

# ***Louisville Revitalization Commission***

## ***Agenda***

**Monday, September 12, 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 August 8, 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. DELO Update
  - b. 2017 Budget Discussion
- VIII. Items for Next Meeting October 10, 2016, 7:30am Library Meeting Room
- IX. Commissioners' Comments
- X. Adjourn

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***City of Louisville***

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# ***Revitalization Commission***

## ***Minutes***

**Monday, August 8, 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: Karl Becker, Chair  
Steve Fisher  
Alex Gorsevski  
Rob Lathrop  
Michael Menaker  
Bob Tofte

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

Others: Randy Caranci, Chris Pritchard

**Approval of Agenda**  
Approved

**Approval of June 13, 2016 Minutes:**  
Approved

**Public Comments on Items Not on the Agenda**  
None

**Reports of Commission**  
None

## **Business Matters of Commission**

### **DELO Update**

Delo Plaza is coming out of ground. Core expected to be completed in the fall. Delo Phase I is continuing, half under construction. Apartment foundation have been started. RMCS is still working on financing for the commercial building.

South Street gateway – BNSF was on the site but pulled off. We expect them to be back to put bridge on this month.

TFI bonds - \$3.75 sold - \$1.1 million paid out.

Commissioner Menaker said Delo Flats goes to Planning Commission on September 3<sup>rd</sup>. He suggests LRC members attend to give public support for the Special Review Use.

Projects seem to be coming online more slowly than we anticipated. How does that affect out TIF? DeJong said the first townhomes hit the books next year. Hard to estimate when the apartments will be assessed. No timeline on the Arnold property.

No confirmation on businesses for Delo Plaza.

We have a contract with CDOT for signals at Short St.

### **Downtown Parking Discussion**

DeJong gave a presentation on Downtown Parking. The presentation is included in the LRC packet.

Potential sites for a parking structure are an issue. City owned lot attached to Delo cannot accommodate a parking structure.

Randy Caranci asked if the City has inquired about obtaining property south of the Blue Parrot. The alley east of Blue Parrot – are there utilities there? That block could be utilized to build a structure. He suggested free parking in a structure and paid parking on the street to create new habits and patterns of drivers.

Payment in lieu of parking was discussed. Parking fee in lieu is so low, Council may not approve plans for development because there is not enough parking, even with parking-in-lieu fees paid. Fee in lieu fees go into a parking fund.

Commissioner Menaker said parking is an economic development issue and quality of life issue for neighborhoods. Downtown businesses are not doing great. The City has an unmet parking obligation because City has employees that have to park. Public-Private partnership is necessary.

Commissioner Gorsevski wondered if other areas, underutilized areas outside of downtown have been considered for a parking structure. He also asked about downtown residential parking. Old town is hit two-fold: lack of homeowner parking and various employees using street parking.

Chris Pritchard said more projects have been brought forward where alley usage is increasing. Council needs to look at a parking plan. Hwy 42 will be a nice gateway; we should consider the ball fields.

Commissioner Lathrop said the progression should be parking meters. Then the underpass will be built and parking on that side of the tracks should be an option for employees. Seeing how that behavior changes the parking dynamic would help provide information before spending millions on a parking structure.

Commissioner Fisher said if you do meters, you would have to do a parking plan because meters would push even more people into the neighborhoods.

Commissioner Tofte asked about parking meter technology.

City Manager Fleming said everyone has raised good points. He said there are many questions to be evaluated: how far will people walk? How far east should we consider? We need an expert to help answer those questions and he hopes Council will consider that request.

Randy Caranci said we if park people on the east side of Hwy 42 we need an underpass. If there is parking near the Blue Parrot, it could be wrapped with businesses.

Chair Becker said there is an opportunity to do something more creative. He suggested a trolley and an experience; an experience of getting downtown. He said that is worth a conversation. Perhaps a trolley from CTC. He challenged the LRC to think differently.

