. *Attachment #1* is the applicant's Façade Improvement Program application and includes a detailed scope of work and cost estimate. *Attachment #2* includes the estimates for the proposed improvements. Staff has determined that this application is complete and is requesting a review by the LRC. The applicant revised his proposal between initial application and your review today.

The owner has estimated the total project costs to be \$225,752, with a 20% contingency, and is requesting a 75% reimbursement from the LRC for a maximum amount of \$169,314.

Should the LRC approve the request, the applicant will enter into the Façade Improvement Grant Agreement with the LRC. As indicated in the agreement, the applicant will be eligible for reimbursement once all eligible improvements have been completed and the applicant has received a certificate of completion.

RECOMMENDATION:

Staff is requesting feedback from the LRC on terms to enter into the agreement for improvements at 1100 Pine Street.

Staff recommends approval of the Façade Improvement Program application for 1100 Pine Street for all project components except for the courtyard. If moving forward without the courtyard, at 75% reimbursement, the total LRC contribution would not to exceed of \$153,019 (75% of \$204,025).

The applicant anticipates starting most construction in the spring and is asking for a 20% contingency for the project. The typical contingency for remodels is 10-20%. The reimbursement would be paid on true costs incurred, the contingency is in place in case of price increases between the time of BID and the time of construction. The maximum LRC reimbursement would vary based on the contingency allowed and staff is looking for feedback from the LRC on the contingency level percentage. If approved at this meeting, the amount would be committed from the 2025 available budget.

In 2025, the LRC allocated \$300,000 in Façade Improvement Program Funding, to date we have awarded \$135,013.

ATTACHMENT(S):

1. 110 Pine Street Façade Improvement Program Application
2. 110 Pine Street Façade Narrative and BIDs

Program Eligibility

- All commercial properties located within the Highway 42 Urban Renewal Area (URA); please see URA map
- Business entities must be registered with the Colorado Secretary of State and be current on filings and payment

Program Requirements

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

Reimbursement Schedule

Eligible project costs are considered for reimbursement as follows:

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

Eligible Improvements

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

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

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

Approval Process

The process begins with the submittal of a complete application and ends once the applicant has completed the improvements. The approval will likely take a minimum of four weeks, since each application must be submitted to the LRC after staff review. Improvements to buildings that were built prior to 1955 or improvements that constitute a substantial change will require additional reviews by the Historic Preservation Commission (HPC) or Planning, respectively.

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

Application

1. Email Address *

2. Business Name *

3. Business Address *

4. Contact Person *

5. Contact Phone Number *

6. Is applicant the property owner? *

☒ Yes☐ No

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

8. Property Owner Address *

9. Building Square Footage *

10. Year Building was constructed *

1950

11. Current Use *

My Nature Lab

12. Future Use *

My Nature Lab

13. Project Description *

Facade update including added insulation, fire-hardened stucco, all new insulated double pane windows, repair and relocation of signage.

14. Project Will Include the Following: *

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

15. List Proposed Improvements (Please email an itemized budget/detailed cost breakdown and BIDS to

EconomicVitality@LouisvilleCO.gov *)

Emailed.

16. Estimated Total Cost of Improvements *

124,548

17. Facade Funding Requested from LRC *

18. Project Start Date *



19. Project Completion Date *



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

☒ Agree

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

☐ Yes☒ No

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

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

☒ Agree☐ Disagree



Amterre Property Group LLC
2318 Dennison Lane
Boulder, CO 80305-5713
720-304-3200 | info@amterre.com

Vanessa Zarate, Economic Vitality Manager
Louisville Revitalization Commission
City of Louisville
749 Main Street
Louisville, CO 80027

November 4, 2025

Re: Façade Improvement Program Application for 1100 Pine Street, Louisville

To: Louisville Revitalization Commission Members and Staff,

We are pleased to submit this request for façade improvement funding to transform the building at 1100 Pine Street, a prominent corner property at the entrance to downtown Louisville.

Building History and Current Condition

Since its construction, 1100 Pine Street has housed diverse businesses, including a hydrogen production plant, hair salon, yarn store, auto sales/repair shop, and appliance retailer. Today, it hosts My Nature Lab, a nonprofit, experiential educational facility. While My Nature Lab does not contribute directly to the retail sales base, it attracts visitors from the entire front range and neighboring states who often walk downtown for shopping and dining.

The structure has had at least two additions, resulting in a mismatched exterior of vinyl siding and concrete masonry units (CMU/cinderblock). Many of the windows are still single pane. After purchasing the building in 2016, we invested over \$130,000 to replace the roof, install three new HVAC units, exterior signage and lighting and interior/exterior painting. These efforts improved the comfort and marketability of the space, but did not do much to give the building more curb appeal.

Proposed Improvements: A Modern, Low-Maintenance Makeover

We would now like to perform a more significant makeover that will make the building more attractive, energy efficient, and low maintenance.

