

**Loveland Downtown Development Authority
Meeting Minutes – December 11, 2017**

**The Regular Meeting of the Loveland Downtown Development Authority (DDA)
Board of Directors was held at 4:00 pm on December 11, 2017,
at the LDP | DDA Offices, 350 N. Cleveland Avenue, Loveland, CO**

1. **Call to Order:** Cook called the meeting to order at 4:02 pm

2. **Roll Call:**

Present: Caldwell, Cook, Fogle (4:03), Rutledge, Steele

Absent: Donnelly

Staff: Wedding-Scott, Executive Director; Rosenberger, Streich

City Employees: Mike Scholl, Alan Krcmarik (4:25)

Guests: Karen Boyes (Bank of Colorado); Troy Peterson and Dave Derbes (Peakstone Development); Mike Hoffman (Burgener Holdings); Randy Johnson (Infusion Architects); Steve Olson (City Council)

Public Comment: None

3. **Presentations/Updates:**

Troy Peterson presented on the Heartland Mixed Use Project. He gave a brief description of the property's history and its new owner (Curt Burgener / Burgener Holdings), when the property was purchased (2015), recent dealings with the City (Development, Planning, and Fire Depts. and City Council), and then introduced Johnson (Infusion Architects). Johnson presented concept renderings of the proposed new building which will include retail/restaurant space on the main floor and four levels of residential leased apartments (47 units). He advised the building will be a cornerstone at the 4th / Lincoln intersection, it will maintain historical character with modern urban warehouse / loft architecture, may require a height variance (55 ft. limit), and that exterior materials will include commercial grade brick, metal and stucco. He advised that some parking for residents will be provided on site (approximately 21). Residents will also enjoy amenities such as decks and fire pits, and that it is a priority for the owner to be good neighbors with the Odd Fellows (I.O.O.F) which owns and occupies the adjacent building. He explained Burgener has proposed incentives to the Odd Fellows to promote good-will and mitigate perceived impacts. They are hoping agreement can be made soon.

4. **Approval of Minutes:**

Fogle moved to approve the meeting minutes of the Regular Meeting of November 13, 2017, Rutledge seconded the motion; the motion carried.

Fogle moved to approve the meeting minutes of the Special Meeting of November 27, 2017, Steele seconded the motion; the motion carried.

5. **Façade Program & Updates:**

Wedding-Scott reported on the following Façade Program / Development Projects and advised there has been no update on either Loveland TapHouse (pending project completion) or Miss Daisies BBQ (awaiting application from owner). Further, Façade Reimbursement Agreements

**Loveland Downtown Development Authority
Meeting Minutes – December 11, 2017**

were presented to the owners of the Gressiwick (who have a few questions regarding it) and the Black Steer (awaiting response from Eslan).

Wedding-Scott introduced Mike Hoffman and asked him to provide an update on the Valentine Building. Hoffman advised the owner (Burgener Holdings) is working with the City on permits for both the front and rear facades; however, there have been problems with the building's foundation causing some delay. He advised the façades will include new windows, overhead doors, patio areas and handicap access, and further, they would like the project completed by February 9th, which is Fire and Ice weekend.

**6. Staff & Executive Director Reports (Developments / Communications)
Developments Update (Scholl)**

The Foundry: Scholl provided an update on The Foundry project and reported that the movie theater has signed their lease, closed on its finances, and will start construction soon. Further, the next tour is scheduled for December 22nd, pending weather conditions, and that the City is planning a celebration around Valentine's Day regarding the Foundry's progress and to announce the hotel.

The Pulliam: Scholl provided an update on The Pulliam and reported that the City will open bids Thursday (December 14) with the intent to mobilize construction on Phase 1 in January.

HIP Streets Master Plan: Scholl provided an update on HIP Streets and reported that the updated Master Plan was approved by City Council the previous week, resulting in it being an official policy document. He communicated his opinion that there is not necessarily a parking problem (lack of spaces) in the downtown district, however, it is a parking management problem. Walker Parking Consultants has been enlisted to prepare a demand analysis of the downtown's parking areas.

Communications / Other (Wedding-Scott) –

Wedding-Scott reported that a joint Strategic Planning Session with the DDA | LDP Boards and Business Alliance leaders will be held on February 19th and that Sheryl Trent will direct the session as 2018 visions are discussed and goals updated.

Wedding-Scott advised that at its December 5th meeting, City Council approved the updated HIP Streets Master Plan, the LDP's Services Contract, and designation of LURA funds for downtown projects. She also introduced two new staff members, Abby Powell and Korey Streich.

Wedding-Scott reported that Rutledge has submitted his resignation as a Board member and this will be his last meeting. Rutledge commented his resignation is for personal reasons; he thanked the Board for the opportunity to have served and wished the DDA the best. Wedding-Scott advised Cook will continue to fill the position as Chair, it will be necessary in January to proceed with recruitment of at least two new board members, and she asked whether the Board wished to expand its members to 11. Following discussion, the Board conferred it would seek new members per DDA statute, backfill first to seven members, and then increase board size at a later date, seeking supporters who are in line with the DDA's mission and with skillsets beneficial to the group, including planners and those with architectural or financial experience.

Wedding-Scott directed the Board members' attention to the Agenda for dates of upcoming events.

**Loveland Downtown Development Authority
Meeting Minutes – December 11, 2017**

- 7. **Liaison Reports:** None
- 8. **Other Matters:** None
- 9. **Agenda Items for Upcoming Meetings:** None
- 10. **Adjourn:**

Rutledge moved to adjourn the meeting, Caldwell seconded the motion; the motion carried.

The meeting adjourned at 5:34 pm.

Ray Steele, Secretary/Treasurer

Date