

## ***Business Retention & Development Committee***

**Monday, May 7, 2018  
8:00 AM – 10:00 AM  
Library Meeting Room  
951 Spruce Street  
(entry on the north side of building)**

- I. Call to Order
- II. Roll Call
- III. Approval of April 2, 2018 Minutes (to be provided at the meeting)
- IV. Approval of Agenda
- V. Public Comments on Items Not on the Agenda
- VI. Business Matters of Committee
  1. Planning Conceptual Review Recommendation Letter
  2. Louisville Business Forum Update
- VII. ED Update
- VIII. Reports from committee members –
- IX. Potential Discussion Items for Next Meeting: June 4, 2018
  - Louisville Business Forum Review
- X. Adjourn



May 7, 2018

Members of the Louisville City Council  
749 Main Street  
Louisville, CO 80027

Re: Non-Binding Conceptual Design Review Process

To the Mayor and City Council:

At the BRaD Committee's April meeting, we invited Planning Director Rob Zuccaro to present the Conceptual Design review idea that City Council heard at their January 9, 2018 Study Session meeting.

Louisville and the region are still experiencing a solid economy and the area is still in high demand and highly desirable. However, properties within the City are not meeting their highest and best use from a community perspective, even in this strong economy. Properties that may be ripe for redevelopment could be suffering from a disconnect between the market potential for the site and the rules and regulations governing its use and design.

The opportunity for a property owner or developer to engage in a conceptual, or sketch, review exercise would allow public consumption of a creative or different take on properties. The community could be open to such a creative or different approach. Our current options for receiving and discussing different viewpoints on a property are expensive to utilize as it requires significant upfront expenses to develop plans for a PUD application, GDP amendment, or Comprehensive Plan review.

The BRaD Committee recommends the City Council pursue instituting a conceptual design review option. We believe the benefits of encouraging creative thought on challenged properties outweigh the perceived risks of providing early input outside of a quasi-judicial review process.

Sincerely,

Members of the Business Retention and Development Committee

**SUBJECT: BUSINESS FORUM UPDATE**

**DATE: MAY 7, 2018**

**PRESENTED BY: AARON DEJONG, ECONOMIC DEVELOPMENT**

Staff is preparing for the Louisville Business Forum on May 17<sup>th</sup>. The location will be Ascent Church at 550 S. McCaslin Blvd.

Currently, there are 85 attendees for the event and likely will be a few more to register prior to the event. Hors d'oeuvres and beer have been ordered as the event is over the evening dinner hour.

Staff will have a rough draft of the presentation available at the meeting for the Committee to review and suggest revisions/additions/deletions.

**SUBJECT: ECONOMIC DEVELOPMENT UPDATE**

**DATE: MAY 7, 2018**

**PRESENTED BY: AARON DEJONG, ECONOMIC DEVELOPMENT**

Vaisala to grow in CTC

Vaisala, a Finland based environmental measurement company with their US Headquarters in Louisville, has decided to expand their operations in the CTC. They will be submitting plans to build a new office building adjacent to their existing location at 1974 South Taylor Avenue.

<https://www.denverpost.com/2018/04/13/vaisala-new-headquarters-louisville/>

City Council approves Assistance Agreement with Solid Power Battery

At their May 1, 2018 meeting, the City Council approved a business assistance agreement with Solid Power Battery to expand their Louisville operations to include a pilot plant to manufacture sample batteries with their solid state battery technology. The Company was also considering the expansion in other areas of the Front Range or in Germany, to be close to existing customers.

Terraces on Main continued to July 17, 2018

Boulder Creek Neighborhoods' proposed redevelopment in the 700 block of Main Street has been continued by the City Council to July 17, 2018, at the request of the applicant.

RFP for a Real Estate Consultant to evaluate the former Sam's Club area

City Council at their April 3, 2018 meeting directed staff to prepare a Request for Proposals to engage a real estate consultant to evaluate the area around Sam's Club. Such evaluation will include components including; evaluating current rules and regulations upon the property, identify the market potential for the area, evaluate differing development scenarios as to their viability, and other components.

2018 Quarter 1 Revenue Report

The Finance Department released their Q1 2018 Revenue Report (link below to report). Overall, the percentage differences from Q1 2017 for each revenue source are as follows;

- Sales tax +9.0%
- Consumer Use Tax +9.6%
- Building Use Tax -6.1%
- Auto Use Tax +6.1%
- Lodging Tax +1.3%

<http://www.louisvilleco.gov/home/showdocument?id=18664>