### **Executive Session**

Chair Becker requested the Louisville Revitalization Commission (LRC) convene an Executive Session. Attorney Sam Light said the LRC is requesting an executive session for purposes of discussion of pending litigation and real property acquisitions and dispositions to discuss threatened legal action regarding implementation of the 550 S. McCaslin Urban Renewal Plan and to discuss strategy related to the acquisition and disposition of real property. Regarding executive session procedures, the LRC in its Bylaws has expressly chosen to follow the rules applicable to the City Council, and the LRC Bylaws state "the Commission may hold an executive session for the same purposes and in accordance with same procedures applicable to executive sessions of the Louisville City Council." Therefore, as a first step and prior to entertaining any

motions for the executive session, DeJong will read a statement required to be read into the record pursuant to the City Code.

DeJong read the statement required by the City Code.

City Attorney Light stated the authority to conduct an executive session: Regarding the authority for the executive session, Section 5-2(c) of the home rule charter authorizes an executive session for the purpose of consideration of real property acquisitions and dispositions, provided such session is limited to consideration of appraisals and other value estimates and strategy for the real property acquisition or disposition. An executive session for this purpose is also authorized by Section 24-6-402(4)(a) of the Colorado Open Meetings Law.

Section 5-2(d) of the home rule charter also authorizes an executive session for the purpose of consultation with an attorney representing the LRC with respect to pending litigation, which includes actual pending lawsuits as well as situations where the person requesting the session believes in good faith that a lawsuit may result. An executive session for this purpose is also authorized by Section 24-6-402(4)(b) of the Colorado Open Meetings Law.

Chair Becker made a motion to go into executive session for the purpose of consideration of potential real property acquisitions and dispositions in relation to the 550 S. McCaslin urban renewal plan, but only as to appraisals and other value estimates and strategy for same, and that the executive session include the City Manager, Economic Development Director, Attorney Sam Light..

Commissioner Fisher seconded the motion.

Vote (the motion carried by a vote of 6 – 0)

Chair Becker made a motion to go into executive session for the purpose of consultation with an attorney representing the LRC with respect to pending litigation, and that the executive session include the City Manager, Economic Development Director, Attorney Sam Light.

Seconded by Commissioner Tofte.

Vote (the motion carried by a vote of 6 – 0)

The LRC adjourned to executive Session at 8:17 am

Report – Discussion/Direction/Action – Real Property Acquisition and Disposition and Pending Ligation

Sam Light gave a report on the executive session. No specific action is requested.

The LRC Reconvened in Open Meeting at 9:22 am

**Items for Next Meeting September 12, 2016**

Delo Update

**Commissioner Comments:**

Sam Light said that the City is in negotiations with the Bennet property South of the Gateway. The owner is concerned the walkway will eliminate parking in front of his rentals. The City has received a letter from the owner's attorney requesting compensation for the loss of on-street parking. Building and Planning is trying to minimize impacts. City Manager Fleming said discussions date back to 2013.

**Adjourn** – The meeting adjourned at 9:26 am

**SUBJECT: DELO UPDATE**

**DATE: SEPTEMBER 12, 2016**

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

**SUMMARY:**

This memo is to give an update on the main projects commencing within the Core Area of the redevelopment area.

**DISCUSSION:**

DELO Plaza

The inline retail project is under construction and core and shell is expected to be complete in the fall. Tebo Properties anticipates having tenants operational in the first few weeks of December.

DELO Phase 1

Boulder Creek continues on the townhomes. Approximately half of the units are either complete or under construction.

DELO Phase 2

The foundations for the residential buildings have been formed, poured, and are undergoing slab preparation in order to accommodate vertical construction. More specifically, the stair towers and framing will begin in the last week of September with the first building being delivered to market in the middle of May 2017 (The Caledonia building). Coordination for the public infrastructure is ongoing among RMCS, the City, and the general contractor, H2 Development Services. RMCS anticipates that Colorado Hardscapes, the primary contractor for hardscape elements for all of Phase 2, will be onsite on October 1<sup>st</sup> to begin construction on key public improvements such as Nawatny Greenway, Caledonia Plaza, and the Cannon Street Woonerf. A “mock-up” of the Cannon Street Woonerf has been formed west of Front Street adjacent to the Comcast building; RMCS, the City, and Colorado Hardscapes are coordinating adjustments to the final design.

