

PUBLIC NOTICE

LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY / HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRICT (4:00 P.M.)

May 13, 2024

**Cleveland Room at Desk Chair
201 East 4th Street, Loveland, Co 80537**

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)
Historic Loveland Business Improvement District (HLBID)
Joint Regular Meeting
Monday, May 13, 2024 - 4:00 pm

Cleveland Room at Desk Chair
201 East 4th Street

This board may act on behalf of the Loveland Downtown Development Authority and the
Historic Loveland Business Improvement District

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**

"I move to approve (deny) the minutes of the Regular Meeting of April 8, 2024"

4:15 pm

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

- Plan of Development Amendment. Resolution DDA-2024-05, A Resolution of the Board of Directors of the Loveland Downtown Development Authority Approving an Amendment to the Authority's Plan of Development.

Sample motion: "I move to approve (deny) Resolution DDA-2025-05."

Note: Proposed changes to the Plan of Development appear in redline on page 11.

- Restaurant Conversion Grant – Urban Fields Pizza and Market/214 E. 4th St.

Sample motion: "I move to approve (deny) a restaurant conversion program grant to the applicant in the amount of up to \$50,000, subject to satisfaction of all conditions and requirements set forth in the program policies; and authorize the executive director to execute an agreement regarding the grant."

- Proposal for Plant Watering and Other Landscaping Services from Garden Graffiti.

Sample motion: "I move to approve (deny) the proposal from Garden Graffiti for plant watering and other landscaping services, up to the amount of \$6,150, with such services to be added to the previously-approved agreement between the DDA and Garden Graffiti regarding landscaping services."

- Executive Director Update

1. Development Updates
2. One Sweet Summer Events
3. Board Recruitment
4. Ambassador Program Update

5:25 pm

6. **City Council Report**
 - Mallo, Krenning - City Council

5:30 pm

8. **Adjourn**

Meeting Minutes
Loveland Downtown Development Authority (DDA)
Historic Loveland Business Improvement District (HLBID)
Joint Regular Meeting
Monday, April 8, 2024 - 4:00 pm

Cleveland Room at Desk Chair
201 East 4th Street

This board may act on behalf of the Loveland Downtown Development Authority and the
Historic Loveland Business Improvement District

4:00 pm

1. **Call to Order** - Chair Steele called the meeting to order at 4pm
2. **Roll Call** Steele, Waneka, Bernhardt, Patterson, Fellure- absent, Wyrick-absent, Gressianu-absent, Loomis-absent , Mallo, Krenning-absent. Also in attendance: Kelsey Madsen- Ditesco, Keith Wakefield, Nicole Hahn, John Beggs- Russell Mills, Kerri Burchett, Scott Schorling, Harrison Hand, Bill Becker, Kris Jakobssen, Marcy Willard and Sterling Wilson.

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**

Bernhardt moved to approve the minutes of the Regular Meeting of March 18, 2024. Mallo seconded the motion which passed unanimously.

4:15 pm

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

- HIP Streets Update – HIP Streets Team
Nicole Hahn, John Beggs and Kelsey Madsen presented updates on the renovation of 4th Street as part of the HIP Streets plans. 60% plans were due on April 12th. The team presented the board the many options being considered for seating, lighting, public art, event layouts and more. In early summer, the plans will be brought to the Loveland City Council for consideration and a presentation on bonding the project. The presentation is on file with the DDA.
- Unified Development Code Amendment - Signs – City of Loveland Planning Department

Kerri Burchett of the City of Loveland Current Planning office presented a number of updates to the Downtown Zone Sign Code which had not been updated since the 1980s. DDA staff had assisted with a number of the updates based on recent challenges businesses had faced including adding signage to awnings, details on placement of sandwich boards and the window signage. The signage updates were presented at the March 20th Downtown Business luncheon and the recommendations were met with openness from the business community.

- Small Grant Request – 345 N. Jefferson Avenue

Hawkins presented a request for a small grant from Kane Robinson the new owner of 345 N. Jefferson Avenue. Robinson is the owner of Distinct Painting Company. Robinson intended to restore the façade of the property, add new fencing on the perimeter as well as replacing the roof and gutters on the property. The private investment would be in the \$35,000 range.

Patterson moved to approve a Small Grant award of up to \$3,500 for 345 North Jefferson Avenue to fund exterior improvements to the building, and authorize the executive director to execute an agreement related to the grant of such funds. Bernhardt moved to second the motion which passed unanimously.

- Projects Eligible for Financing Under Line of Credit IGA. Resolution DDA-2024-04, A Resolution of the Board of Directors of the Loveland Downtown Development Authority Designating Projects Eligible for Financing with Proceeds of the Interfund Loan Under the DDA-City Line of Credit IGA in Fiscal Year 2024.

Hawkins presented a resolution for board consideration that is required for our Line of Credit process with the City of Loveland. The three projects to be funded in this resolution include the contracted payment to the Feed and Grain restoration, the façade grants for the Railyard West properties on West 4th Street and the dollars to begin our Ambassador program for the remainder of 2024. The agreements for these projects were approved in previous meetings.

Bernhardt moved to approve Resolution DDA-2024-04. Mallo seconded the motion which passed unanimously.

- Executive Director Update
 1. Restaurant Conversation Grant – Hawkins updated the board on outreach for the new restaurant conversation grant. He also notified the board that Dave Clark, Al Hauser and Doug Rutledge agreed to help us review applications for the program.
 2. One Sweet Summer Events - Powell presented the 2024 plans for the One Sweet Summer series which kicks off with a car show on May 18th. Powell also spoke of this year's excellent sponsorship support and event safety changes being required by the Loveland Police Department.

5:25 pm

6. City Council Report

Mallo, Krenning - City Council - Councilor Mallo updated the board about a recent presentation to the City Council on affordable housing and the moving of the City's original train depot.

5:30 pm

7. Adjourn

The meeting was adjourned at 5:34 p.m.

RESOLUTION DDA-2024-05

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE AUTHORITY'S PLAN OF DEVELOPMENT

WHEREAS, the Loveland Downtown Development Authority (the "DDA") is a body corporate and politic, duly created, organized and existing pursuant to Section 31-25-801, *et seq.*, C.R.S. (the "DDA Act"), by a vote of a majority of qualified electors within the DDA District (defined below) at a special election held on February 10, 2015, and thereafter officially established by the City Council of the City (the "City Council") upon the passage of Ordinance No. 5927;

WHEREAS, the DDA is a Colorado downtown development authority, with all the powers and authority granted to it pursuant to the DDA Act;

WHEREAS, on July 5, 2017, the City Council approved the Plan of Development for the DDA (the "Plan of Development") by Resolution #R-52-2017, which established the plan for development or redevelopment of the area within the DDA boundaries (the "DDA District");

WHEREAS, the DDA Act has declared that the organization of downtown development authorities will serve a public use; will promote the health, safety, prosperity, security, and general welfare of the inhabitants thereof and of the people of Colorado; will halt or prevent deterioration of property values or structures within central business districts; will halt or prevent the growth of blighted areas within such district; and will assist municipalities in the development and redevelopment of such districts and in the overall planning to restore or provide for the continuance of the health thereof; and will be of especial benefit to the property within the boundaries of the downtown development authority;

WHEREAS, the Plan of Development provides that the primary objectives of the DDA are to promote the safety, prosperity, security, and general welfare of the DDA District and its inhabitants; to prevent deterioration of property values and structures within the DDA District; to prevent the growth of blighted areas within the DDA District; to assist the City in the development, redevelopment, and planning of the economic and physical restoration and growth of the DDA District; to improve the overall appearance, condition, and function of the DDA District; to encourage a variety of uses compatible with the artistic and cultural community; to sustain and improve the economic vitality of the DDA District; to promote the historic, artistic, and cultural elements of the DDA District; and to encourage pedestrian traffic and security in the DDA District;

WHEREAS, to achieve the stated objectives of the DDA, the Plan of Development provides that the specific goals of the DDA include, but are not limited to, the following:

1. Work with private entities, developers and property owners to promote positive investment in the DDA District;
2. Work with business owners, and business entrepreneurs to promote retail growth, new job growth and other uses in the DDA District;
3. Identify and help form collaborative public/private partnerships that promote economic growth in ways that honor and sustain strong community values;

4. Implement key elements of Loveland’s approved infrastructure plan;
5. Increase residential and employment density as catalysts for enriching life for residents and visitors alike;
6. Assist emerging and existing businesses in navigating various local, county, and state regulations and taxing policies;
7. Identify and establish a communications process with current business and property owners within the DDA District;
8. Establish multiple communication forums with emphasis on email, social media, and newspaper;
9. Work with Loveland in evaluating and potentially implementing a “One Stop” approach to Downtown development including identifying a potential organizational structure therefor;
10. Improve the visual attractiveness of the DDA District including but not limited to façade renovations, public streets, alleys, curbs, gutters, sidewalks, lighting along with street furniture and landscaping;
11. Underground the utility systems;
12. Promote a diversity of activities in the DDA District;
13. Promote and encourage the renovation and reuse of vacant and deteriorated structures within the DDA District;
14. Encourage the creation and continuation of public events within the DDA District;
15. Promote and market the DDA District; and
16. Promote Loveland’s unique identity as a destination for arts and culture;