Exterior Finish: A hard-coat stucco exterior with added insulation over the entire building will provide a more efficient, maintenance-free surface for many years. We believe stucco would look clean and appropriate given the shape of the building, but would consider alternative coverings such as fiber cement panels if the commission thinks it is more desirable.

Architectural Enhancements: Three square columns will be added on the front façade to frame and soften the existing upper bump-outs, creating a more cohesive and attractive appearance.

Windows: All single-pane windows will be replaced with energy-efficient double-pane vinyl frames, matching the building's newer sections for uniformity and reduced heat loss.

Site Upgrades: The asphalt parking spaces immediately in front of the building will be replaced with a safely enclosed and attractive concrete courtyard. Planters, aquatic turtle tanks and picnic tables will further enhance this new area. My Nature Lab is open to the public and these amenities will not be restricted to private use. (Note that per LRC guidelines, the planters, tanks and picnic tables are not included in the budget or reimbursement request.) The rest of asphalt parking lot will be replaced at the same time. My Nature Lab is also working with a local arts group on a vibrant mural for the northeast corner. Details will be provided as that project progresses.

These changes will eliminate blight risks, lower utility bills, and create a pedestrian-friendly gateway that invites foot traffic.

Further Potential Economic Impact

Our company also owns a vacant lot to the south of this property. We have entertained numerous ideas for development but have not hit on anything that enhances the area and makes financial sense. In addition, all of the residential properties on the north side of Pine Street are now for sale with the hope of combining many of them into a cohesive redevelopment. It is our hope that a more attractive corner will spur some interest. The Planning Department's Comprehensive Plan update for the area may also increase the possibilities for all of the remaining properties. Added development would increase the tax base and revenue to the LRC.

While the changes envisioned may sound relatively minor, we believe this project will greatly enhance a very visible corner at the entrance to downtown Louisville.

Budget and Timeline

Project costs are estimated at \$225,752, including a generous 20% contingency. We respectfully request a 75% reimbursement from the LRC, for a maximum amount of \$169,314. We hope the LRC will join us in viewing this (and the remaining \$56,438 owner contribution) as a solid investment in the current tenant's mission and the community's future.

Materials are typically delivered 6 weeks after orders are placed. Weather permitting, framing and stucco should take another 6 weeks. Asphalt can possibly be completed this year but will likely need to be done in the spring. Concrete will be installed in spring 2026. We would like to request that the Building Work and Flatwork be reimbursable as separate phases per recent LRC procedure. Using half of the contingency in each phase, Building Work would be reimbursable at \$85,577 and Flatwork at \$83,737.

We appreciate the LRC's commitment to revitalizing Louisville and value our past collaborations. Thank you for your consideration,

Sincerely,



Michael Kranzendorf
Manager, Amterre Pine II LLC

Enclosures: Renderings, Bids, Product Pages, Budget



For Demonstration Only - Not a Model!

**Concrete Pad,
Planters, Picnic
Tables**

Replace Asphalt Parking Lot





Relocate Signage

Insulate and Hardcoat Stucco Entire Building

Extend Architectural Columns to Ground

STYLISH DESIGN

Traditional style

The wider frame profile creates unique shadow lines for a classic look that is elegant and timeless.

VIEWING AREA

Even sightlines

Enjoy even sightlines from top to bottom and across operating styles for a streamlined and aesthetically pleasing look throughout your home.

