

REGULAR MEETING NOTICE

LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY (4:00 P.M.)

September 12, 2022

**Cleveland Room at Desk Chair
201 East 4th Street in Downtown**

The Loveland Downtown Partnership and Downtown Development Authority are committed to providing an equal opportunity for citizens and does not discriminate on the basis of disability, race, color, national origin, religion, sexual orientation, or gender. The LDP-DDA will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act.

For more information, please call our offices at 970.699.2856.

Agenda
Loveland Downtown Development Authority (DDA)
Regular Meeting
Monday, September 12, 2022 4:00 pm

Cleveland Room at Desk Chair
201 East 4th Street

4:00 pm

1. **Call to Order**
2. **Roll Call**

4:05 pm

3. **Public Comment** (individual introductions / comments are limited to 3 minutes)

4:10 pm

4. **Approval of Minutes**

Special Meeting – August 1, 2022

Regular Meeting – August 8, 2022

Special Meeting – August 15, 2022

“I move to approve (deny) the minutes of the Special Meeting of August 1, 2022, Regular Meeting of August 8, 2022 and Special Meeting of August 15, 2022”

4:15 pm

5. **Presentation & Discussion / Action Items**

- TIF Request – The Collection Project
- DDA Funding of HIP Streets / Pulliam / Foundry Stage
- Ribbon Cutting & Downtown on Tap for Cleveland Station – October 12 / 4:00 p.m.
- Façade Request Update – 504 N. Garfield Avenue
- Development Updates:
 - 4th and Garfield
 - Bank of Colorado
 - Elks Project
 - 404 East 3rd Street

5:30 pm

6. **City Council Report**

- Fogle, Olson - City Council

5:40 pm

7. **Adjourn**

Meeting Minutes
Loveland Downtown Development Authority (DDA)
Special Meeting
Monday, August 1, 2022 4:00 pm

Cleveland Room at Desk Chair
201 East 4th Street

4:00 pm

1. **Call to Order** - Chair Steele, Jr called the meeting to order at 4:01 p.m.
2. **Roll Call.** Steele, Waneka, Bernhardt, Patterson, Fellure, Wyrick, Gressianu, Loomis, Fogle. Also in attendance: Josh Liley, Vince Junglass, Leah Johnson.

4:05 pm

3. **Discussion / Action Items**

- Consideration of a legal services agreement with Liley Law, LLC, and third-party payor agreement between the City of Loveland and Liley Law, LLC.

Hawkins updated the board on an interview board members Fogle and Patterson conducted along with Hawkins with Josh Liley to provide legal services for the Loveland DDA. Liley currently provides legal services for both the Fort Collins and Windsor DDAs. The first item we enlisted him for was assisting in completion of the Draper Redevelopment Agreement. Fogle, Patterson and Hawkins all recommended Liley's services for the DDA.

Fogle moved that we approve/deny the legal services agreement with Liley Law, LLC, and consent to the third-party payor agreement between the City of Loveland and Liley Law, LLC. Patterson seconded the motion which passed unanimously.

- Executive session for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators, pursuant to C.R.S. § 24-6-402(4)(e)(i); and receiving legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b); regarding: (1) the Draper project; and (2) statutory and organizational issues related to downtown development authorities and their governing bodies.

Bernhardt moved that we enter into an executive session for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators, pursuant to C.R.S. § 24-6-402(4)(e)(i); and receiving legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b); regarding: (1) the Draper project; and (2) statutory and organizational issues related to downtown development authorities and their governing bodies. Wyrick second and the motion passed unanimously.

Bernhardt moved to exit the Executive Session. Fogle seconded the motion which passed unanimously.

5:30 pm

4. **Adjourn**

Fellure made the motion to adjourn the meeting at 5:25 p.m. Fogle second the motion which passed unanimously.

Meeting Minutes
Loveland Downtown Development Authority (DDA)
Regular Meeting
Monday, August 8, 2022 4:00 pm

Cleveland Room at Desk Chair
201 East 4th Street

4:00 pm

1. **Call to Order** – Chair Steele, Jr called the meeting to order at 4:01 p.m.
2. **Roll Call** - Steele, Waneka, Bernhardt, Patterson, Fellure, Wyrick- absent,
Gressianu, Loomis, Fogle Also in attendance- Steve Olson, Scott Schorling, Josh Liley, Luke McFetridge, Brian Waldes, Keith and Kim Schuett

4:05 pm

3. **Public Comment** (individual introductions / comments are limited to 3 minutes)
There were no public comments presented

4:10 pm

4. **Approval of Minutes**

Regular Meeting – July 11, 2022

Fogle moved to approve the minutes of the Regular Meeting of July 11, 2022.
Gressianu seconded the motion which passed unanimously.

4:15 pm

5. **Presentation & Discussion / Action Items**

- Façade Grant – 102 West 4th Street and 126 West 4th Street.

