

**Loveland Downtown Development Authority
Meeting Minutes – December 12, 2016**

**The regular meeting of the Loveland Downtown Development Authority (DDA)
Board of Directors was held at 4:00 p.m. on December 12, 2016,
at the LDP-DDA Offices, 350 N. Cleveland Avenue, Loveland, CO**

1. **Call to Order:** Chair Caldwell called the meeting to order at 4:03 p.m.

2. **Roll Call:**

Present: Caldwell, Cook, Connelly, Fogle (4:25), Goacher, Rutledge, Steele

Absent:

Staff: Wedding-Scott, Executive Director, Rosenberger, Administrative Coordinator

City Employees: None

Guests: Phil and Janice Farley, Felicia Harmon, Shannon Joren

3. **Public Comment:** Mr. Farley commented he is attending in support of the ArtSpace and Feed & Grain.

4. **Approval of Minutes:**

Steele moved to approve the meeting minutes of the Regular Meeting of November 14, 2016, Goacher seconded the motion; the motion carried.

Cook moved to approve the meeting minutes of the Special Meeting of November 21, 2016, Goacher seconded the motion; the motion carried.

5. **Presentations/Updates:**

Artspace Projects, Inc./Feed & Grain: Sharon Joren (Sr. Director, Artspace Colorado) and Felicia Harmon (representing Feed & Grain) presented a packet including architectural perspectives (attached) and a PowerPoint on the history, recent developments, and future renovations for the Loveland Feed & Grain, located 130 W. Third Street (near Railroad Avenue). Artspace Projects, Inc. purchased the original property from Barry Floyd and it has been separated into two legal lots, each under different ownership: 1) Artspace Lofts, which have been built and are occupied, and 2) Feed & Grain, the historical building which will encompass a plaza for incubator studios, public presentations, and limited retail space. The total cost of the Feed & Grain's rehabilitation is \$4 million. Certain exterior stabilization (Phase 1) has already been completed with funding received from the State Historical Fund, private donors, and support from the City of Loveland. The parties' application is for two façade grants designated as East/North and West/South sides. The funding requested is \$31,500 per each exterior side to help offset costs for exterior rehabilitation and to enhance pedestrian views of the Feed & Grain. Harmon previously met with the Façade Working Group.

Loveland Downtown Development Authority Meeting Minutes – December 12, 2016

Alliance Auto Care: Joe Goacher (owner), presented a project description and architectural perspectives to include demolition of the entire site located at 400 S. Garfield Avenue, upon which will be constructed a sustainable facility to house Alliance Auto Care. City approval has been received to construct the drive approach on Garfield Avenue which will also provide the City with two additional parking spaces where the current drive is. The two-story building will be constructed of steel on concrete; façade materials include brick, exposed steel, and patina-faux masonite material. Exterior enhancements also include a planter wall and a fence in the alley to protect waste areas from pedestrian views. Due to asbestos abatement, no existing materials will be reused. The total cost of the project is \$1.1 million. Goacher's application for a façade grant is to help offset the cost of the building's exterior in the amount of \$261,040. The façade funding requested is \$31,250. Joe Goacher previously met with the Façade Working Group.

6. Action Items:

Action Item 1: A motion to recommend to the Loveland Downtown Partnership (LDP) the approval of the Façade Reimbursement Application received from ArtSpace Projects, Inc. and Feed & Grain, 130 West 3rd Street, Loveland, CO 80537.

Doug Rutledge recused himself from the vote due to KL&A's business relationship with the Feed & Grain.

Donnelly moved to recommend to the LDP the approval of a portion of the application for Façade Reimbursement Program between the LDP and ArtSpace Projects, Inc. (Feed & Grain), based upon \$31,250 for the E/N façade sides and conditioned upon substantial completion of the proposed \$404,949 project by December 2017, seconded by Cook; the motion carried.

Action Item 2: A motion to recommend to the Loveland Downtown Partnership (LDP) the approval of the Façade Reimbursement Application received from Joe Goacher / Alliance Auto Care, 400 Garfield Avenue, Loveland, CO 80537.

Joe Goacher recused himself from the vote due to his business relationship with Alliance Auto Care.

Donnelly moved to recommend to the LDP the approval of the application for Façade Reimbursement Program between the LDP and Joe Goacher / Alliance Auto Care, 400 Garfield Avenue, Loveland CO 80537, in the amount of \$31,250, seconded by Steele; the motion carried.