Cross Section Drawing

Tuscany Picture Window

1 3/8" Fin Setback



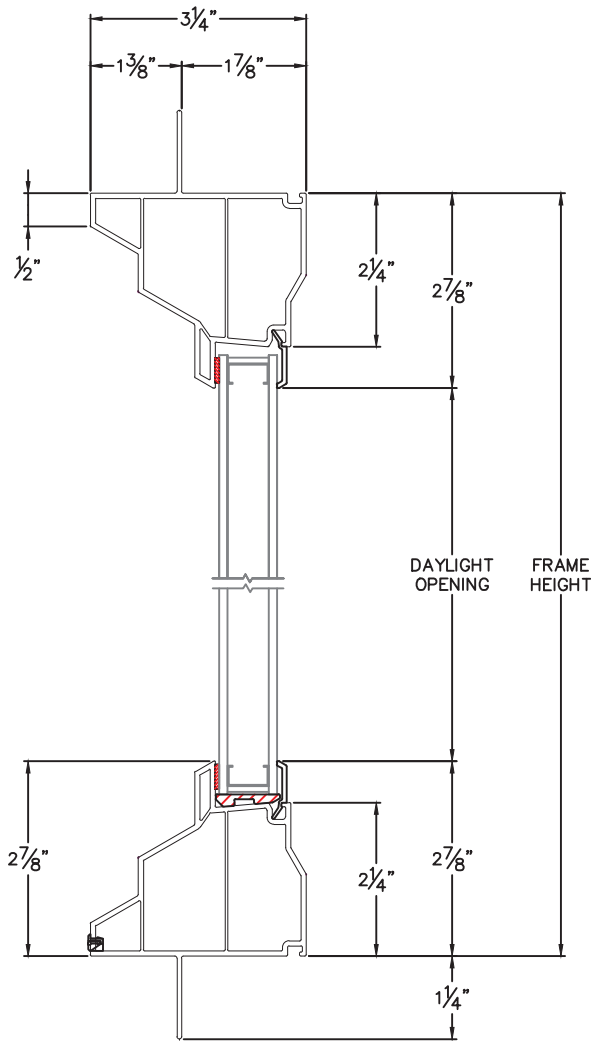
Clearly the best.™

CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	8320T-01 PW	Inch

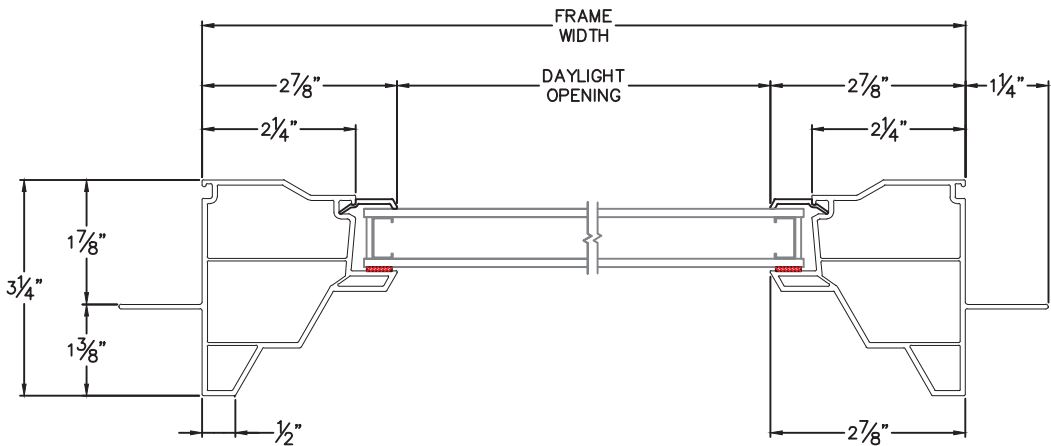
More Technical Documents can be found at milgard.com/professionals
Due to continual research and development, details may be changed at any time. ©2013 Milgard Mfg.

PICTURE WINDOW

SERIES 8320



HEAD & SILL



JAMBS

(P) 303 661-3021 (F) 303 661-9499

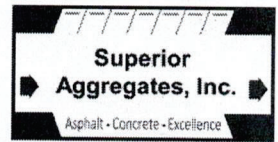
bids@superioraggregates.net

www.superioraggregates.net

P.O. Box 894, Lafayette, CO 80026

Proposal For Work 2025

01178-24BN 10/24/2025



Attention: Mike Kranzdorf

Estimator TITO / ca

Page No. 1 of 2

Proposal Submitted To: Amterre Pine, LLC		
Proposal Street Address: 2318 Dennison Lane		
Proposal City, State, & Zip Code: Boulder CO 80305-		
Phone Number: (720) 304-3200	Extension: 0	Fax Number: (000) 000-0000

Job Contact: Mike Kranzdorf	Job Contact Cell #: (000) 000-0000
Job Contact Email Address: mike@amterre.com	
Job Name: Concrete Courtyard	
Job Location: 1100 Pine Street	Job City: Louisville

Superior Aggregates Will Perform The Following:

LABOR AND MATERIALS TO INSTALL A NEW CONCRETE COURTYARD:

1. Saw cut.
2. Demo and haul off asphalt and concrete debris.
3. Grade to proper depth.
4. Import road base material - approximately 15 tons.
5. Compact subgrade.
6. Form, pour and finish 4500 psi concrete at 4-inch depth.
7. Broom finish.
8. Area measures 1,500 square feet

TOTAL COST.....\$ 18,837.00
If Customer Pays on Time, By Check or Cash, Customer May Apply a Discount of.....\$ 637.00

RECOMMENDED OPTIONS:

1. Install #3 rebar every 2.0 feet on center.....\$ 1,260.00
2. Apply cure/seal.....\$ 930.00
3. Weather protection, if needed (may discolor concrete).....\$ 700.00

NOTE: May have to raise elevation at building or asphalt redone to accommodate positive drainage. No permits or testing of any kind. Quantities subject to change. Pricing based on square footage given by Owner.

Pricing Subject to Change Monthly

SCHEDULING FOR SPRING OF 2026 SEASON

ACCEPTANCE OF PROPOSAL: This proposal is open for thirty (30) days. By signing below or otherwise acknowledging acceptance in writing, customer accepts this proposal at the prices, terms, conditions, and all other specifications set forth on this page, and additional pages, including a Guarantee of 1 year (except on the sealing of cracks) and those set forth on the accompanying Terms and Conditions page identified as Form No. 2215, Revised January 1, 2019, and on any other attached or accompanying pages. Any changes in the work or specifications after acceptance of this proposal shall be by separate, written agreement.