South Street Gateway

The BNSF started work in July, but the crew assigned to the work was reassigned to other required work. The expectation is for the crew to come back in late September to complete their work. The bridge is sitting on site, and the main component left to complete is sinking the bridge upon the foundation piers, weld them together, and then rebuild the track on top of it.

TIF Bonds

**SUBJECT: DELO UPDATE**

**DATE: SEPTEMBER 12, 2016**

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To date, \$3,750,000 of the total \$4,500,000 bonds have been sold. Through Pay Request #10, \$1,095,271.43 has been paid for work completed. The remaining \$750,000 in bond allocation will be sold with the loan closing for the commercial building project. RMCS anticipates funding the final tranche of the bonds and closing the commercial loan with Centennial Bank and Trust during the third week of September.

**SUBJECT: POTENTIAL TIF PROJECTS**

**DATE: SEPTEMBER 12, 2016**

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

**SUMMARY:**

The 2017 LRC Budget must be approved prior to the end of 2016. Staff would like the Commission to discuss potential projects for consideration of funding in 2017.

**BACKGROUND:**

The 2017 LRC Budget year will continue to see revenues increase with property assessments and redevelopments continuing. Attached is a slightly modified staff developed TIF model from 2015. The County has not provided valuation estimates for taxes payable in 2017 and the model will need to be updated when that information becomes available. Several projects will change from estimated increases to actual increases including; Centre Court Apartments, DELO Phase 1, DELO Plaza, North End, and potentially portions of DELO Phase 2.

Current estimates for unencumbered funds available in 2017 is approximately \$300,000. This figure will be refined as staff receives more information from the County and progress on development projects.

**LIST OF POTENTIAL PROJECTS:**

Historic Grain Elevator

The redevelopment of the parcel has needed public infrastructure upgrades. The upgrades will be identified in an approved PUD. The design is scheduled to go in front of City Council on May 19, 2015.

Coal Creek Station

The owners have received PUD approval for the redevelopment of the property into approximately 30,000 sf of retail/office space and 51 housing units consisting of duplexes and tri-plexes. No application has been received requesting assistance.

Pine Street Plaza

Being at the entrance of downtown and the Urban Renewal Area, Mike Kranzdorf may have a desire to redevelop the property. Public infrastructure complicates the property, making a redevelopment more difficult.

Addressing impacts to existing neighborhoods

With redevelopment projects progressing, the surrounding neighborhoods may experience impacts relating to changing travel patterns, additional uses, and increased

business. There may be projects that can minimize the impacts, or improve the connections, between the existing neighborhoods and the redevelopment projects.

#### Louisville Plaza

The Louisville Plaza is under new ownership as of 2014 and they may have small improvements planned in the future. The public infrastructure is adequate for the current development and no upgrades have been identified.

#### Village Square Shopping Center

The western portion of the Village Square Shopping Center has not seen significant reinvestment and does not match the revitalized eastern portion of the center, containing Alfalfa's, Papa Murphy's, SuperCuts, Elements Massage and the Centre Court apartment project. The owners have considered façade or parking lot improvements to refresh the center, but no decisions have been made, nor an application for assistance.

#### Downtown Parking

The growth of downtown, particularly in restaurant and retail operations, has created parking demand in the afternoons and evenings that consume all the supply within the core business area. Patrons are parking in the surrounding Old Town neighborhood, creating concerns for residents. Additional supply for evening use will lessen the impact on the Old Town neighborhood. All day parking is also reaching capacity with the increase in service employees and office uses. Availability of day parking is preventing redevelopment of underutilized properties and makes downtown less convenient for residents and visitors.

#### Downtown Streetscaping

With the redevelopment area, South Street Pedestrian Gateway, and grain elevator projects progressing, an opportunity will exist to extend the pedestrian reach of downtown by improved streetscaping, landscaping, and public art.

#### Downtown Entrance Improvements

Pine Street from Hwy 42 into downtown is the main entrance point for visitors, and the intersection of Main and South Boulder Road is a close second. Each of these locations lack the amenities to truly welcome visitors to downtown.