WHEREAS, the Board of Directors of the DDA (the “DDA Board”) finds and determines that, in order to further all stated objectives and goals of the DDA under the Plan of Development, the Plan of Development should be amended to revise and supplement the list of Plan of Development projects identified therein, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference (the “Amended Plan of Development”);

WHEREAS, pursuant to Sections 31-25-807 and 31-25-808 of the DDA Act, a downtown development authority may modify its plan of development after adoption, provided that the authority may not undertake any project identified in the modified plan of development until such time as the modified plan of development has been submitted for review to the planning board of the municipality in which the authority is located, and subsequently approved by the governing body of such municipality, as required by Section 31-25-807(4) of the DDA Act; and

WHEREAS, the DDA Board finds and determines that approval of the Amended Plan of Development is a corrective measure necessary to halt or prevent deterioration of property values or

structures within the DDA District and to halt or prevent the growth of blighted areas therein, and further finds and determines that the Amended Plan of Development will afford maximum opportunity, consistent with the sound needs and plans of the City of Loveland as a whole, for the development or redevelopment of the DDA District by the DDA and by private enterprise.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY, THAT:

Section 1. Recitals Incorporated. The foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the DDA.

Section 2. Approval of Amended Plan of Development. The DDA hereby approves the Amended Plan of Development, as set forth in Exhibit A.

Section 3. Recommending Approval to the Planning Commission and the City Council. The DDA hereby respectfully requests approval of the Amended Plan of Development by the City of Loveland Planning Commission and the City Council.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Loveland Downtown Development Authority this 13th day of May, 2024.

Ray Steele, Jr., Board Chair

ATTEST:

Jon-Mark Patterson, Secretary

EXHIBIT A



LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY

Plan of Development
2017

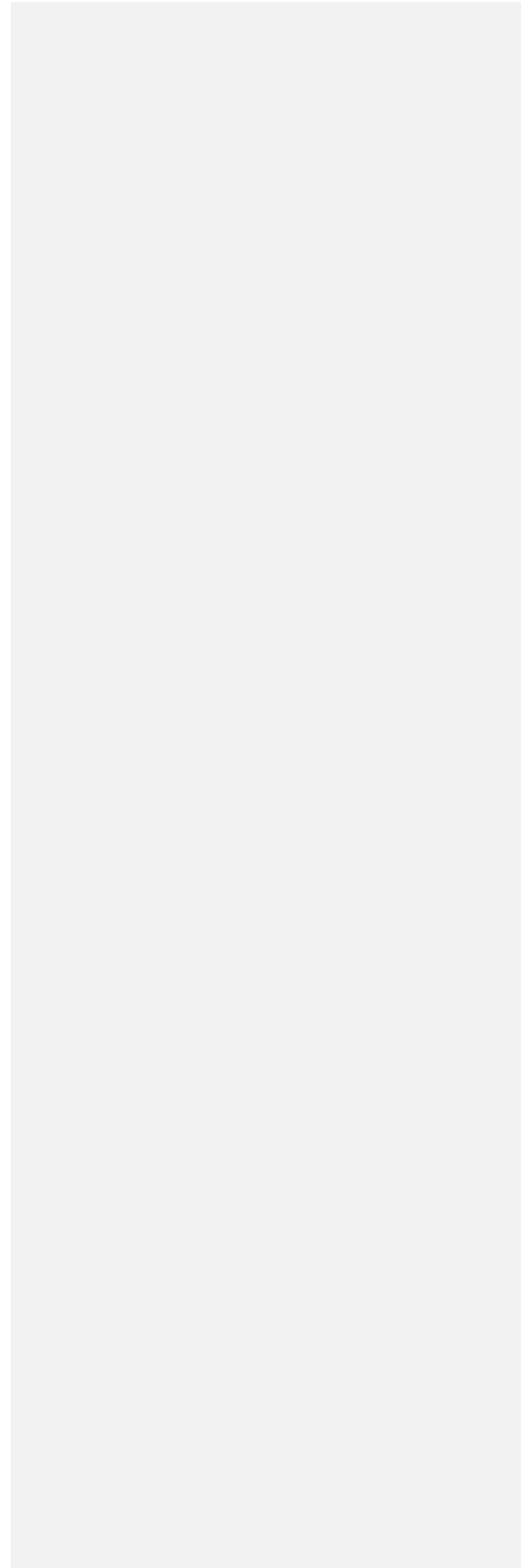


EXHIBIT A

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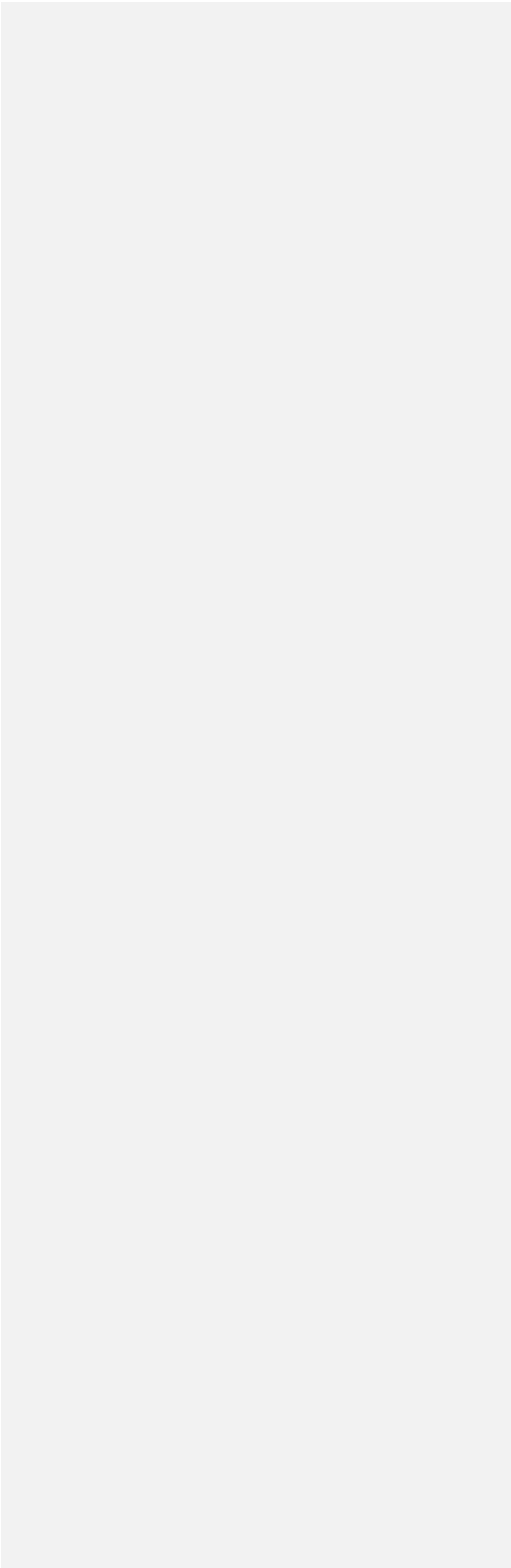