Luke McFetridge, a partner in the ownership group of the “Aleworks” block, presented a request for two façade grants. The project has been presented to our façade working group who endorsed the project. That group includes Dave Clark, Doug Rutledge, Stacey Kirsley and Al Hauser. Hauser didn’t participate in this project as his firm was the architect of record.

McFetridge mentioned that the entire block is not of the wonderful brick quality of the Aleworks building. The rest of the block is cinder block so the goal here is to improve the look of the whole block with better lighting, public art and pedestrian improvements including better windows. Waneka and Bernhardt commented they both like the design.

Waneka moved to approve a Façade Improvement Grant with Railyard West, LLC for an amount not to exceed \$17,548 and authorize the Executive Director to prepare and execute the grant and easement agreement. Fogle seconded the motion which passed unanimously.

Bernhardt moved to approve the Project Commitment Terms with Railyard West, LLC for an amount not to exceed \$30,955 authorize the Executive Director to prepare and execute the grant and easement agreement. Fellure seconded the motion which passed unanimously.

- Façade Grant – 304 East 5th Street

Keith Schuett presented façade updates to his building at 304 East 5th Street. The building has been the home of a Karate Studio which has now been broken into the Meat Revolution on the Lincoln Avenue side of the building and the 5th Street side of the building which is the side being considered for façade improvements. Schuett informed the board that design would leave the potential for two tenants but could also work for a single use in the 2,200 square foot space. The board liked the classic new look for the building with red bricks that would match Origins Pizza across the street.

Gressianu moved to approve a Façade Improvement Grant with Keith and Kim Schuett for an amount not to exceed \$31,500 and authorize the Executive Director to prepare and execute the grant and easement agreement. Fellure seconded the motion which passed unanimously.

- Funding RFP – Need for Interview Panel – Hawkins updated the board on the need for an interview panel to meet with proposers to work on the examining funding options for downtown. Gressianu, Patterson and Wyrick all agreed to assist.

- Executive Session:

Executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators, pursuant to C.R.S. § 24-6-402(4)(e)(I), regarding: (1) the Draper project; and (2) a potential intergovernmental agreement concerning funding with the City of Loveland.

Patterson moved that we enter into an executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators, pursuant to C.R.S. § 24-6-402(4)(e)(I), regarding: (1) the Draper project; and (2) a potential intergovernmental agreement concerning funding with the City of Loveland. Bernhardt seconded the motioned which passed unanimously.

A motion to end executive session was made by Waneka, Bernhardt seconded which passed unanimously at 5:06 p.m.

Hawkins made a request to host special meeting on Zoom at 4pm next Monday, August 15, 2022

5:30 pm

6. City Council Report

- Fogle, City Council

Patterson brought up the issue of connectivity of downtown and plans for pedestrian traffic and flow. How do we link the core downtown to Barnes Park and Fairgrounds Parks-Railroad Ave? Addressing and combating blight is our core mission. Concern of City proposal of homeless encampment on City property at SE 3rd and Railroad within the DDA and they have not consulted the DDA.

5:40 pm

7. Adjourn

Patterson motioned to adjourn the meeting at 5:27 p.m. The motion was seconded by Fellure and passed unanimously.

Meeting Minutes
Loveland Downtown Development Authority (DDA)
Special Meeting
Monday, August 15, 2022 4:00 pm

Zoom

4:00 pm

1. **Call to Order** – Chair Steele, Jr called the meeting to order at 4:02 p.m.
2. **Roll Call** - Steele, Waneka, Bernhardt, Patterson, Fellure, Wyrick, Loomis, Gressianu, Fogle. Also in attendance- Steve Olson, Josh Liley, Brian Waldes, Ron Lay, Vincent Junglas, Kelly Jones, Scott Schorling, Linda Rosa and Jocelyn Rowley.

4:05 pm

3. **Public Comment** (individual introductions / comments are limited to 3 minutes)

There were no public comments presented.

4:10 pm

4. **Consideration of a Redevelopment Agreement by and among the City of Loveland, Colorado, the Loveland Urban Renewal Authority, the Loveland Downtown Development Authority and Draper LLC.**

Josh Liley presented the most recent draft of the Draper Redevelopment Agreement and explained key details of the agreement that include limiting the amount out tax increment contributed by the project and allowing the DDA to review parking structure. These items were identified as major requests from the DDA in previous discussions on the project.

Waneka moved that we approve the Redevelopment Agreement by and among the City of Loveland, Colorado, the Loveland Urban Renewal Authority, the Loveland Downtown Development Authority and Draper LLC; authorize the Executive Director, in consultation with DDA legal counsel, to approve changes to the Agreement that do not substantially alter the DDA's rights or obligations thereunder; and authorize the Executive Director to execute the Agreement. The motion was seconded by Fellure and passed 8-1 with Gressianu voted against.

4:30 pm

7. **Adjourn**

Fellure motioned to adjourn the meeting at 4:55 p.m. Bernhardt seconded the motion which passed unanimously.