

RETREAT MINUTES
LDDA BOARD OF DIRECTORS
528 Main Street, Longmont
December 7, 2007

Present: Chair: Alex Sammoury; Board Members: Scott Moore, Terry Diesburg, Tom Charles, Bruce Sessions and Bill Sawyers; Councilmember: Karen Benker; Ex-Officio Members: Jim Golden

Absent: None.

Guests: Tony Kindelspire (Daily Times Call); Dennis L. Bloemker (DLB & Associates, LLC), Ryan Bloemker (DLB & Associates, LLC), William J. Mitchell; Rick Kron (Krimshaw & Haring, P.C.); Doug Bene (City of Longmont's Economic Development Manager); Dale Rademacher (City of Longmont's Director of Public Works and Water Utilities); Phil Del Vecchio (City of Longmont's (Director of Community Development)

Staff: Executive Director Mary Murphy-Bessler and Executive Assistant Denise Crosby

1. **RETREAT CALLED TO ORDER AND SILENT ROLL TAKING at 9:00 AM.**
2. **EXECUTIVE SESSION CALLED TO ORDER at 9:37 AM for the purpose of discussing the Executive Director's Evaluation.**
3. **EXECUTIVE SESSION ENDED at 9:50 AM.**
4. **GENERAL MEETING CALLED TO ORDER at 9:55 AM.**
5. **APPROVAL OF MINUTES:** A motion to approve the October 24, 2007 minutes was made by Board Member, Bill Sawyers and seconded by Board Member, Tom Charles passed unanimously.

Dennis Bloemker, Ryan Bloemker, William J. Mitchell and Tony Kindelspire arrived at 10:00 AM.

6. NEW BUSINESS:

- a. DIP Request – 416 Coffman Street – Primerica Financial Building/WJM, LLC
DIP REQUEST: \$30,000.00
Estimated Total Cost of Project: \$645,185.00
Est. Total Cost of Façade Renovation: \$7,203 Landscaping; \$103,300 Bldg. Facade
Board Approved: \$15,000.00

Dennis and Ryan Bloemker presented for William J. Mitchell's DIP request for the building remodel at 416 Coffman Street. A motion to approve the DIP request to WJM, LLC in the amount of \$15,000.00 for 416 Coffman Street was made by Board Member, Bill Sawyers and seconded by Board Member, _____ passed unanimously.

William J. Mitchell, Dennis Bloemker and Ryan Bloemker left at 10:35 AM.

- b. Mary Murphy-Bessler discussed the LDDA's Marketing plan and introduced the new documents. The plan is two-fold: bring business downtown and bring customers downtown. There was discussion about where the LDDA was advertising. Also discussed was the option of doing several additional smaller events. Karen Benker requested a dollar breakdown on the contracting someone to do events versus a staff person doing events.

Rick Kron arrived at 10:50 AM. Jim Golden arrived at 11:00 AM.

- c. Discussion on Special Tax Districts – Rick Kron, Krimshaw & Haring, P.C.

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Rick Kron was introduced and the session was open as a Question and Answer forum with regards to special tax districts.

Doug Bene arrived at 11:10 AM.

Mary Murphy-Bessler was asked to contact Chip Steiner for an update on the TIF Extension. Rick Kron discussed several special tax district alternatives cities can use however he noted all include tax increases. A DDA can do another TIF over the first and is not required to trigger it until the first TIF has sunset. Jim Golden was asked to review the current Business Improvement District (BID) to see if it has sunset. A note was made about researching further on the development process of special districts particularly reviewing Belmar. Rick Kron gave the board the following list of contacts:

FINANCE ADVICE:

Tom Bishop/Sam Sharp
Paul Geodecke, Lakewood CPA
Alan Matlosz

STRATEGIES

Downtown Denver Partnership
Beth Kosel, Colorado Springs Economic Development
Tracy Huggins, Denver Urban Renewal Authority

COMMUNITY OUTREACH & FINANCIAL PLAN

Brad Siegel, Progressive Urban Management (PUMA)

ENGINEER

City of Longmont's Department/City Public Works Department

Break for lunch at 12:00 PM. Bill Sawyers left at 12:08 PM. Scott Moore arrived at 12:45 PM. Bill Sawyers, Dale Rademacher and Phil Del Vecchio arrived at 1:00 PM. Meeting resumed at 1:00 PM.

- d. Discussion on FasTracks project/Flour Mill Development/Transportation Strategies/Main Street – Dale Rademacher and Phil Del Vecchio
Dale Rademacher started this presentation with the City of Longmont's 100-year flood plan. He continued with an overview of Alleyway Project and advised he and Mary Murphy-Bessler would be visiting Ft. Collins to review their alleyscape. Dale gave an update on the Traffic Study stating it would be done in the March/April timeframe. The LDDA is to provide Dale Rademacher with the Comm. Arts rendering of Downtown. The mid-block crossings were discussed and it was noted there was electrical already in place if flashing lights were needed. At 1:45 PM Phil Del Vecchio updated the Board on the status of the planned projects with regards to the TOD. RTD is expected to have a decision on the rail station end of line at the Flour Mill in spring of 2008. Phil clarified a ½ a mile in all directions of the proposed station will be included in the Flood Study Dale mentioned.

Terry Diesburg and Bill Sawyers left at 2:00 PM.

There was a suggestion that the City of Longmont purchase land now to sell to RTD later as RTD will not be making a decision until spring 2008 and land values will go up in this area. It was also noted that the substation in Aurora has a structure around it and may be worth looking at.

7. ADJOURN: The meeting was adjourned at 2:23 PM.

Respectfully Submitted by:

Denise Crosby
Secretary to the LDDA Board

Alex Sammoury
Chairperson, LDDA