EXHIBIT A

Foreword

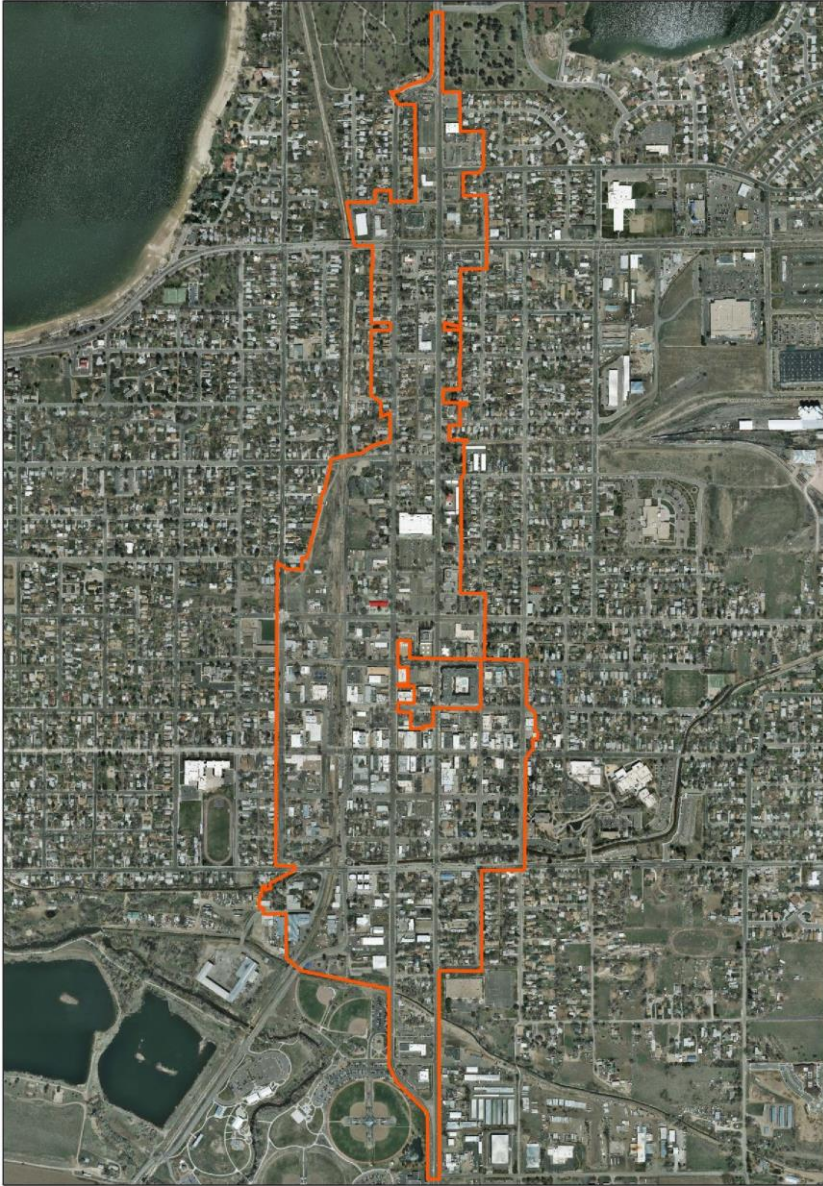
The downtown (“Downtown”) of the City of Loveland (“Loveland”) serves as the heart of a city that from its beginnings in 1877 has defined the best of Colorado’s entrepreneurial spirit and sense of civic pride, with an emphasis on arts and cultural activities. Downtown Loveland residents, businesses and property owners believe that a strong economic foundation is critical to sustaining a vibrant community respectful of its history, committed to the full inclusion of all its citizens, and strategically positioned to thrive in a globally competitive marketplace.

This Plan of Development (the “Plan”) is an essential first legal step in creating a vibrant Downtown that provides a safe, dynamic environment to gather, live, educate, shop, work and play. The needs of the Downtown have been recognized over the past years in vision documents, comprehensive and strategic plans and master planning efforts. These documents have identified the need to have a strong Downtown for the economic health and future of Loveland.

The emphasis of this Plan is on the needs of the Downtown over a thirty (30) to fifty (50) year period and the type of projects and programs that are required to satisfy those needs, rather than dictating the physical location, dimensions and design which can only evolve through continual planning efforts.

EXHIBIT A

District Map



Loveland Downtown Development Authority
Established by Ordinance No. 5927
Revised May 16, 2017 by Ordinance No. 6115

EXHIBIT A

Boundaries of the DDA

The boundary of the Loveland Downtown Development Authority (the “DDA”), as shown on the preceding map, outlines the area in which the DDA will exercise its statutory powers (the “District”). The District was established based on the best information available at the time. It is intended that the boundaries may change given changing times and circumstances. Property owners adjoining the District are encouraged to petition for inclusion when the uses and purposes of their properties become compatible with the purposes of the District.

The legal description of the District is attached as Appendix I to this Plan.

EXHIBIT A

Objective and Purposes

The primary objectives of the DDA are to promote the safety, prosperity, security and general welfare of the District and its inhabitants, to prevent deterioration of property values and structures within the District, to prevent the growth of blighted areas within the District, to assist Loveland in the development, redevelopment and planning of the economic and physical restoration and growth of the District, to improve the overall appearance, condition and function of the District, to encourage a variety of uses compatible with the artistic and cultural community, to sustain and improve the economic vitality of the District, to promote the historic, artistic and cultural elements of the District, and to encourage pedestrian traffic and security in the District. To achieve these objectives, the specific goals of the DDA include the following and any other activities, plans, and development and redevelopment authorized by law.

The Plan recognizes that this is a long-term revitalization strategy focused on implementing an entrepreneurial environment in which District products and services meet local demands and attract new residents and businesses to the area.

To achieve these objectives, the specific goals of the DDA include, but are not limited to the following:

1. Work with private entities, developers and property owners to promote positive investment in the District.
2. Work with business owners, and business entrepreneurs to promote retail growth, new job growth and other uses in the District.
3. Identify and help form collaborative public/private partnerships that promote economic growth in ways that honor and sustain strong community values.
4. Implement key elements of Loveland's approved infrastructure plan.
5. Increase residential and employment density as catalysts for enriching life for residents and visitors alike.
6. Assist emerging and existing businesses in navigating various local, county, and state regulations and taxing policies.
7. Identify and establish a communications process with current business and property owners within the District.
8. Establish multiple communication forums with emphasis on email, social media, and newspaper.
9. Work with Loveland in evaluating and potentially implementing a "One Stop" approach to Downtown development including identifying a potential organizational structure therefor.
10. Improve the visual attractiveness of the District including but not limited to façade renovations, public streets, alleys, curbs, gutters, sidewalks, lighting along with street furniture and landscaping.
11. Underground the utility systems.
12. Promote a diversity of activities in the District.

EXHIBIT A

13. Promote and encourage the renovation and reuse of vacant and deteriorated structures within the District.
14. Encourage the creation and continuation of public events within the District.
15. Promote and market the District.
16. Promote Loveland's unique identity as a destination for arts and culture.

EXHIBIT A

Plan of Development Projects

- A. Plan projects may include public facilities and other improvements to public or private property of all kinds consistent with the priorities of the DDA by all means permitted by federal, state and local laws and regulations, **including but not limited to**, land assemblage, demolition, removal, site preparation, construction, renovation, repair, remodeling, reconstruction purchase of property interests, rehabilitating, equipping, selling and leasing in connection with such public and private improvements.

Summary of Total Estimated Project Costs

| Projects | City/DDA | Other Public/Non- Profit | Private |
|---------------------------|---------------------|--------------------------------|----------------------|
| Redevelopment Projects | \$31,537,500 | \$21,000,000 | \$154,800,000 |
| Infrastructure | \$27,144,000 | | |
| Other | \$2,000,000 | | |
| TOTAL ALL PROJECTS | \$60,681,500 | \$21,000,000 | \$154,800,000 |

*All costs and funding contributions identified in the Plan as either City, DDA, Public/Non-Profit or Private are estimates only recognizing the Plan of Development is a 25 to 30 year plan for improvements in the downtown.

EXHIBIT A

A. Descriptions of specific development projects that have been conceptually identified as potential key downtown **redevelopment projects** including, but not limited to, the following:

| PLAN OF DEVELOPMENT PROJECTS | | | | |
|--|------------------|----------------------|--------------|---|
| PROJECT | CITY/DDA FUNDING | OTHER PUBLIC FUNDING | PRIVATE | DESCRIPTION |
| Redevelopment Projects | | | | |
| The Foundry 1st to 3rd (Lincoln to Cleveland) | \$17,100,000 | \$15,000,000 | \$45,000,000 | Amount includes the estimate on land plus the cost of redevelopment. Costs assume a parking structure, civic plaza and other public improvements. Other public funding may include Metro/Special Districts. |
| 5th & Cleveland (Banner Medical Building & Retail Shop) | \$2,000,000 | | \$20,000,000 | Assumes acquisition, demolition and redevelopment of medical office and retail buildings. Also assume public & public related improvements. |
| 201 E 5th Street (Reporter Herald Building) | \$100,000 | | \$1,000,000 | Assumes redevelopment and public & public related and façade improvements. |
| 4th & Lincoln (Heartland Corner) | \$1,850,000 | | \$9,000,000 | Assumes acquisition, demolition and redevelopment of site. Public & public-related and façade improvements. Project may include metro/special districts. |

EXHIBIT A

| Redevelopment Projects (con't) | | | | |
|-----------------------------------|---------------------|---------------------|----------------------|--|
| Loveland Hotel | \$200,000 | \$200,000 | \$2,000,000 | Estimates are for building improvements, public & public related and façade improvements, assumes historic grant funding if available. |
| Feed & Grain | \$31,250 | \$2,300,000 | \$2,000,000 | Assumes historic/economic development grants; private investment, and façade improvements. |
| Safeway Redevelopment | \$3,000,000 | \$- | \$30,000,000 | Requires further investigation |
| Railroad Site | \$1,500,000 | \$- | \$15,000,000 | Land at 7th & Garfield |
| Banner Building - 320 N Cleveland | \$500,000 | | \$5,000,000 | Redevelopment of entire corner |
| Project Cost Escalation (20%) | \$5,256,250 | \$3,500,000 | \$25,800,000 | |
| Sub-Total Redevelopment | \$31,537,500 | \$21,000,000 | \$154,800,000 | |

