



MINUTES
LOVELAND CITY COUNCIL STUDY SESSION
Tuesday, September 26, 2017 CITY COUNCIL CHAMBERS
6:30 PM

COUNCIL PRESENT: Gutierrez, Fogle, Clark, Johnson, Overcash, Olson, Ball, and Shaffer

COUNCIL ABSENT: Krenning

STUDY SESSION ITEMS

**1. COMMUNITY PARTNERSHIP OFFICE
AFFORDABLE HOUSING CODE CHANGES**

Alison Hade, Community Partnership Office Administrator, presented this item to Council. Changes to Title 16 at Chapter 43 completed in early 2017 did not include an update to 16.43.070(B)(3) addressing new, single-family, affordable housing. Information included in this packet to complete this remaining section was presented to the Planning Commission during a Study Session on September 11, 2017 and the Affordable Housing Commission on September 14, 2017. Review by the Planning Commission during a Study Session on September 11, 2017 ended with suggestions about potential changes to relevant definitions listed under 16.08.010, such as adding Work Force Housing and changing the definition of Affordable Housing. After discussion with a City of Loveland attorney, the definition will not be expanded or changed. Also relevant was discussion about incentives for homes sold to people living at 100% of the AMI. Review by the Affordable Housing Commission ended with a motion to "recommend approval of proposed changes to the code as presented knowing there are other considerations to be discussed in the future, but to remove the percentages and allow room for negotiation." The motion passed with a 4-1 Vote. The Planning Commission is scheduled to review this item again on October 9, 2017. Council recommended some changes they would like made and encouraged staff to bring this item back to them in October.

Information Only

**2. ECONOMIC DEVELOPMENT
LONGBOW INDUSTRIES, LLC (LPR) ECONOMIC INCENTIVE
AGREEMENT DISCUSSION AND DIRECTION; AND LARIMER COUNTY
BUILDING PURCHASE AND SALE AGREEMENT DISCUSSION AND
DIRECTION**

Kelly Jones, Economic Development Director; Mike Scholl, Economic Development Manager; Rocky Turner, CEO and Founder of Longbow Industries (LPR); Grant Thayer, CFO of LPR; and Link Turner, President of LPR; presented this item to Council. This is a discussion item on the incentive request made by LPR Construction/Longbow Industries ("LPR") and the purchase and sale agreement (Attachment 9) for the Larimer County building at 305 E. 6th Street and parking lot located at 100 E. 6th Street ("Parking Lot") by the Finley Block Urban Renewal Authority ("URA"). LPR is seeking to renovate and occupy the current Larimer County building on 6th Street and expand its current facilities at 1171 Des Moines Avenue. Under the terms of the agreement, LPR would purchase the building from the Finley's Block URA for \$732,000. LPR would then renovate and occupy the building and use it as their executive office for 50 to 100 employees. Under the terms of the draft incentive agreement, the Finley's Block URA will reimburse LPR on a \$1:\$1 basis not to exceed \$750,000 for approved public improvements related to the downtown building. Further, LPR agrees to invest a minimum of \$1.5 million into total building improvements. The URA will grant LPR 40 of the 54 parking spaces within the Parking Lot from 8am-5pm allowing other citizens to use the parking lot before and after business hours. LPR intends to add further craft/trade jobs at their original site on Des Moines Avenue (Attachment 11) and will complete renovations to accommodate additional employment growth at that location. See maps of Finley Block URA (Attachment 6), Property maps (Attachment 7), along with a Project Timeline Gantt chart (Attachment 8). Please see the Staff Report and Spreadsheet for additional details. (Attachments 3 & 4) Additionally, the URA intends to acquire the County Building and Parking Lot and hold the property until it is vacated by the County. Once the building is vacated, the URA will then sell the County Building to LPR for \$732,000. The County, as part of the project, agrees to amend the Intergovernmental Agreement ("IGA") (Attachment 9) and a lease that holds the URA harmless for any facility cost during the period the URA owns the property. Staff is seeking direction from City Council to move forward with the incentive agreement with LPR Construction and the Purchase and Sale Agreement with Larimer County. The presentation will be given by staff and representatives from LPR. (Attachment 1 & 2)

Council gave direction to staff to bring an ordinance on First Reading on October 10, 2017.

Information Only

3. DEVELOPMENT SERVICES HEART IMPROVEMENT PROGRAM (HIP) STREETS MODERNIZATION

David Eisenbraun, City Planner and Brett Limbaugh, Development Services Director presented this item to Council. The 2009 Heart Improvement Program (HIP) Streets Master Plan set out to create a Downtown that sustains a good network of public spaces, streets, infrastructure, cultural destinations, and retail corridors. It has been determined by the City that while much of the existing infrastructure remains as it was in 2009, new projects and the desire to have a contemporary vision to guide redevelopment warrants an addendum to the original plan. This update shall include projects completed to date and projects pending. This modernization is prioritized to understand how we build out this vision with many new projects and redevelopment coming into the Downtown district. Our goal is to integrate the whole district in a unified and cost-effective manner. The project boundaries will focus on the Downtown core. The approximate boundaries will be from 2nd St. N to 6th St. N, and from N Garfield Ave. to Washington Ave. This graphic and materials update will be in front of Council for adoption on November 7, 2017. Council recommended that staff update the new members of Council in November of the plan and if there is approval by the Planning Commission, the plan may be brought back to the Council in December.

Information Only

4. ADJOURN

Mayor Gutierrez adjourned the September 26, 2017 Study Session at 9:52 p.m.

Respectfully Submitted,




Beverly A. Walker, Acting City Clerk


Cecil A. Gutierrez, Mayor