TERMS OF PAYMENT: One Third (1/3) of total price is due upon acceptance of proposal with the remainder due upon completion. If customer fails to pay as agreed, customer shall pay all costs of collection, interest on past due amounts at one and a half percent (1.5%) per month, and reasonable attorney's fees.

PERFORMANCE: Time of performance is subject to mutual scheduling and weather, and any strikes or delays beyond our control. All work to be completed in a good workman like manner according to specifications and standard industry practices. All materials to be as specified or equal.

Submitted By: Dave Nissen

Please sign below, return to Superior Aggregates Inc., and retain a copy for yourself.

Accepted By: _____

Print Name: _____

Date of Acceptance: _____

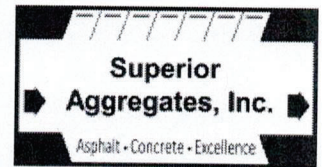
By: _____ Via: Email Fax USMail Time: _____ Confirmed: _____

2024

Proposal For Work

01178-24BN

10/24/2025



Page No. 2 of 2

Continued - Amterre Pine, LLC, 110 Pine Street Page 2 -

NOTES: This proposal assumes the existing pavement thickness is not greater than the paving depth proposed. We are not responsible for pavement failures due to unstable subgrade beneath and/or adjacent to our work. We cannot guarantee positive drainage on existing or proposed areas of less than two percent (2%) slope. Any soft or unstable areas will be corrected on an hourly basis at the direction of the owner's representative or by others. Superior Aggregates is not responsible for any damage to sprinkler lines or their electrical control wires, traffic loops, or any utility that was not installed at the proper depth or according to industry standards.

EXCLUSIONS: Engineering, permits, inspection fees, testing, surveying, staking, bonding, adjustments of water valves and manholes, pavement markings, traffic control, subgrade prep, wheel stops, rotomilling, erosion control (unless otherwise specified).

FINAL BILLING AS PER ACTUAL FIELD MEASUREMENTS AND QUANTITIES INSTALLED.

CORRECTIONS, IF NECESSARY, WILL BE MADE WITH UNIT PRICING APPLIED.

PLEASE NOTE THAT MATERIAL PRICING MAY CHANGE ON THE 1ST OF EACH MONTH.

ACCEPTANCE OF PROPOSAL: This proposal is open for thirty (30) days. By signing below or otherwise acknowledging acceptance in writing, customer accepts this proposal at the prices, terms, conditions, and all other specifications set forth on this page and additional pages, including a Guarantee of 1 year (except on the sealing of cracks) and those set forth on the accompanying Terms and Conditions page identified as (Form No. 2215, Revised January 1, 2019), and on any other attached or accompanying pages. Any changes in the work or specifications after acceptance of this proposal shall be by separate, written agreement.

PERFORMANCE: Time of performance is subject to mutual scheduling and weather, and any strikes or delays beyond our control. All work to be completed in a good workman like manner according to specifications and standard industry practices. All materials to be as specified or equal.

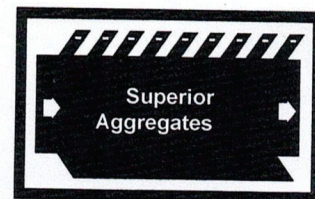
Submitted By: Dave Nissen ASST mgr.

Please sign below, return to Superior Aggregates Inc., and retain a copy for yourself.

Accepted By: _____

Print Name: _____

Date of Acceptance: _____



Superior Aggregates & Paving

CONCRETE TERMS and CONDITIONS

Superior Aggregates, Inc. uses 4000 to 4500 psi concrete with a minimum of 564 pounds of concrete per cubic yard with a water to cement ratio of less than 47 per cent.

1. We DO provide control joints in new concrete, however, this does NOT guarantee cracks will not form outside these joints.
2. We DO recommend using rebar.
3. We DO recommend using concrete cure.
4. We DO recommend using concrete sealer at least 28 days after installation. Please ask if interested in pricing.
5. We DO NOT recommend applying salt, chip or chlorides to concrete (keep in mind that cars can transfer these from the street onto driveways and walks they cross over or park on) thus the reason for sealer. Salt and/or ice melt products can and are likely to damage concrete.
6. Please remove snow and ice promptly from concrete to limit freeze/thaw!
7. DO NOT use metal scrapers or metal plow blades to remove snow and ice. DO NOT use tire chains or studded snow tires on concrete!
8. Superior Aggregates & Paving, LLC warrants all new concrete workmanship for a period of one (1) year from the date of installation. We guarantee materials if above recommendations are selected.