EXHIBIT A

B. Descriptions of specific potential public facilities and improvements that have been conceptually identified to complement private developments including, but not limited to, the following:

| PLAN OF DEVELOPMENT PROJECTS | | | | |
|----------------------------------|---------------------|----------------------|---------|---|
| PROJECT | CITY/DDA FUNDING | OTHER PUBLIC FUNDING | PRIVATE | DESCRIPTION |
| Infrastructure Projects | | | | |
| 4th Street / Phase 1-3 blocks | \$5,860,000 | | | (2009 HIP Streets Master Plan) 4th Street from Railroad to Jefferson |
| 4th Street / Additional 2 blocks | \$2,500,000 | | | (2009 HIP Streets Master Plan) - 4th Street to Garfield and Washington |
| 3rd Street | \$2,250,000 | | | (2009 Hip Streets Master Plan) 3rd Street west of Cleveland to Feed and Grain |
| 5th Street | \$3,010,000 | | | (2009 HIP Streets Master Plan) 5th Street from Lincoln to Railroad |
| Power (electric utilities) | \$5,000,000 | | | Estimates are for \$300,000 per block to underground the power |
| Railroad Avenue - 1st to 5th | \$4,000,000 | | | May include connectivity with the trail system. |
| Cost Escalation (20%) | \$4,524,000 | | | Estimates were completed in 2009, the number is 20 percent of the cost of the street/streetscape improvements |
| Sub-Total Infrastructure | \$27,144,000 | | | |

EXHIBIT A

C. Other specific development projects and public facilities currently contemplated are as follows:

| PLAN OF DEVELOPMENT PROJECTS | | | | |
|-----------------------------------|--------------------|----------------------|---------|---|
| PROJECT | CITY/DDA FUNDING | OTHER PUBLIC FUNDING | PRIVATE | DESCRIPTION |
| Other Projects | | | | |
| Trail Expansion / Bike-Pedestrian | \$1,000,000 | | | |
| Railroad Quiet Zones | \$1,000,000 | \$2,000,000 | | Includes four rail crossings located at 1st, 4th, 6th & 7th Streets |
| Sub-Total Other | \$2,000,000 | \$2,000,000 | | |

The DDA also may seek to engage in or support other projects not directly identified above including, but not limited to, the following:

1. Maintenance & beautification programs;
2. Pedestrian facilities and circulation improvements;
3. Parking that is not otherwise included within specific projects (i.e., The Foundry); and
4. Downtown hotel or other convention facilities built in conjunction with a private development;
5. The promotion and marketing of the District and uses within the District;
6. The hosting of, participation in, or assistance to public events within the District;
7. Public safety projects and programs, including, but not limited to, installation of lighting, security cameras and other public safety features, on public or private property, and financial contributions by the DDA to the City of Loveland for the provision of police services within the District;
8. Parking and parking enforcement programs, including, but not limited to, financial contributions by the DDA to the City of Loveland for the provision of parking enforcement services within the District; and
9. Other projects and programs that are consistent with, and would further, the goals and objectives of the DDA under this Plan of Development.

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EXHIBIT A

Strategic Downtown Plan

The DDA, acting in coordination with the Loveland Downtown Partnership and the City of Loveland, will need to establish short and long-term priorities based on adopted strategic plans and identified development projects as such plans and projects evolve. The current plans, which are referenced below and attached as Appendices II through V to this Plan, are as follows:

Appendix II: *A Strategic Plan for Revitalizing Downtown Loveland (2014)*

The plan, adopted by the Loveland City Council and the Loveland Downtown Partnership, provides the comprehensive outline for short and long-term success in Downtown Loveland.

A Strategic Plan for Revitalizing Downtown Loveland is driven by the following principles:

1. We are committed to a process driven by community stakeholders and supported by the City of Loveland.
2. We are committed to a long-term revitalization strategy (25-30 yrs.) that combines immediate action to improve communications and marketing with an ongoing responsibility to maintain and improve the downtown infrastructure.
3. We are committed to shaping policies and procedures that provide adequate flexibility for the organization to respond quickly and effectively to changing conditions at the local, state, national, and/or international levels.
4. We are committed to implementing an entrepreneurial environment in which Downtown products and services meet local demands and attract new residents and businesses to the area.
5. We are committed to shaping collaborative public/private partnerships that promote economic growth in ways that honor and sustain strong community values.

Appendix III: *Downtown Vision Book (2010)*

The purpose of the Downtown Vision Book is to highlight catalyst projects, and describe the context, character and the opportunity for revitalization. In addition, the Downtown Vision Book identifies ideas, opportunities and strategies to further benefit Downtown Loveland. The Private-Public projects are designed to capture not only the value of public participation, but to be a catalyst for private investment, enhanced connections and enrichment of the community experience for residents, businesses and visitors alike.

EXHIBIT A

Appendix IV: *Destination Downtown: HIP Streets Master Plan (Infrastructure Plan) (2010) – to be updated in 2017.*

The Infrastructure Plan was completed in 2010, and highlights the streetscape, utility and other public infrastructure improvements in Downtown Loveland.

Appendix V: *Downtown Strategic Plan – Amendment to the City’s Comprehensive Plan (2009) /Create Loveland, City of Loveland Comprehensive Plan, adopted in June 2016.*

The Downtown Strategic Plan, adopted by the Loveland City Council as an amendment to the Comprehensive Plan, was the basis for the effort by the City and the Loveland Downtown Team to revitalize the Downtown.

EXHIBIT A

Methods of Financing Projects and Commitment of Funds

In order to finance the projects and purposes of the DDA, the following financial sources and commitment of funds are authorized:

Methods of Financing Projects - The DDA is permitted to receive and utilize the following funding sources:

- A. Proceeds of bonds, loans or advances to, or indebtedness incurred by the City of Loveland secured by the pledge of the following tax revenues for the maximum period of time authorized by C.R.S. § 31-25-807(3):
 - 1. Property Tax Increment: All of that portion of property taxes in excess of such taxes which are produced by the levy at the rate fixed each year by or for any public body upon the valuation for assessment of taxable property within the boundaries of the District last certified prior to the effective date of approval by the City Council of Loveland of this Plan or, as to an area later added to the boundaries of the District, the effective date of the modification of this Plan.
 - 2. Municipal Sales Tax Increment: All of that portion of municipal sales tax in excess of such taxes collected within the boundaries of the District for the twelve-month period ending on the last day of the month prior to the effective date of approval by the City Council of Loveland of this Plan. For purposes of calculating the amount of municipal sales tax, "municipal sales tax" shall be as defined in Section 3.16.010 and Section 3.16.020A of the Loveland Municipal Code.
 - a. Municipal sales tax or property tax increment revenues that are obligated to be paid in accordance with the specific terms and conditions of any economic incentive agreement or financing plan committing said revenues in effect as of the approval date of this Plan shall be deducted from those sales or property tax increment revenues available for use for other approved DDA projects until said obligations are legally terminated.
 - 3. Other Sources: Such other sources of revenue for repayment of bonds, loans, advances or other indebtedness of Loveland as may be authorized by law.

All such taxes described in this Paragraph A shall be adjusted, collected, allocated and used as set forth in C.R.S. § 31-25-807(3), as amended from time to time.

- B. Membership fees;
- C. Private contributions;
- D. Proceeds of loans to the DDA;
- E. Fees and other charges imposed in connection with projects undertaken by the DDA;

EXHIBIT A

- F. Grants and other funds made available by public agencies and other entities;
- G. All types of bond issues, including industrial development revenue and special assessment bonds;
and
- H. All such other sources and methods as may be authorized by law from time to time, including but not limited to, C.R.S. § 31-25-801, *et seq.*

Commitment of Funds - Certain DDA eligible funds have been, or may be, committed to the following financial obligations.

- a. On January 27, 2015, the City of Loveland and Thornton Long Term Investments, L.L.C. entered into that certain Agreement for City Incentive, Fee Waiver, and Construction Materials Use Tax Waiver with Thornton Long Term Investments, L.L.C. for a Sprouts Farmers Market (the "Agreement"). Pursuant to the Agreement, a \$2,200,000 incentive was provided by the City of Loveland which is to be repaid at a rate of three percent (3%) interest, amortized over a ten (10) year period, in accordance with the terms and conditions of the Agreement.
- b. On March 14, 2017, the City of Loveland entered into those certain Certificates of Participation (the "COPs") for the purpose of financing the construction costs of a parking structure and other public improvements associated with the Foundry development located north of 1st Street and south of Backstage Alley between Lincoln Avenue and Cleveland Avenue. Currently, tax increment revenue attributable to the Loveland Urban Renewal Authority ("LURA") is intended to repay the COPs. It is anticipated that, assuming voter approval of the debt questions presented at the November 7, 2017 election, the LURA may be dissolved and the DDA will utilize both sales and property tax increment revenue generated from the development as provided above to assist with the repayment of the COPs.