#### **ATTACHMENTS:**

- 1) 2016 LRD Amended Budget
- 2) 2016 09 07 TIF Model

**City of Louisville, Colorado  
Urban Revitalization District Fund  
2016 Budget Amendment**

Account Description	2015 Budget	2015 Estimated	2016 Budget
<b>Beginning Fund Balance</b>	<b>726,608</b>	<b>726,608</b>	<b>202,718</b>
General Property Tax Revenue	363,740	392,900	562,200
Core Area Project Proceeds - City of Louisville	490,000	490,000	-
Interest Earnings	700	2,000	2,000
Net Increase (Decrease) in Fair Value	-	-	-
Developer Contribution	-	-	-
Bond Proceeds	-	-	3,750,000
<b>Total Revenue</b>	<b>854,440</b>	<b>884,900</b>	<b>4,314,200</b>
Professional Services - Investment Fees	50	200	200
Professional Services - Other	-	-	-
Support Services - City of Louisville	42,000	42,000	33,180
Capital Contribution - City of Louisville	45,000	45,000	65,000
Repayment of TIF Revenue to Boulder County	54,250	28,090	40,200
TIF Rebate - Safeway/Loftus Development	-	-	91,200
Regional Detention Facility	325,000	-	-
South Street Reconstuction	-	-	-
Payments from Construction Fund - DELO Development	967,000	967,000	3,750,000
Bond Maintenance Fees - Paying Agent	1,500	6,500	1,500
Interest - Bonds	-	-	315,000
Bond Issuance Costs	-	-	37,500
<b>Total Expenditures</b>	<b>1,434,800</b>	<b>1,088,790</b>	<b>4,333,780</b>
<b>Ending Fund Balance</b>	<b>146,248</b>	<b>522,718</b>	<b>183,138</b>

