

Louisville Revitalization Commission

Agenda

**Monday, November 14, 2016
Louisville Public Library
1st Floor Conference Room
951 Spruce Street (Northwest entrance)
7:30 AM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of October 10, 2016 Meeting Minutes
- V. Public Comments on Items Not on the Agenda (Limit to 3 Minutes)
- VI. Reports of Commission
- VII. Business Matters of Commission

- a. Core Project Area Tour

All attendees please email aarond@louisvilleco.gov if you will be attending. Hard hats are required for the tour and some will be available.

If you have a hard hat, please bring it.

Closed toe shoes are required.

- VIII. Items for Next Meeting December 12, 2016, 7:30am Library Meeting Room
- IX. Commissioners' Comments
- X. Adjourn

City of Louisville

City Manager's Office 749 Main Street Louisville CO 80027
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Revitalization Commission

Minutes

**Monday, October 10, 2016
Louisville Public Library
1st Floor Conference Room
951 Spruce Street (Northwest entrance)
7:30 AM – 9:00 AM**

Call to Order – Chair Karl Becker called the meeting to order at 7:30 am in the Louisville Public Library at 951 Spruce Street, Louisville, CO.

Commissioners Present: Chair Karl Becker
Steve Fisher
Alex Gorsevski
Rob Lathrop
Bob Tofte

Staff Present: Malcolm Fleming, City Manager
Aaron DeJong, Economic Development Director
Sam Light, City Attorney
Dawn Burgess, Executive Assistant to the City Manager

Others: Randy Caranci, Justin McClure, Chris Pritchard

Approval of Agenda

Approved

Approval of September 12, 2016 Minutes:

Approved

Public Comments on Items Not on the Agenda

None

Reports of Commission

Commissioner Fisher would like a walking tour of the underpass
Chair Becker said Halloween is soon upon us. Please drive safely and watch for kids.

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Business Matters of Commission

DELO Update

All \$4.5 million of bonds have been sold. H2 development is coordinating project for City and DELO. BNSF has completed their portion of the project. Significant work will be done before winter. South Boulder Road was part of the project and that has been completed.

RMCS Justin McClure gave an update. They are thankful for community and bank support. Loans are closed. They have delayed construction of commercial building to allow BNSF to do their work. A lot of horizontal work will begin soon. Underpass may be completed and walkable before winter. Tenants have been lined up for commercial. Tebo property is also leased. McClure welcomes the opportunity for LRC to do a tour.

Chair Becker wants an intentional tour so we understand each piece. The Commission is in favor of a tour.

DEVELOPMENT REFERRALS

DELO Lofts

This project is coming to Planning Commission on Thursday. McClure gave an update saying they have made tremendous progress on the east side of the railroad tracks. Architecture has been updated and resubmitted. All parking is at grade; no below grade parking.

Crystal Springs SRU

Garage on Elm Street in downtown to convert to a tap room. Coming to Planning Commission in November. Will require water and sewer connections. DeJong was unsure of the decision making to retrofit vs new build. Commissioner Lathrop asked about the City acquiring property. Sam Light said land use code must be considered regardless of future interests of a property.

North End Market

Second submittal for the South Boulder Road fronting parcel. This item is going before Planning Commission in November. This is within the Urban Renewal area.

Attorney Light gave an update on how municipalities are dealing with construction defect issues.

Chair Becker brought to the LRC attention the lack of railings on units and asked how greenway will be maintained. Attorney Light said most likely the developer will maintain until HOA takes over.

2017 DRAFT BUDGET

DeJong reviewed the 2017 draft budget for the LRC. TIF revenue is estimated based on information from the County. DeJong has requested funds for a parking analysis.

Commissioner Fisher asked questions about proposals and the parking study. DeJong said no proposals have been received and that he has not developed the RFP yet for the parking study.

Fleming said Council has not seen a parking study as a pressing issue. It is an issue but not as high a priority as other items. Staff finds that it is a more pressing issue. Information to understand how to manage property we bought for parking would be helpful.

Commissioner Tofte said this may be premature is Council is not willing to look at it.

Chair Becker would like specifics from someone who believes parking is a hindrance to development. DeJong said he can ask Dave Sinkey to come to an LRC meeting.

Randy Caranci said it is hard to pull the trigger on putting development together when you can't solve the parking issue. He said parking will always be an issue, especially for office space.

The amount for parking will be left in and await approval from Council.

Chair Becker is uncomfortable spending money on a plaque and party for self-recognition. Commissioner Tofte likes seeing plaques on City buildings. He likes to recognize the effort. Pritchard would prefer that money go toward parking. Commissioner Lathrop believes a simple bronze plaque would be appropriate. He would like to give more thought to the party/celebration. He finds a lot of people don't know what is going on in town so to call attention to it may be a good thing. Commissioner Gorsevski said a party may be appropriate and agrees with Tofte that a simple plaque may be appropriate. Commissioner Fisher would like to do something in both areas; plaque and celebration.

Chair Becker said it goes back to "why are we doing this."

Commissioner Tofte would like to change the name of the line item to something like "Gateway opening." Several Commissioners would like DELO and Tebo to pay for or contribute to the event.

Randy Caranci likes the plaque idea as a sense of history.

When asked by Chair Becker, there was consensus that all would like to leave this item in. They would like the area developers to help out financially.

Items for Next Meeting November 14, 2016

- Walking tour
- Parking discussion though this can be discussed in December
- 550 McCaslin development

Randy Caranci asked about being on an agenda regarding a future development. He should contact DeJong.

Commissioner Comments:

- Commissioner Gorsevski said interviews will be held with architects re: Rec Center Expansion in the event the ballot issues pass, things can move quickly.
- Commissioner Fisher is the LRC liaison to the Impact Fee Committee

Adjourn – The meeting adjourned at 8:51 am

LRC Core Project Area Tour Map