EXHIBIT A

Appendices

Appendix I: *Legal Description of Downtown Development District*

Beginning at the point of intersection of the south right-of-way (ROW) line of E. 4th Street and the east ROW line of N. Washington Avenue;
Thence southerly along said east ROW line to its point of intersection with the north ROW line of E. 3rd Street;
Thence continuing southerly to the point of intersection of the south ROW line of E. 3rd Street and the east ROW line of N. Washington Avenue;
Thence continuing southerly along said east ROW line to its point of intersection with the north ROW line of E. 1st Street;
Thence southwesterly to the point of intersection of the south ROW line of E. 1st Street and the east ROW line of S. Washington Avenue;
Thence westerly to the point of intersection with the south ROW line of E. 1st Street and the west ROW line of S. Washington Avenue;
Thence westerly along said south ROW line of E. 1st Street to the point of intersection of the east ROW line of South Jefferson Avenue and the south ROW line of E. 1st Street;
Thence southerly along said east ROW line of South Jefferson Avenue to the point of intersection of the north ROW line of 3rd Street S.E. and the east ROW line of South Jefferson Avenue,
Thence southerly along the east ROW line extended of South Jefferson Avenue to the point of intersection of the south ROW line of 3rd Street S.E.;
Thence continuing westerly along said south ROW line to its point of intersection with the east ROW line of S. Lincoln Avenue;
Thence southerly along said east ROW line to its point of intersection with the north line extended of the 5th Street S.E. ROW;
Thence continuing southerly along said east ROW line to its point of intersection with the south line of the 5th Street S.E. ROW line;
Thence southerly along said east ROW line to its point of intersection with the north line of the 8th Street S.E. ROW;
Thence continuing southerly along said east ROW line to its point of intersection with the south line of the 8th Street S.E. ROW;
Thence westerly along the south line extended of the 8th Street S.E. ROW to the west line of the S. Lincoln Avenue ROW;
Thence northerly along the west ROW line of S. Lincoln Avenue to its point of intersection with the southwest line of the S. Cleveland Avenue ROW;
Thence continuing northwesterly along said southwest ROW line to its point of intersection with the south line of the 5th Street S.E. ROW;
Thence northerly along the west line of the S. Cleveland Avenue ROW to its point of intersection with the north line of the 5th Street S.E. ROW;
Thence continuing northerly along said west ROW line of S. Cleveland Avenue to its intersection with the north bank of the Farmer's Ditch;
Thence northwesterly along said bank to its point of intersection with the west ROW line of the Burlington Northern/Santa Fe Railroad and the south line of Henrikson Addition;
Thence continuing northwesterly along said south line to the southwest corner of Henrikson Addition;
Thence northerly along the west line of said Henrikson Addition to its point of intersection with the south ROW line of 2nd Street S.W.;
Thence westerly along said south ROW line to the NW corner of Mill First Addition;
Thence northerly perpendicular to said ROW line to a point on the south line of Mill Second Addition;
Thence westerly along said south line to the SW corner of Mill Second Addition;
Thence northerly and easterly along the west line of said Mill Second Addition to the NW corner thereof;
Thence easterly and southerly along the north line of Mill Second Addition to the NE corner thereof;
Thence northeasterly to the SE corner of Riverside Addition;
Thence northerly along the east line of Riverside Addition to its point of intersection with the south ROW line of W. 1st Street;

EXHIBIT A

Thence continuing northwesterly to the point of intersection of the north ROW line of W. 1st Street and the west ROW line of the N. Garfield Avenue;
Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 2nd Street;
Thence continuing northerly to the point of intersection of the north ROW line of W. 2nd Street and the west ROW line of N. Garfield Avenue;
Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 3rd Street;
Thence continuing northerly to the point of intersection of the north ROW line of W. 3rd Street and the west ROW line of N. Garfield Avenue;
Thence continuing northerly to the point of intersection of the south ROW line of the alley between W. 3rd Street and W. 4th Street and the west ROW line of N. Garfield Avenue;
Thence continuing northerly to the point of intersection of the north ROW line of said alley and the west ROW line of N. Garfield Avenue;
Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 4th Street;
Thence continuing northerly to the point of intersection of the north ROW line of W. 4th Street and the west ROW line of N. Garfield Avenue;
Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of the alley between W. 4th Street and W. 5th Street and the west ROW line of N. Garfield Avenue;
Thence continuing northerly to the point of intersection of the north ROW line of said alley and the west ROW line of N. Garfield Avenue;
Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 5th Street;
Thence continuing northerly to the point of intersection of the north ROW line of W. 5th Street and the west ROW line of N. Garfield Avenue;
Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 6th Street;
Thence continuing northerly to the point of intersection of the north ROW line of W. 6th Street and the west ROW line of N. Garfield Avenue;
Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 7th Street;
Thence continuing northerly to the point of intersection of the north ROW line of W. 7th Street and the west ROW line of N. Garfield Avenue;
Thence continuing northerly along said west ROW line its point of intersection with the south ROW line of the alley between W. 7th Street and W. 8th Street;
Thence continuing northerly to the point of intersection of the north ROW line of said alley and the west ROW line of N. Garfield Avenue;
Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 8th Street;
Thence southeasterly to the point of intersection of the east ROW line of N. Garfield Avenue and the north ROW line of W. 8th Street, which is the southwest corner of lot 14 of Block 3 of the original Loveland town plat;
Thence easterly along said north ROW line of W. 8th Street to the southeast corner of lot 10 of Block 3 of the original Loveland town plat;
Thence northerly along the east property line of said lot 10 to a point of intersection with the south boundary of lot 19 of block 5 of the Amended Plat of Lakeside Addition;
Thence easterly to the southeast corner of lot 19 of block 5 of the Amended Plat of Lakeside Addition;
Thence northeasterly to a point along said east boundary of the Amended Plat of Lakeside Addition located 50 feet north of the south lot line of lot 17 of the Amended Plat of Lakeside Addition;
Thence west to the southeast corner of the Lakeside 9th Subdivision;
Thence northeasterly along the east boundary of the Lakeside 9th Subdivision to the northeast corner of the Lakeside 9th Subdivision;
Thence easterly along the south boundary to the southeast corner of the Lakeside 9th Subdivision;
Thence easterly along the south boundary line of lot 16 of Block 5 of the Amended Plat of Lakeside Addition to the southeast corner of said lot 16;
Thence northeasterly to the northeast corner of said lot 16 of Block 5 of the Amended Plat of Lakeside Addition;

EXHIBIT A

Thence northeasterly along the east boundary of the Amended Plat of Lakeside Addition to the intersection of the south ROW line of W. 10th Street;

Thence northeasterly to a point of intersection of the north ROW line of W. 10th Street and the west ROW line of the Burlington Northern/Santa Fe Railroad;

Thence northeasterly to the point of intersection of the north ROW line of E. 10th Street and the east ROW line of Bartholf Court;

Thence easterly along the north ROW line of E. 10th Street to the intersection of the west ROW line of N. Cleveland Avenue and the north ROW line of E. 10th Street;

Thence northerly along the west ROW line of N. Cleveland Avenue to its point of intersection with the south line of the Little Barnes Ditch;

Thence continuing northerly to the point of intersection of the north line of the Little Barnes Ditch and the west ROW line of N. Cleveland Avenue;

Thence southwesterly along the north line of the Little Barnes Ditch to a point 75 feet west of the west ROW line N. Cleveland Avenue;

Thence northerly to the point on the south ROW line of E. 11th Street, 75 feet west of the west ROW line of N. Cleveland Avenue;

Thence northwesterly to the point of intersection of the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue and the north ROW line of E. 11th Street;

Thence northerly along said west alley ROW line to its point of intersection with the south ROW line of the alley between E. 11th Street and E. 12th Street;

Thence continuing northerly to the point of intersection of the north ROW line of the alley between E. 11th Street and E. 12th Street and the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue;

Thence continuing northerly along said west alley ROW line to its point of intersection with the south ROW line of E. 12th Street;

Thence continuing northerly to the point of intersection of the north ROW line of E. 12th Street and the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue;

Thence continuing northerly along said west alley ROW line to its point of intersection with the south ROW line of the alley between E. 12th Street and E. 13th Street;

Thence easterly to the point of intersection of the east ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue and the midpoint of the westerly Lot line of Lot 8 of Block 5 of Loveland Heights Addition;