TIF District Analysis

Res AV % 7.96%  
Comm AV % 29%

  = Actual Values  
  = Cells that can be modified

Assumptions:																	
	Organic Value Growth 2%																
Includ	Mill Levy	84.450	84.450	85.187	85.187	83.387	83.387	83.387	83.387	83.387	83.387	83.387	83.387	83.387	83.387	83.387	
	Tax Year as of January 1	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
	Year Tax paid	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Assessed Value Base	28,724,674	29,466,021	28,853,950	28,419,543	37,803,464	38,559,533	39,330,724	40,117,338	40,919,685	41,738,079	42,572,840	43,424,297	44,292,783	45,178,639	46,082,212	47,003,856
	Assessed Value Total	29,413,479	30,235,128	31,139,814	32,983,771	44,334,564	45,221,255	47,414,603	53,412,059	61,283,634	64,591,943	66,848,024	68,875,116	70,252,618	71,657,671	73,090,824	74,552,641
y	+ DELO Res	-	-	-	-	-	626,850	626,850	3,840,700	-	-	-	-	-	-	-	-
y	+ DELO Comm	-	-	-	-	-	-	-	1,216,234	-	-	-	-	-	-	-	-
y	+ DELO Phase 2 Res	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
y	+ DELO Phase 2 Comm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
y	+ Safeway	-	-	-	-	-	-	2,871,570	-	-	-	-	-	-	-	-	-
y	+ Arnold	-	-	-	-	-	-	-	194,662	623,460	547,335	278,600	-	-	-	-	-
y	+ North End Res	-	-	-	-	-	636,800	1,026,840	788,040	788,040	398,000	398,000	-	-	-	-	-
y	+ North End Comm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	+ BOOM	-	-	-	-	-	-	-	630,300	630,300	-	-	-	-	-	-	-
y	+ TEBO	-	-	-	-	-	-	424,900	-	-	-	-	-	-	-	-	-
	<b>Total Assessed Value plus Projects</b>	<b>29,413,479</b>	<b>30,235,128</b>	<b>31,139,814</b>	<b>32,983,771</b>	<b>44,334,564</b>	<b>46,484,905</b>	<b>52,364,763</b>	<b>60,081,995</b>	<b>63,325,434</b>	<b>65,537,278</b>	<b>67,524,624</b>	<b>68,875,116</b>	<b>70,252,618</b>	<b>71,657,671</b>	<b>73,090,824</b>	<b>74,552,641</b>
	Total TIF Assessed Value	688,805	769,107	2,285,864	4,564,228	6,531,100	7,925,372	13,034,039	19,964,656	22,405,749	23,799,199	24,951,783	25,450,819	25,959,835	26,479,032	27,008,613	27,548,785
	TIF Revenue	58,170	64,951	194,726	388,813	544,609	660,873	1,086,869	1,664,793	1,868,348	1,984,544	2,080,654	2,122,267	2,164,713	2,208,007	2,252,167	2,297,211
	Prior Year Fund Balance				157,759	522,718	631,047										
	Expenditure Assumptions																
	% Growth of Admin Costs	3%	47.85%	16.50%	10.80%	6.09%	5.17%	3.24%	2.18%	2.00%	1.94%	1.90%	1.92%	1.94%	1.96%	1.98%	2.00%
	% payback to City for Underpass	25%															
	Underpass contribution	\$ 1,300,000															
	Underpass Interest	0.650%															
	County Payment %	7.15%															
	Expenditures																
	Professional Services - Investment Fees	20	20	30	50	200	200	20	20	20	20	20	20	20	20	20	20
	Professional Services-Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Admin & Ops - Current GF Labor Costs	31,120	31,080	32,130	42,000	33,180	34,175	35,201	36,257	37,344	38,465	39,619	40,807	42,031	43,292	44,591	45,929
	Admin & Ops - Prior LRC Liability	32,630	32,460	3,770	-	-	-	-	-	-	-	-	-	-	-	-	-
	Bond Maintenance Fees				1,500	6,500											
	Core Project Area Bond Repayment						52,866	113,079	438,512	447,695	457,055	626,249	638,644	651,283	664,170	677,311	690,711
	Tract One Rebate*					91,200	130,000	125,000									
	Regional Detention Facility Capital Contribution				325,000												
	County Payment				27,800	40,200	47,252	77,711	119,033	133,587	141,895	148,767	151,742	154,777	157,873	161,030	164,251
	Funding for Other Projects					200,000	300,000	450,000	600,000	700,000	1,100,000	1,000,000	1,050,000	1,000,000	1,100,000	1,150,000	1,200,000
	Underpass Commitment				45,000	65,000	75,000	243,489	377,376	424,354	102,295	-	-	-	-	-	-
	<b>Total Expenditures</b>	<b>63,770</b>	<b>63,560</b>	<b>35,930</b>	<b>441,350</b>	<b>436,280</b>	<b>639,493</b>	<b>1,044,500</b>	<b>1,571,198</b>	<b>1,743,000</b>	<b>1,839,729</b>	<b>1,814,655</b>	<b>1,881,213</b>	<b>1,848,111</b>	<b>1,965,355</b>	<b>2,032,952</b>	<b>2,100,910</b>
	<b>Yearly Revenue Exceeding Expenditures</b>				<b>(52,537)</b>	<b>108,329</b>	<b>21,380</b>	<b>42,370</b>	<b>93,595</b>	<b>125,348</b>	<b>144,814</b>	<b>266,000</b>	<b>241,054</b>	<b>316,602</b>	<b>242,652</b>	<b>219,215</b>	<b>196,300</b>
	Ending Fund Balance	(5,600)	1,391	158,796	105,222	631,047	652,426	694,796	788,391	913,739	1,058,553	1,324,553	1,565,607	1,882,209	2,124,861	2,344,076	2,540,376
	% of Revenue	-10%	2%	82%	27%	116%	99%	64%	47%	49%	53%	64%	74%	87%	96%	104%	111%
	Underpass Interest					8,158	7,788	7,351	5,816	3,401	-	-	-	-	-	-	-
	Balance of Underpass Contribution			\$ 1,300,000	\$ 1,255,000	\$ 1,198,158	\$ 1,130,946	\$ 894,807	\$ 523,248	\$ 102,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total to Underpass by Year				45,000	110,000	185,000	428,489	805,865	1,230,219	1,332,514	1,332,514	1,332,514	1,332,514	1,332,514	1,332,514	1,332,514

\*Assumes Safeway increment is received in the Year budgeted (may be different than specified in TIF Rebate Agreement)