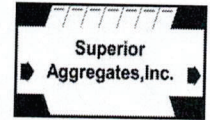
WARRANTY: Superior Aggregates & Paving, LLC will order high quality concrete. We will form, pour and finish all concrete with the highest standard of workmanship. We will place rebar in the concrete, (if selected by customer), provide crack control joints with proper spacing to minimize random cracking. However, even with all these preventative measures in place, we cannot guarantee that a crack(s) will not develop outside of the control joints. Please be aware that with the installation of rebar, any cracking that may occur will be in the form of a hairline crack. **PLEASE NOTE:** Each batch of concrete may have color variations. This applies to regular gray concrete or colored concrete. Also, if part of your new concrete is in the shade and/or protected from weather and part of it is not, the concrete in each of these two areas will begin to look a little different in appearance. Concrete is particularly susceptible to this during the few months after new installation. Stamped concrete can and will have variations in the stamping and texture as this is to be expected.

Accepted By: _____ Print Name: _____ Date of Acceptance: _____

Submitted By: Dave Nissen

SUPERIOR AGGREGATES & PAVING, LLC

ASPHALT AND CONCRETE TERMS & CONDITIONS



1. SCOPE OF WORK: Superior Aggregates & Paving, LLC hereinafter ("Superior") will furnish all necessary labor, material and equipment to complete the work herein specified. Payment of any wages to employees for work performed **DOES NOT** include Bacon Davis wages per the Bacon-Davis Act of 1931 or any subsequent revisions to that Act, unless so specified on the proposal.

2. ACCEPTANCE OF PROPOSAL: The person or persons accepting this proposal represent that they are the owner of the premises on which the work is to be done, or they are the authorized representative of the owner, and that permission and authority is hereby granted to Superior to perform such work on those premises. If Superior is to provide construction stakes and/or to perform engineering services of any kind, then the person or persons and/or the company accepting this proposal hereby covenant and agree to save and hold harmless Superior from and against any and all damages, claims, costs, or expenses whatsoever arising from or growing out of this service as performed especially pertaining to, but not limited to, drainage of water as to direction and amount during construction as well as thereafter.

3. SOIL STERILIZATION: It is to be understood that if soil sterilizers or herbicides are applied, they are applied at the request of the buyer in an effort to retard weed growth, and no guarantee is expressed or implied that their use will have the intended effect. The person or persons and/or the Company accepting this proposal hereby covenant and agree to save and hold harmless Superior from and against any and all damages, claims, costs, or expenses whatsoever arising from or growing out of this service.

4. SOILS MECHANICS: The person or persons of the Company accepting this proposal may wish to obtain an independent Colorado Licensed Soil Engineer for a study of the subgrade soils of his recommendations and pavement design. Superior excludes responsibility of the underlying soils mechanics. Soils may be stable at their natural moisture content but can shrink or swell with changes in moisture. The behavior of swelling soils is not fully understood. The swell potential of any particular site can change erratically; resulting in conditions which cannot always be predicted. As water is the main cause of paving subgrade failures, positive surface drainage away from the paving and judicious irrigation near paved surfaces must be observed to keep the intrusion of water from under the pavement. Performance of the pavement in large part may depend upon the owner keeping the changes in moisture content of the subgrade to a minimum and in providing proper maintenance after construction is complete.

5. PERFORMANCE: Superior cannot give assurance as to a completion date since all work is subject to weather conditions, prior commitments of Superior to third parties, mechanical failures, labor difficulties, fuel or material shortages, fire, government authority or regulation, acts of God, and any cause beyond our control. In addition, Superior will not be held liable for any damages to underground utilities, sprinklers, wiring or to manholes or valves which are not exposed to view, unless we have been notified in writing prior to construction or unless we have been furnished drawings or as-built plans which indicate their location and elevations, and Superior will not be held liable for any damage to underground utilities which were improperly installed or backfilled, including but limited to, damage to transit water pipe lines when riser feeders have not been adequately and properly supported with poured concrete kick blocks. Superior cannot be held responsible for hairline cracks and flaking in concrete which are directly related to the natural curing process of the concrete and the available mix design of the concrete as provided to Superior by material suppliers. Superior WILL include adequate control joints to help control the location of cracks in concrete as it cures. However, installing control joints in concrete does not guarantee how concrete will crack, the direction of cracks, or the severity of cracks. Superior cannot be responsible for damages to buried cable, telephone, electrical, fiber optic, water, sprinkler, or any other utility line that was not located by the home or business owner, or representatives of the property, or a professional locate service prior to the commencement of work if damaged while work was being performed. Superior cannot be responsible for damages due to the removal of barricades, cones, caution tape, or any other device used to delineate the working area when they have been removed by others. Superior cannot be responsible for damages caused by tree roots or damages to trees, bushes and other landscaping plants due to the disturbance or removal of roots during the repair of asphalt or concrete.