Thence easterly through the east-west centerline of said Lot 8, to a point of intersection of west ROW line of N. Cleveland Avenue and the midpoint of the easterly lot line of Lot 8 of Block 5 of Loveland Heights Addition;

Thence continuing northerly along the west ROW line of N. Cleveland Avenue to the northeast corner of Lot 10 of Block 5 of Loveland Heights Addition;

Thence westerly along the north property line of said Lot 10 to the point of intersection of the east ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue and the northwest corner of Lot 10, Block 5 of Loveland Heights Addition;

Thence westerly across said alley ROW along the north property line extended of Lot 10, Block 5 of Loveland Heights Addition to its intersection with the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of E. 13th Street;

Thence continuing northerly to the point of intersection of the north ROW line of E. 13th Street and the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of the alley between E. 13th Street and E. Eisenhower Boulevard;

Thence continuing northerly to the point of intersection of the north ROW line of said alley between E. 13th Street and E. Eisenhower Boulevard and the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue;

Thence continuing northerly along said west ROW line to the point of intersection of the east line of Lot 21, Block 4, Loveland Heights Addition and the south line of the vacated alley ROW;

Thence easterly along said south line to the centerline of the vacated alley ROW;

Thence northerly along said centerline to its point of intersection with the south ROW line of E. Eisenhower Boulevard;

Thence continuing northerly along the west line extended of said Lots to its point of intersection with the centerline of E. Eisenhower Avenue;

EXHIBIT A

Thence westerly along said centerline, to its point of intersection with the west ROW line of the Burlington Northern/Santa Fe Railroad;

Thence northwesterly along said west ROW line to its point of intersection with the north line extended of the E. 15th Street ROW;

Thence easterly along said north line extended to its point of intersection with the west ROW line of Jackson Avenue;

Thence easterly along said north line extended of the East 15th Street ROW to its point of intersection with the east ROW line of Jackson Avenue;

Thence continuing easterly along the north ROW of E. 15th Street to its point of intersection with the east ROW line of the alley between Jackson Avenue and N. Cleveland Avenue;

Thence northerly along said east ROW of the alley to a point at the intersection of the said east ROW of the alley and the southwest corner of lot 8 of the Capitol Hill Addition;

Thence easterly along the south lot line of lot 8 of the Capitol Hill Addition to the intersection of the west ROW line of N. Cleveland Avenue and the south lot line of said lot 8;

Thence southerly along the west ROW line of N. Cleveland Avenue to the point of intersection of the north ROW line of E. 15th Street and the west ROW line of N. Cleveland Avenue;

Thence easterly to the intersection of the north ROW line of E. 15th Street and the east ROW line of N. Cleveland Avenue;

Thence easterly along the north ROW line of E. 15th Street to a point at the intersection of the west ROW line of the alley between N. Cleveland Avenue and N. Lincoln Avenue;

Thence northerly along the west ROW line of said alley to a point of intersection of the south ROW line of E. 16th Street and the alley between N. Cleveland Avenue and N. Lincoln Avenue;

Thence northerly to a point of intersection of the north ROW line of E. 16th Street, and the west ROW line of the alley between N. Cleveland Avenue and N. Lincoln Avenue;

Thence northerly along the west ROW line of said alley to the northeast corner of Lot 6 of Cleveland of North End Addition;

Thence westerly along the north boundary of lot 6 of the Cleveland of North End Addition to the northwest corner of said Lot 6;

Thence northwesterly to the point of intersection of the west ROW line of N. Cleveland Avenue and the southern property line of the Loveland Burial Park Cemetery;

Thence easterly along said southern property line to its point of intersection with the west ROW line of N. Cleveland Avenue;

Thence northeasterly along the northwestern ROW line of N. Cleveland Avenue to its point of intersection with the west ROW line of N. Lincoln Avenue;

Thence northerly along said west ROW line to its point of intersection with the south line extended of the E. 20th Street ROW;

Thence easterly along said south line extended to its intersection with the east ROW line of N. Lincoln Avenue;

Thence southerly along said east ROW line to its point of intersection with the south boundary line of the Stephenson 1st Subdivision;

Thence easterly along said south boundary line to its point of intersection with the west boundary of the Conger Subdivision of the North End Addition;

Thence southerly along said west boundary line to its intersection with the south boundary of the Conger Subdivision of the North End Addition;

Thence easterly along said south boundary to its intersection with the west boundary line of the Grandview Subdivision of North End Addition;

Thence southerly along said west boundary line to its intersection with the north ROW line of E. 16th Street;

Thence southerly along said west boundary line to its intersection with the south ROW line of E. 16th Street;

Thence westerly along the south ROW line of E. 16th Street to the point of intersection of the south ROW line of E. 16th Street and the west ROW line of N. Jefferson Avenue;

Thence westerly along the south ROW line of E. 16th Street to the east ROW line of the alley between N. Jefferson Avenue and N. Lincoln Avenue;

Thence southerly along the east ROW line of said alley to a point at the intersection of the Turney Briggs 2nd Subdivision and the east ROW line of the alley between N. Jefferson Avenue and N. Lincoln Avenue;

Thence easterly along the north boundary of Turney Briggs 2nd Subdivision to the intersection of the northeast corner of the Turney Briggs 2nd Subdivision and the west ROW line of N. Jefferson Avenue;

EXHIBIT A

Thence easterly across N. Jefferson Avenue to the intersection of the east ROW line of N. Jefferson Avenue and the southwest corner of Lot 29, Block 3 of Turney Briggs Addition;

Thence southerly along said east ROW line of N. Jefferson Avenue to its point of intersection with the north ROW line of E. Eisenhower Blvd.;

Thence southerly along said east ROW line to its point of intersection with the south ROW line of E. Eisenhower Blvd.;

Thence continuing southerly along said east ROW line to its point of intersection with the south boundary line extended of the WARNOCK ADD AMD L1-4 35-39 & POR L40 & VACATED ALLEY Subdivision;

Thence westerly along said south boundary line extended to its intersection with the west ROW line of N. Jefferson Avenue;

Thence westerly along said south boundary line to its point of intersection with the west ROW line extended of the alley between N. Lincoln Avenue and N. Jefferson Avenue;

Thence southerly along said west alley ROW line to its point of intersection with the north ROW line of E. 13th Street;

Thence continuing southerly to the point of intersection of said west alley ROW line and the south ROW line of E. 13th Street;

Thence continuing southerly along said west alley ROW line to its point of intersection with north bank of the Big Lateral Ditch;

Thence northwesterly along north bank of said ditch to its intersection with the east ROW line of N. Lincoln Avenue;

Thence southerly along the east ROW line of N. Lincoln Avenue to a point 50 feet north of the southwest corner of Lot 6, Block 1 of the McKee Meadows Addition;

Thence easterly along a line 50 feet north of the southern property line of said Lot 6, Block 1 to its intersection with the west ROW line of the alley between N. Lincoln Avenue and N. Jefferson Avenue;

Thence continuing southerly along said west alley line to its point of intersection with the north ROW line of E. 12th Street;

Thence continuing southerly to the point of intersection of said west alley line with the south ROW line of E. 12th Street;

Thence continuing southerly along said west alley ROW line to its point of intersection with the north line of Lot 17, Block 2 of the McKee Meadows Addition;

Thence continuing westerly along north line of said Lot 17 to its point of intersection with the east ROW line of N. Lincoln Avenue;

Thence continuing southerly along the east ROW line of N. Lincoln Avenue to its point of intersection with the centerline of the alley ROW vacated via Ordinance 3317 and recorded at Reception Number 86051452 adjoining Block 2, Lincoln Place Addition;

Thence easterly along the centerline of said vacated alley to its point of intersection with the east line of Lot 10, Block 2, Lincoln Place Addition;

Thence southerly along said east line 20 feet to a point; Thence westerly perpendicular to said east line to a point on the east line of Lot 11, Block 2, Lincoln Place Addition;

Thence southerly along the east line of said Lot 11 to its point of intersection with the north ROW line of E. 11th Street;

Thence continuing southerly to the point of intersection of the east line of Lot 11, Block 3, Lincoln Place Addition and the south ROW line of E. 11th Street;

Thence westerly along said south ROW line to its point of intersection with the east line of Lot 13, Block 3, Lincoln Place Addition;

Thence southerly along said east line to its point of intersection with the north ROW line of the Great Western/Omni Railroad;

Thence easterly along said north ROW line to its point of intersection with the east line of Lot 10, Block 3, Lincoln Place Addition;

Thence southwestly to the point of intersection of the east line of Lot 2, Block 5, Orchard Park Addition and the south ROW line of said Railroad;

Thence continuing southerly along the east line of said Lot 2 to the NE corner of Lot 1, Block 5, Orchard Park;

Thence continuing south along the east line of said Lot 1 to its point of intersection with the north ROW line of E. 10th Street;

