

MEETING NOTICE

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

January 24, 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, January 24, 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**

Regular Meeting – December 20, 2021

“I move to approve (deny) the minutes of the Regular Meeting of December 20, 2021.”

4:15 pm

5. **Discussion / Action Items**
 - Elks Lodge Update
 - DDA Operations
 - Community Revitalization Grant
 - Vacant DDA Board Seat & DDA Seat on LDP Board
 - 2022 Meeting Schedule

5:15 pm

6. **City Council Report**
 - Fogle, City Council

5:20 pm

7. **Adjourn**

Meeting Minutes
Loveland Downtown Development Authority (DDA)
Regular Meeting
Monday, December 20, 2021 4:00 pm

Cleveland Room at Desk Chair
201 East 4th Street

4:00 pm

1. **Call to Order** – Chair Steele called the meeting to order at 4:03pm
2. **Roll Call** – Present: Steele Jr, Wyrick, Fogle, Bernhardt, Patterson, Fellure,
McFetridge - Absent: Cheri Waneka. Also in attendance, Scott Schorling, Mayor
Jacki Marsh, Vincent Junglas, Steve Adams, Linda Rosa, Jody Shadduck-McNally

4:05 pm

3. **Public Comment** (individual introductions / comments are limited to 3 minutes)
No public comment was presented

4:10 pm

4. **Approval of Minutes**

Regular Meeting – November 8, 2021

Wyrick moved to approve the minutes of the Regular Meeting of November 8, 2021. Olson seconded the motion which passed unanimously.

4:15 pm

5. **Discussion / Action Items**

- Natural Grocers Reimbursement Agreement

Hawkins presented a Sales Tax Reimbursement Agreement for the Natural Grocers development on North Lincoln Avenue. Representatives from Natural Grocers attended the DDA's November meeting and presented the project and financial details. Hawkins presented the details for the agreement which include a possible reimbursement of \$500,000 over ten years to pay for a series of public improvements on the exterior of the building, undergrounding of utilities, sidewalk work and landscaping. As part of the agreement, the DDA would retain 100% of the property tax generated by the project and the first \$150,000 in annual sales tax increment. Natural Grocers would be able to receive any sales tax increment over the \$150,000 retained by the DDA to reimburse the \$500,000.

McFetridge commented that he appreciates the way the deal has been created and that it's not only helping a very blighted corner but spreading out our investment in the downtown. Olsen asked if there is a cap to what they can be reimbursed each year. Hawkins responded no but once the \$500,000 is paid, the agreement expires. If ten years passes and the \$500,000 reimbursement hasn't been paid, the deal expires as well.

Wyrick asked how the sales projections were created. Hawkins said the sales projection were provided and he added the note of what average properties generate per square foot across the state for comparison to the board.

McFetridge moved to approve Vitamin Cottage Natural Food Markets, Inc. Public Improvement Agreement and authorize the Executive Director to sign the agreement on behalf of the Loveland Downtown Development Authority. Bernhardt seconded the motion which passed unanimously.

- Elks Lodge Redevelopment Project Update and Funding Options

Hawkins gave an update on the Elks Lodge redevelopment project and said he hoped to have an agreement brought before the board in January.

Councilors Fogle and Olson inquired if the project falls within the DDA TIF Policy and questions on making sure the DDA is protected if the project fails.

- 3rd Street Pedestrian Study

Hawkins presented the pedestrian study that had been procured in September 2020 by Matt Ruder the City of Loveland's Traffic Engineer. Now that the \$200,000 in extra funds have been issued as part of the Cleveland Station project we can move forward to study pedestrian safety issues at 3rd and Cleveland / Lincoln. This project had been reviewed by Hawkins, Waneka and Patterson in the past.

Fogle moved to approve (deny) the terms of the 3rd Street Pedestrian Study with Next Phase Engineering and authorize the Executive Director to execute an agreement for services on behalf of the Loveland Downtown Development Authority. Patterson seconded the motion which passed unanimously.

- Sweetheart Alley Trash Enclosure Design Work

The second project for consideration as part of the \$200,000 in extra funds is to design two trash enclosures in Sweetheart Alley for joint use. The first one to be designed is close to Cleveland Station. Russell Mills Studios who designed the enclosure in Backstage Alley and has done numerous similar projects in Old Town Fort Collins has been contracted to perform the work.

Patterson moved to approve the terms of the Sweetheart Alley Trash Enclosure Design with Russell Mills Studio and authorize the Executive Director to execute an agreement for services on behalf of the Loveland Downtown Development Authority. Fogle seconded the motion which passed unanimously.

- 3rd to 4th St. Alley + Cleveland Alley Connection

The third and final project for board consideration from the extra \$200,000 in funds was to deliver concepts for an alley upgrade behind Mercury Plaza, Associated Veterson, Pourhouse etc. Russell Mills Studio has partnered with Ditesco to perform the work.

Bernhardt moved to approve the terms of the 3rd to 4th Alley + Cleveland Alley Connection with Russell Mills Studio and authorize the Executive Director to execute an agreement for services on behalf of the Loveland Downtown Development Authority. Fellure seconded the motion which passed unanimously.

5:15 pm

6. City Council Report

- Fogle, City Council

Councilor Fogle updated the board on City Council activity including that all new councilors have been seated and that all boards and commission assignments have been completed.

Commissioner McNally gave updates on County activities including the 2022 Larimer County budget which was approved the previous week and touched on regional topics such as affordable housing and childcare.

7. Adjourn

Fogle made a motion to adjourn the meeting at 5:10 p.m. The motion was seconded by Wyrick and passed unanimously.

2022 Loveland DDA Meeting Schedule

201 East 4th Street, Desk Chair
Room TBD
4:00 p.m.

2022 Dates

- February 28 (moved due to Presidents Day)
- March 21 or 28
- April 18 or 25
- May 16 or 23
- June 13
- July 11
- August 8 (Tentative if needed)
- September 12
- October 17 (moved due to Columbus Day)
- November 14
- December 12