

Minutes
Longmont Downtown Development Authority
Board of Director's Monthly Meeting
528 Main Street, Longmont

October 25, 2006 – 4:30 PM

Present: Chair Bruce Sessions; Vice Chair Alex Sammoury; Board Members: Bill Sawyers, Scott Moore, Tom Charles and Terry Diesburg; Ex-Officio Members: Jim Golden.
Guests: Tony Kindelspire (Daily Times Call), Phil DeVecchio (Community Development Director, City of Longmont), Tom Alford (Phelps Development), Dr. Peter Schmid (Performing Arts).
Staff: Mary Murphy-Bessler, Executive Director, Gillian Lally, Executive Assistant.

- 1. REGULAR MEETING CALLED TO ORDER AND SILENT ROLL TAKING:**
- 2. PUBLIC INVITED TO BE HEARD: None**
- 3. BOARD AND EX-OFFICIO MEMBER COMMENTS: None**
- 4. DOWNTOWN DEVELOPMENT DIRECTOR REPORT:** Mary gave a brief update on two new businesses in the downtown. Mama Mama Maternity is planning a move from their current location on Coffman Street to a new location on the 300 block of Main Street. A new business, Encore Home Styles, is also scheduled to open on the same block. Mary informed the board that there was currently a lot of activity in the downtown, particularly the 300 block of Main Street, with the recent sale of several properties and various new businesses moving in.
- 5. APPROVAL OF AGENDA:** A motion approving the agenda was made by Alex Sammoury and seconded by Scott Moore. The motion passed unanimously.
- 6. APPROVAL OF MINUTES:** A motion approving the September 27, 2006 minutes was made by Bill Sawyers and seconded by Alex Sammoury. The motion passed unanimously.
- 7. PUBLIC INVITED TO BE HEARD: None**
- 8. NEW BUSINESS**
 - a. Mixed Use Development:** Phelps Development has agreed to partner with the LDDA and the City of Longmont in the construction of the Mixed Use Development project. Tom Alford, Phelps Development, presented the board with some options for the two sites previously selected (300 & 400 block). Tom informed the board that City Council had recently approved a Market study, to be conducted by Phelps, to determine market demand for such a development. Tom believed the study would show that currently the market is soft, particularly with regard to residential development. Bill Sawyers pointed out that although he also believed the study would show that the market is soft; it was for this very reason that the LDDA needed to move forward and lead the way with this development. Both Bill Sawyers and Bruce Sessions reiterated that the LDDA board had always intended the Mixed Use Development project to be a catalyst for future development and stated that moving forward with this project would encourage and promote growth in the downtown. Phelps recommended that the LDDA develop as large a project as possible on the 400 block. This would allow for the development of a larger project, which could include a plaza, at a later date on the 300 block. Mary said it was critical to provide an attraction that would encourage further development and draw people to the downtown. Phelps informed the board that they would be conducting further environmental (soil) tests on the two sites in the coming weeks.

October 25, 2006

- b. Performing Arts Complex:** Dr. Peter Schmid outlined the plans to develop a Performing Arts Complex in Longmont. Dr. Schmid explained the vision they had for the center which included:
- i. Music
 - ii. Theatre
 - iii. Dance
 - iv. Film
 - v. Educational courses/seminars/programs
 - vi. Visual Art

Dr. Schmid said that he and his board were currently raising funds to finance a feasibility study, at a cost of \$100,000. The board expressed their interest and commitment to the project.

Alex Sammoury moved that the LDDA contribute \$1,000 to the feasibility study fund, the motion was seconded by Terry Diesburg and passed unanimously.

- c. City Council 2007 Retreat Items:** Jim Golden, Finance Director, City of Longmont, requested any agenda items the board may have for the City Council's retreat agenda in Jan 07. The following items were suggested by the board:
- i. Discuss downtown vision from the river to Longs Peak
 - ii. Consider adjusting zoning /building height etc. in the downtown area to encourage development
 - iii. Consider incentives to re-develop existing building in the area

9. OLD BUSINESS

- a. Focus On Longmont:** In January 2005, the City of Longmont launched a City-wide strategic plan designed to help Longmont City Council develop policies and make key decisions that shape the future of Longmont. The plan is known as Focus on Longmont. Jim Golden, Finance Director, City of Longmont, gave a brief update of the plan and informed the board that City Council is scheduled to meet November 18th to consider the progress made to date.
- b. LDDA Retreat Items for 2007:** Mary confirmed that the annual board retreat is to take place on November 3rd. Mary informed the board that she had scheduled appointments with Richard Foy, Commarts, Boulder, to tour the 29th Street Mall and Tom Gougeon, Continuum, Denver, to tour the Belmar Development in Littleton.

- 10. ITEMS FROM THE STAFF:** Mary informed the board that the electric outlets in the tree wells on Main Street needed to be repaired. She indicated that the repair work would be completed in several phases. Phase 1 would cost approximately \$8,500. A motion to approve \$8,500 for the cost of phase 1 was made by Bill Sawyers, seconded by Tom Charles and passed unanimously.

11. BOARD MEMBER COMMENTS: None

12. PUBLIC INVITED TO BE HEARD: None

13. ADJOURN: The meeting was adjourned at 7:15 PM

Respectfully Submitted by:

Denise Crosby
Secretary to the LDDA Board

Bruce Sessions
Chairperson, LDDA