Thence southwestly to the point of intersection of the south ROW line of E. 10th Street and the east ROW line of the alley between N. Jefferson Avenue and N. Lincoln Avenue;

EXHIBIT A

Thence southerly along said east ROW line to its point of intersection with the north ROW line of E. 8th Street;
Thence continuing southerly to the point of intersection of the south ROW line of E. 8th Street and the east ROW line of the alley between N. Jefferson Avenue and N. Lincoln Avenue;
Thence southerly along said east ROW line to its point of intersection with the north ROW line of the alley between E. 8th Street and E. 7th Street;
Thence easterly along said north ROW line to its point of intersection with the west ROW line of N. Jefferson Avenue;
Thence continuing easterly to the point of intersection of said north ROW line and the east ROW line of N. Jefferson Avenue;
Thence southerly to the point of intersection of the south ROW line of said alley and the east ROW line of N. Jefferson Avenue;
Thence continuing southerly along said east line to its point of intersection with the north ROW line of E. 7th Street;
Thence continuing southerly to the point of intersection of the south ROW line of E. 7th Street and the east ROW line of E. Jefferson Avenue;
Thence continuing southerly along said east line to its point of intersection with the north ROW line of the alley between E. 7th Street and E. 6th Street;
Thence continuing southerly to the point of intersection of the south ROW line of said alley and the east ROW line of N. Jefferson Avenue;
Thence continuing southerly along said east line to its point intersection with the north ROW line of E. 6th Avenue;
Thence easterly along said north line to its point intersection with the west ROW line of N. Washington Avenue;
Thence continuing easterly to the point intersection of the north ROW line of E. 6th Avenue and the east ROW line of N. Washington Avenue;
Thence southerly to the point of intersection of the south ROW line of E. 6th Avenue and the east ROW line of N. Washington Avenue;
Thence southerly along said east ROW line to its point of intersection with the north ROW line of the alley between E. 6th Street and E. 5th Street;
Thence continuing southerly to the point of intersection of the south ROW line of said alley and the east ROW line of N. Washington Avenue;
Thence continuing southerly along said east line to its point of intersection with the north ROW line of E. 5th Street;
Thence southeasterly across E. 5th Street to the intersection of the south ROW line of E. 5th Street and the northeast corner of Harris Subdivision;
Thence southerly along the east boundary of Harris Subdivision to the north ROW line of the alley between E. 5th Street and E. 4th Street;
Thence southeasterly across said alley to a point along the south ROW line of the alley between E. 5th Street and E. 4th Street at 100 feet west of the N. Washington ROW;
Thence southerly to the northeast corner of Lot 2 of Block 1 of Everett's Eighth Subdivision;
Thence westerly along the north boundary of said lot 2 to the northwest corner of Lot 2 of Block 1 of Everett's Eighth Subdivision;
Thence southerly along the west boundary of said Lot 2 to the north ROW line of E. 4th Street;
Thence southwestwardly across E. 4th Street to the Point of Beginning;

And,

Less [County building parcel] LOTS 13 THRU 16, BLK 7, City of Loveland, County of Larimer, State of Colorado; ALSO POR VACATED ALLEY PER BK 1712 PG 733; and [Former Home State Bank parcel] LOTS 1 THRU 8, BLK 12, City of Loveland, County of Larimer, State of Colorado; and [Museum parcel] LOTS 19-24, BLK 12, City of Loveland, County of Larimer, State of Colorado; and [Vacant Parking Lot parcel] LOTS 1-7, LESS S 25 FT LOTS 1-3 AND LESS S 25 FT OF E 5 FT LOT 4, BLK 13, City of Loveland, County of Larimer, State of Colorado; and [Lincoln Place parcel] The subdivision LINCOLN PLACE COMMUNITY CONDOS, City of Loveland, County of Larimer, State of Colorado (20100069697) in its entirety (formerly known as Block 41 of Finley's Addition, City of Loveland, County of Larimer, State of Colorado); and [Street & Alley ROW] The full right-of-way of East 6th Street east of the easterly boundary line of the N. Cleveland Avenue right-of-way and west of the centerline of the N. Jefferson Avenue right-of-way, City of Loveland, County of Larimer, State of Colorado; and All public alley right-of-way within BLK 12, City of Loveland, County of Larimer, State of Colorado; and The full right-of-way of East 5th Street east of the easterly boundary line of the N. Cleveland Avenue right-of-way and west of the westerly boundary line of the N. Lincoln Avenue right-of-way, City of Loveland, County of Larimer, State of Colorado; and The north half of the street right-of-way of the intersection of East 5th Street and N. Lincoln Avenue, north of the centerline of East 5th Street, City of Loveland, County of Larimer, State of Colorado; and The north half of the right-of-way of East 5th Street north of the centerline of East 5th Street, east of the easterly

EXHIBIT A

boundary of the N. Lincoln Avenue right-of-way, and west of the centerline of the N. Jefferson Avenue right-of-way, City of Loveland, County of Larimer, State of Colorado; and The west half of the street right-of-way of N. Jefferson Avenue south of the southerly boundary of East 6th Street, and north of the northerly boundary of E 5th Street, City of Loveland, County of Larimer, State of Colorado.

Prepared by: Troy W. Jones, Architect, Land Planner
MTA Planning & Architecture
Fort Collins, Colorado

Reviewed by: Scott Pearson
Engineering Technician
Public Works Engineering
City of Loveland, Colorado

EXHIBIT A

Appendix II: *Link to "A Strategic Plan for Revitalizing Downtown Loveland" (2014)*

<http://www.ci.loveland.co.us/modules/showdocument.aspx?documentid=9376>

Appendix III: *Link to Downtown Vision Book (2010)*

<http://www.ci.loveland.co.us/modules/showdocument.aspx?documentid=9378>

Appendix IV: *Link to Destination Downtown: HIP Streets Master Plan (Infrastructure Plan) (2010)*

<http://www.ci.loveland.co.us/modules/showdocument.aspx?documentid=9729>

Appendix V: *Create Loveland, City of Loveland Comprehensive Plan, adopted in June 2016.*

<http://www.cityofloveland.org/home/showdocument?id=33023>

RESTAURANT CONVERSION REIMBURSEMENT PROGRAM

APPLICATION

| | |
|--|---|
| DATE OF SUBMITTAL: | 4/17/24 |
| TARGET DDA BOARD MEETING DATE: | |
| APPLICANT NAME (INCLUDE DBA): | Common Sense Hospitality Loveland LLC Urban Field Pizza |
| IS APPLICANT THE PROPERTY OWNER?: (if applicant is Tenant, please attach current lease) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| ADDRESS (STREET, CITY, STATE, ZIP): | 214 E. 4th Street, Loveland, CO 80537 |
| PHONE (BUSINESS & CELL): | (303) 588-2688 |
| EMAIL: | paul@urbanfieldpizza.com |
| PROPERTY OWNER NAME (IF DIFFERENT FROM APPLICANT): | BH Developers - Curt Burgener |
| ADDRESS (STREET, CITY, STATE, ZIP): | 212 E. 4th Street, Loveland, CO 80537 |
| PHONE (BUSINESS & CELL): | (970) 786-6422 |
| EMAIL: | curtburgener@icloud.com |
| PROJECT PROPERTY ADDRESS: | 214 E. 4th Street, Loveland, CO 80537 |
| | |
| ARCHITECTS NAME: | Jeff Rogers |
| ADDRESS (STREET, CITY, STATE, ZIP): | 106 North Roosevelt Ave, Lafayette, CO 80026 |
| PHONE (BUSINESS & CELL): | (303) 818-4472 |
| EMAIL: | jeff@jrrarchitecture.com |
| CONTRACTORS NAME: | Faurot Construction - Dave Agnello |
| ADDRESS (STREET, CITY, STATE, ZIP): | 1725 Vista View Dr, Ste E, Longmont, CO 80504 |
| PHONE (BUSINESS & CELL): | (303) 642-7212, (720) 276-0049 |
| EMAIL: | dagnello@faurotconstruction.com |
| PROJECT PROPERTY ADDRESS: | 214 E. 4th Street, Loveland, CO 80537 |
| ADDITIONAL CONTRACTORS NAME: | |
| ADDRESS (STREET, CITY, STATE, ZIP): | |
| PHONE (BUSINESS & CELL): | |
| EMAIL: | |
| | |
| | |

RESTAURANT CONVERSION REIMBURSEMENT PROGRAM

APPLICATION (CONT'D)

PROJECT TYPE:

- CONVERSION FOR CURRENT OWNER IMPROVEMENT / UPGRADE
- CONVERSION FOR CURRENT TENANT IMPROVEMENT / UPGRADE
- CONVERSION FOR FUTURE TENANT IMPROVEMENT / UPGRADE (WITH A KNOW TENANT AND SIGNED LEASE OR LETTER OF INTENT)

| | |
|--|-----------------|
| TOTAL PROJECT IMPROVEMENT COSTS: | \$ 1,200,000.00 |
| TOTAL CONVERSION COSTS (Please attach detailed cost breakdown in a separate document): | \$ 409,566.20 |
| CONVERSION FUNDING REQUESTED FROM DDA: | \$ 50,000.00 |