6. GUARANTEE: All work completed by Superior under this agreement is guaranteed against defects in workmanship or materials for period of one (1) year from the date of installation unless specifically waived elsewhere in the agreement or in a separate written agreement signed by the person or persons (or their duly authorized agent) accepting this proposal. Superior's liability under this agreement is limited to errors and omissions proximately caused by Superior in the performance of its work as described in this agreement and any change orders and/or additional work performed by Superior. Any claims against Superior related to Superior's work shall be limited to the actual damages that directly result from Superior's errors and omissions provided, however, that under no circumstances shall such actual damages exceed the total amount paid to Superior for Superiors' work. There is no Guarantee of drainage where the slope provided or allowable is less than two (2%) percent. Superior is to be relieved of any responsibility from settlement or failures of the pavement due subgrade failures that include, but are not limited to; inadequate compaction of the paving subgrade by the owner or third parties; no subgrade preparation was included in the proposal; or over watering adjacent to or near the work area. **Superior is to be relieved of any responsibility from failures of any Asphalt Pavement Sealers applied in the months of September, October, November, December, January, February and March of any given year,** unless specifically stated on agreement. Asphalt Pavement Sealers must be allowed to cure without traffic a minimum of 18 hours from the application, for any guarantee. Crack sealants carry a guarantee on material and workmanship only there is no guarantee that Crack Sealant will withstand the forces of expansion and contraction. This Guarantee on will be limited to the re-placement of the material(s) and replacement of the same.

7. FINANCIAL RESPONSIBILITY: If at any time Superior, in its sole judgment, determines that the financial responsibility of the person or persons or the Company accepting this proposal is unsatisfactory, it reserves the right to require payment in advance or satisfactory guarantee that invoices will be paid when due. If any payments are not paid when due. Superior at its option, may cancel any unfulfilled portion of this agreement, without further liability, and all work theretofore completed shall thereupon be due and payable at once.

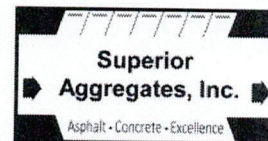
8. TAXES: Quotation includes sales or use taxes as applicable at the point of sale. City and county taxes required from any point of sale other than where material was picked up by Superior are excluded from the price quoted unless specified otherwise in this agreement on job related materials.



Accepted By _____ Print Name _____ Date of Acceptance _____

Proposal For Work 2025

01158-24BN 10/9/2025



Attention: Mike Kranzdorf

Estimator DAVE / mm

Page No. 1 of 1

Proposal Submitted To: Amterre Pine LLC		
Proposal Street Address: 2318 Dennison Lane		
Proposal City, State, & Zip Code: Boulder CO 80305-		
Phone Number: (720) 304-3200	Extension: 0	Fax Number: (000) 000-0000

Job Contact: Mike Kranzdorf	Job Contact Cell #: (000) 000-0000
Job Contact Email Address: mike@amterre.com	
Job Name: Parking Lot	
Job Location: 1100 Pine Street	Job City: Louisville

Superior Aggregates Will Perform The Following:

REVISED BID 10/28/2025

ASSUMING EXISTING LOT IS 1,577 Square Yards: Assuming existing is 4" or less. Assuming 1,500 Sq. Ft. Patio:

1. Excavate & haul off debris.
2. Compact existing subgrade. No over-excavation included.
3. Place and compact 2 lifts hot bituminous asphalt totaling 4 inches.

TOTAL COST..... \$ 69,557.00
If Customer Pays on Time, By Check or Cash, Customer May Apply a Discount of.... \$ 2,352.00

***MATERIAL PRICING SUBJECT TO CHANGE MONTHLY!**

RESET WHEEL STOPS..... \$ 1,035.00
If Customer Pays on Time, By Check or Cash, Customer May Apply a Discount of.... \$ 35.00

RESTRIPE..... \$ 518.00
If Customer Pays on Time, By Check or Cash, Customer May Apply a Discount of.... \$ 18.00

NOTES: This proposal assumes the existing pavement thickness is not greater than the paving depth proposed. We are not responsible for pavement failures due to unstable subgrade beneath and/or adjacent to our work. We cannot guarantee positive drainage on existing or proposed areas of less than two percent (2%) slope. Any soft or unstable areas will be corrected on an hourly basis at the direction of the owner's representative or by others. Superior Aggregates is not responsible for any damage to sprinkler lines or their electrical control wires, traffic loops, or any utility that was not installed at the proper depth or according to industry standards.

EXCLUSIONS: Engineering, permits, inspection fees, testing, surveying, staking, bonding, adjustments of water valves and manholes, pavement markings, traffic control, subgrade prep, wheel stops, rotomilling, erosion control (unless otherwise specified).