Action Item 3: Approving a resolution for exemption from audit for Fiscal Year 2016.

Steele moved to approve Resolution DDA 2016-06, (Pursuant to Section 29-1-604 C.R.S.) approving an Exemption from Audit for Fiscal Year 2016 for the Loveland Downtown Development Authority, State of Colorado, seconded by Fogle; the motion carried.

7. Façade Program & Updates: Wedding-Scott presented a report on Pending Façade Grants 2016 (attached). She advised the agreement for Verboten was revised and is now being routed for signatures; other projects are pending for design and engineering. Wedding-Scott anticipates two applications in 2017 for LURA Façade and Improvement reimbursements,

Loveland Downtown Development Authority Meeting Minutes – December 12, 2016

including ArtSpace (Feed & Grain) and Downtown Loveland, LLC (sidewalk improvements on Jefferson/4th Street).

8. Staff & Executive Director Reports (Developments, Election, Communications, Branding)

o Developments Update (Scholl)

The Foundry, Mike Scholl: Scholl provided an update on the Foundry and advised the revised Agreement between the City of Loveland and developer Brinkman Partners will be discussed at the next City Council meeting on December 13th. He requested support from board members and business owners to attend the meeting. In the likely event the Agreement is approved, ground-breaking will be on pace with a chance for an earlier start in March, 2017. There are some new design concepts for The Foundry and Brinkman Partners plans to present them at the January Night on the Town.

The Pulliam, Mike Scholl: Scholl provided an update on The Pulliam Building and advised the City Council has approved the partnership agreement between The City of Loveland and the Pulliam Community Foundation. The Pulliam Community Foundation is providing \$500,000 for the project with the City matching \$1.5 million. The monies will be used for the 500-seat auditorium for both community and other ticketed events. Construction will be during the same time as The Foundry.

HIP Streets Master Plan: Scholl provided an update on the HIP Streets Master Plan and advised the City has received a proposal from a third-party consultant to revise and update the infrastructure and reprice the plan. He advised it is essential that stakeholders talk about their needs. Wedding-Scott advised the City Manager requested this proposal for the updated plan.

Other: Scholl commented on the invaluable resource found through Derf Green who previously worked with the Fort Collins DDA. Green has been retained to help create a process for trash improvements in the alleys. He is recommending a bid from Gallegos Sanitation which will provide one trash enclosure for all businesses adjacent to Backstreet Alley. He advised the businesses are cooperative in this test approach. The theater will possibly require their own trash enclosure.

Wedding-Scott advised a Backstreet Alley Committee comprising of business owners, a landscape architect, Brinkman, and city planning staff has met to review design proposals and discussed how best to open up businesses from the alley-ways.

o Election 2017 Strategy

Wedding-Scott discussed the possibility of terminating the existing DDA, redefining boundaries, and presenting a ballot for qualified electors to vote on a “debt” question. Staff, city officials, and legal are defining a critical path over the next several months. In order to incorporate Tax Increment Funding from the Foundry, a “YES” vote would need to be received in the November, 2018 election.

Loveland Downtown Development Authority Meeting Minutes – December 12, 2016

- **Downtown Communications Strategy** – Wedding-Scott advised the holiday Festival of Lights was overall a big success. She praised the Police Dept. in stopping criminal behavior involving stolen vehicles and a high-speed chase before it could cause harm in downtown Loveland.

Wedding-Scott commented on the social media outreach of the Business Alliance and that their Winter Walk and Elfie Selfie were enjoyed by all. The Alliance meets every two weeks and are planning a training session at an upcoming Breakfast Meeting to assist business owners on the benefits and ways to use social media.

- **Branding** – Wedding-Scott announced the copyright and trademark process is still moving forward and may take up to eight months to finalize.

9. **Other Matters:** Wedding-Scott advised there is legislation being considered that Downtown Development Authorities may be subject to the same or similar legislation as HB1348 (2015) impacting Urban Renewal Authorities. She commented that she had been advised that the three Larimer County Commissioners are not supporting of the legislation.

10. **Liaison Reports:** None

11. **Agenda Items for Upcoming Meetings:** None

12. **Adjourn:**

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

The meeting adjourned at 6:29 p.m.

Sharon Rae Cook, Secretary/Treasurer

Date