APPLICANT SIGNATURE:

Paul Nashak

TITLE:

Owner

DATE:

4/15/24

PROPERTY OWNER SIGNATURE (IF IDFFERENT THAN APPLICANT SIGNATURE):

TITLE:

Owner 

DATE:

4/15/24

214 E. 4th St, Loveland - Conversion Costs

| | CONTRACTOR | ESTIMATE |
|---------------------------------------|--------------------------|----------------------|
| ARCHITECT/ENGINEERING | | \$ - |
| Architect | J.R. Rogers Architecture | \$ 25,317.00 |
| MEP Engineering | Boulder Engineering | \$ 10,968.20 |
| Structural Engineering | Advanced Engineering | \$ 9,300.00 |
| | | \$ - |
| GREASE INTERCEPTOR INSTALL | | \$ - |
| Concrete Demolition | Faurot Construction Sub | \$ 6,550.00 |
| Earthwork | Faurot Construction Sub | \$ 5,992.00 |
| Concrete Pour | Faurot Construction Sub | \$ 9,300.00 |
| Grease Interceptor | Faurot Construction Sub | \$ 1,500.00 |
| | | |
| OTHER CONVERSION EXPENSES | | \$ - |
| Plumbing | Faurot Construction Sub | \$ 115,404.00 |
| Electric | Faurot Construction Sub | \$ 60,300.00 |
| HVAC/Hoods/Grease Ducts | Faurot Construction Sub | \$ 164,935.00 |
| | | |
| Total Conversion Specific Cost | | \$ 409,566.20 |
| Total Project Budget | | \$ 1,200,000.00 |

URBANFIELDPIZZA

Common Sense Hospitality, LLC

150 Main Street, Suite 202

Longmont, CO 80501

(303) 633-8838

www.urbanfieldpizza.com

PROJECT NARRATIVE – 214 E. 4th Street, Loveland CO 80537

HISTORY OF THE VALENTINE BUILDING

While Larimer County Assessor records list 1890 as the year the Valentine Building was constructed, Sanborn Fire Insurance maps indicate the present building on this lot was built sometime between 1900 and 1906. No additions have ever been made to the original structure.

The two-story building has housed myriad commercial establishments over the years on its first floor. Its second floor has been both office space and residential apartments. The earliest businesses in the Valentine Building date to 1906 when a plumber and a bicycle shop split the space and became the building's first tenants.

From 1908 until the mid-1930s, the building's first floor retail space housed a billiard hall. The late-1930s saw a hardware store and an electric shop briefly before a long occupancy stint by the Loveland Bowling Lanes and the W&D Bowling Alley. Tenants from the 1960s through the 1990s included: Ritchey's Toys and Hobbies (1965), Ruth's Quality Women's Wear (1994-1995), Merle Norman Cosmetics (1977), Lady Bee Fashions (1985), Loveland Clock Shop (1994-1995), and Grandma's Attic (1998).

In the early years, the building's second floor was known as the Bartholf Office Building owned by Loveland businessman Frank G. Bartholf. Although used early on as office space, the second floor of the Valentine was eventually converted into apartments. From the early 1970s to a recent reconversion of the space back to office space, the second floor of the building was known as Valentine Apartments.

Until Urban Field's lease signing in October 2023, the most recent renovation of both floors of the building happened right before COVID-19 when BH Developers bought the building and installed their offices on the second floor. The first floor was leased to Crow Hop Brewery as a tap house. When COVID-19 shut down the restaurant industry, Crow Hop shed the taphouse.

SCOPE OF URBAN FIELD TENANT IMPROVEMENT

South Patio:

- Sawcut and remove concrete
- Excavate for new grease interceptor
- Install new grease interceptor
- Pour concrete

North Patio:

- Install an 8-person bar below garage doors overlooking 4th Street

Interior:

- Demo entire interior, leaving brick walls
- Frame and drywall kitchen, walk-in cooler, and two new bathrooms near front of building
- Relocate and install new bathrooms
- Upgrade electrical for a commercial restaurant and kitchen usage
- Upgrade plumbing and gas for a commercial restaurant and kitchen usage
- Install a commercial kitchen cooking line, prep area and ware-washing station
- Reinforce all flooring before installation of a commercial kitchen floor to ensure weight loads from the kitchen equipment
- Install a walk-in refrigerated cooler
- Install Fire Sprinkler and Fire Alarm Systems
- Build a bar and tap system
- Provide all finishes including paint, tile and all FF&E

Mechanical:

- Create a grease duct run from the kitchen space through the second floor to the roof
- Raise rooftop units with a crane and install
- Hang (2) hood units
- Hang make up air unit

CONVERSION GRANT EVALUATION CRITERIA

Totality of Project:

Consult the included Loveland-approved permit set of project drawings for an overview of the usage conversion plans for 212/214 E. 4th Street as well as an overview of all planned tenant improvements. All finishes are included in the architectural and MEP renderings. The budgeted cost of the project including all FF&E is \$1.2m.

Potential overall impact to the DDA District:

Common Sense Hospitality LLC was founded in 2020 by four restaurant veterans with 91 years of restaurant experience and 10 restaurant openings between them. Urban Field Pizza and Market, the restaurant group's first brick and mortar, opened in Longmont, CO in May, 2022 in the South Main Station Development on Main Street.

In the two years that followed despite only one other lease signing in the three vacant spots next to Urban Field, the brand managed to gain a reputation as an anchor of south Main Street, Longmont. Despite minimal foot traffic due to the lack of retail and restaurant destinations on lower Main Street, Urban Field built a devoted following while gaining national and even international recognition for its pizza.

To become destinations, downtowns rely on well-run businesses that create products and services that are memorable. Urban Field has proven its ability to forge emotional connections with its guests through its culinary offerings and hospitality model and will help the Loveland downtown be a destination choice not only for locals but for out-of-town consumers.

During the ownership team's 30 years of restaurant openings, all members of the team had opportunities to participate in community building. In Denver, the Vine Street Pub and Brewery spurred the revitalization of the downtrodden Uptown Neighborhood. In South Boulder, the Southern Sun Pub and Brewery as well as Under the Sun Eatery and Taphouse helped a young neighborhood to reach its potential and become one of the most sought-after regions of Boulder to live. In Longmont, first Longs Peak Pub and Taphouse and now Urban Field Pizza and Market have helped put Longmont's downtown on the Front Range map.

Urban Field Pizza believes in supporting the communities in its direct market and beyond. In Urban Field's first two years in Longmont, the restaurant donated nearly \$50,000 in products and services to support schools and non-profits important to the Longmont community. Urban Field hosts Give-Back nights regularly where a percentage of the night's proceeds go directly to the school or nonprofit that is hosting. Urban Field is committed and excited to support the Loveland community as it has done in Longmont.

FUNDING DISCLOSURE

Common Sense Hospitality Loveland LLC was funded from three sources:

- Cash flow and savings from existing restaurant
- Owner investment
- Private loans

AMOUNT OF CONVERSION GRANT FUNDING REQUESTED

\$50,000

BEFORE PICTURE: Location for prep kitchen and the cook line



BEFORE PICTURE: The right side of photo shows location of the new bathrooms and the walk-in refrigerated cooler. The expediting window of the kitchen will be on the far side of the bar. The cooking line and prep kitchen stretch south from the expediting window.



BEFORE PICTURE: The refrigerated walk-in cooler will be installed against the brick shown below. The kitchen will run south from the walk-in cooler.



Estimate 1186

Garden Graffiti LLC
710 County Road 16
Loveland, CO 80537 US
+1 9704437824
kelly@gardengraffiti.co



| | | | |
|--|--|-------------|--------------|
| ADDRESS | SHIP TO | DATE | TOTAL |
| Historic Loveland Building Improvement District 350 North Cleveland Avenue Loveland, Colorado 80537 | Historic Loveland Building Improvement District 350 North Cleveland Avenue Loveland, Colorado 80537 | 04/30/2024 | \$6,150.00 |

| DESCRIPTION | QTY | RATE | AMOUNT |
|---|-----|--------|----------|
| JUNE, JULY, AUGUST , SEPTEMBER 4th St beds and planters Water, feed and deadhead. 3 - 4 x week 5th Street, Railroad, and Cleveland pots feed and deadhead 3 - 4 x weekly Feed weekly | 50 | 123.00 | 6,150.00 |

| | |
|-----------------|-------------------|
| SUBTOTAL | 6,150.00 |
| TAX | 0.00 |
| TOTAL | \$6,150.00 |

THANK YOU.

Accepted By

Accepted Date