FINAL BILLING AS PER ACTUAL FIELD MEASUREMENTS AND QUANTITIES INSTALLED. CORRECTIONS, IF NECESSARY, WILL BE MADE WITH UNIT PRICING APPLIED. **PLEASE NOTE THAT MATERIAL PRICING MAY CHANGE WITHOUT NOTICE!**

ACCEPTANCE OF PROPOSAL: This proposal is open for thirty (30) days. By signing below or otherwise acknowledging acceptance in writing, customer accepts this proposal at the prices, terms, conditions, and all other specifications set forth on this page, and additional pages, including a Guarantee of 1 year (except on the sealing of cracks) and those set forth on the accompanying Terms and Conditions page identified as Form No. 2215, Revised January 1, 2019, and on any other attached or accompanying pages. Any changes in the work or specifications after acceptance of this proposal shall be by separate, written agreement.

TERMS OF PAYMENT: One Third (1/3) of total price is due upon acceptance of proposal with the remainder due upon completion. If customer fails to pay as agreed, customer shall pay all costs of collection, interest on past due amounts at one and a half percent (1.5%) per month, and reasonable attorney's fees.

PERFORMANCE: Time of performance is subject to mutual scheduling and weather, and any strikes or delays beyond our control. All work to be completed in a good workman like manner according to specifications and standard industry practices. All materials to be as specified or equal.

Submitted By: Dave Nissen

Please sign below, return to Superior Aggregates Inc., and retain a copy for yourself.

Accepted By: _____

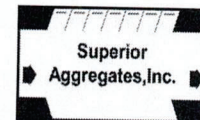
Print Name: _____

Date of Acceptance: _____

By: _____ Via: Email Fax USMail Time: _____ Confirmed: _____

SUPERIOR AGGREGATES & PAVING, LLC

ASPHALT AND CONCRETE TERMS & CONDITIONS



- 1. SCOPE OF WORK:** Superior Aggregates & Paving, LLC hereinafter ("Superior") will furnish all necessary labor, material and equipment to complete the work herein specified. Payment of any wages to employees for work performed **DOES NOT** include Bacon Davis wages per the Bacon-Davis Act of 1931 or any subsequent revisions to that Act, unless so specified on the proposal.
- 2. ACCEPTANCE OF PROPOSAL:** The person or persons accepting this proposal represent that they are the owner of the premises on which the work is to be done, or they are the authorized representative of the owner, and that permission and authority is hereby granted to Superior to perform such work on those premises. If Superior is to provide construction stakes and/or to perform engineering services of any kind, then the person or persons and/or the company accepting this proposal hereby covenant and agree to save and hold harmless Superior from and against any and all damages, claims, costs, or expenses whatsoever arising from or growing out of this service as performed especially pertaining to, but not limited to, drainage of water as to direction and amount during construction as well as thereafter.
- 3. SOIL STERILIZATION:** It is to be understood that if soil sterilizers or herbicides are applied, they are applied at the request of the buyer in an effort to retard weed growth, and no guarantee is expressed or implied that their use will have the intended effect. The person or persons and/or the Company accepting this proposal hereby covenant and agree to save and hold harmless Superior from and against any and all damages, claims, costs, or expenses whatsoever arising from or growing out of this service.
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- 8. TAXES:** Quotation includes sales or use taxes as applicable at the point of sale. City and county taxes required from any point of sale other than where material was picked up by Superior are excluded from the price quoted unless specified otherwise in this agreement on job related materials.



Accepted By _____ Print Name _____ Date of Acceptance _____

**Louisville Revitalization Commission
Façade Improvement Program
Amterre Pine II LLC
1100 Pine Street, Louisville CO 80027
November 4, 2025**

Eligible Improvements:

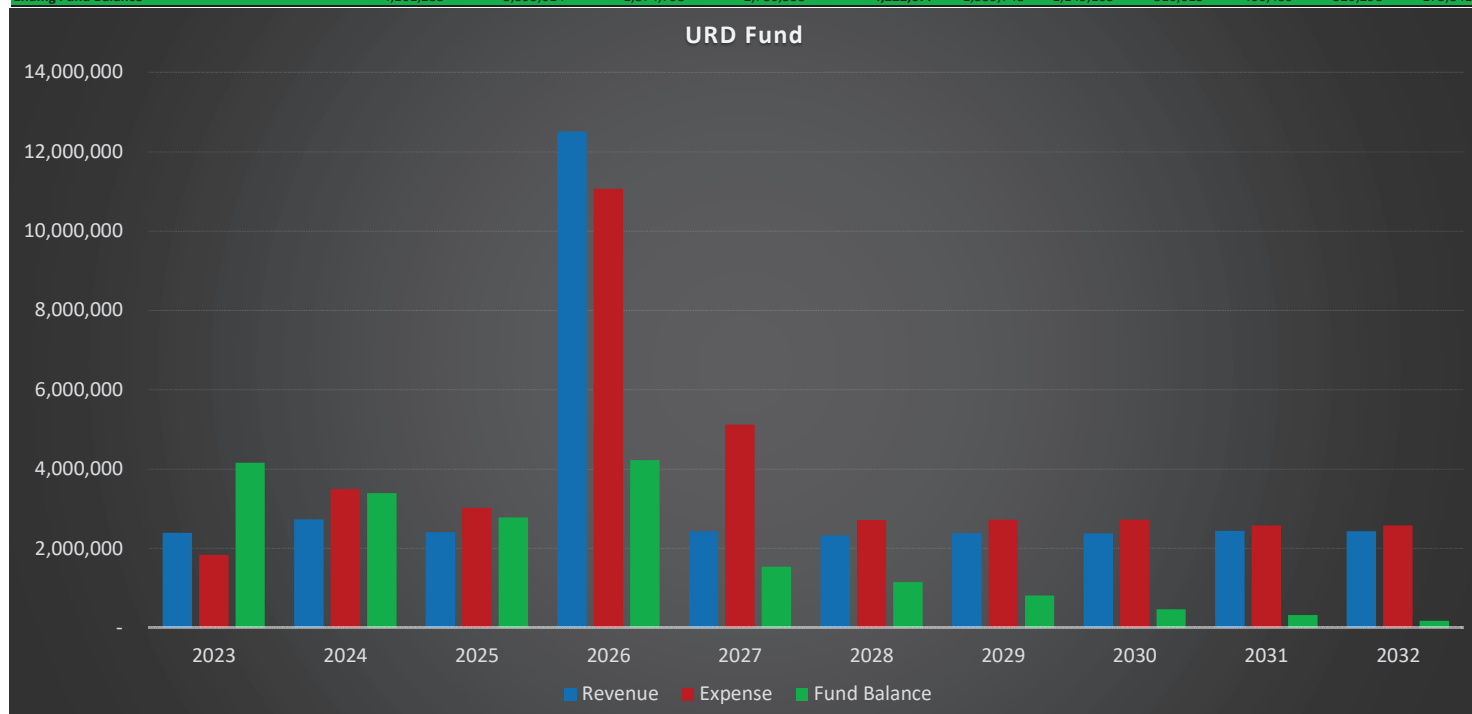
Building Exterior & Windows	\$	95,290
Parking Lot	\$	71,110
Courtyard	\$	21,727
Contingency (20%)	\$	37,625
Total Eligible:	\$	225,752

Requested LRC Reimbursements:	\$	169,314	75%
Owner responsibility	\$	56,438	

Building Work with half Contingency	\$	114,103	
Requested LRC Reimbursements:	\$	85,577	75%

Flatwork with half Contingency	\$	111,650	
Requested LRC Reimbursements:	\$	83,737	75%

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 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



**SUBJECT: PRESENTATION OF THIRD PARTY REVIEW FOR THE DELO
BOOM TIF REVIEW**

DATE: DECEMBER 10, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The Louisville Revitalization Commission (LRC) approved a third party review for the Delo BOOM project in August 2024. The LRC then entered into a contract with Pioneer Development Company to assist in the third-party review for the project located at 1301 Courtesy Road.

The delay in review was due to changes in the site plan that occurred throughout the PUD process. In order to conduct the most accurate review, staff wanted to ensure the project details were as close to PUD approval as possible.

Andrew Arnold, Principal with Pioneer Development Company, will share his review of the project to include construction costs, project costs, identified gaps and additional details.

RECOMMENDATION:

Staff recommends the LRC review and provide feedback to staff on the review and how to proceed.

SUBJECT: STAFF UPDATES

DATE: DECEMBER 10, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

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

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 inform 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

South Street Underpass

City Staff held a stakeholder open house on November 18th for those businesses, property owners and residents that are within the area where the South Street Underpass is planned. City Council at an October meeting directed staff to explore additional options for the underpass, that would not close South Street to vehicular traffic. This open house was the first of two to get feedback from stakeholders in the area on an alternative route/location in the area.

Front and Center Update

The 30% design drawings were submitted to the City by RVi on December 2. The drawings have also been submitted to ECI for pricing and will be submitted to internal city staff for review and comment. The project team will hold a 30% milestone review meeting after issuance of city review comments to RVi. It's anticipated that with the holidays the design review meeting likely won't take place until early January. After the design review meeting the project team will hold a focus group meeting to share progress with the focus group team. The project team will provide a brief presentation and update to the LRC at the February meeting to ensure the team can gather focus group input prior to the update.

SUBJECT: DEVELOPMENT HIGHLIGHTS

DATE: DECEMBER 10, 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. Staff is working with a temporary pop-up on site for the winter season.
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!

SUBJECT: DEVELOPMENT HIGHLIGHTS**DATE: DECEMBER 10, 2025****PAGE 2 OF 2**

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.
Coal Creek Village (SWC South Boulder Road and HW 42)	A mixed use commercial and residential development, with 13,500 sf of commercial space and 186 dwelling units under review through our planning process.
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.