

MINUTES
LDDA BOARD OF DIRECTORS
528 Main Street, Longmont
March 28, 2007

Present: Chair Bruce Sessions; Vice-Chair Alex Sammoury; Board Members: Bill Sawyers, Scott Moore, Terry Deisburg, and Tom Charles; Ex-Officio Members: Jim Golden
Absent: Council Member: Karen Benker
Guests: Tony Kindelspire (Daily Times Call), Gabriel Santos, and Peter Schmid
Staff: Executive Director Mary Murphy-Bessler and Executive Assistant Denise Crosby

1. REGULAR MEETING CALLED TO ORDER AND SILENT ROLL TAKING: Alex Sammoury called the meeting to order at 4:25 PM.

2. BOARD AND EX-OFFICIO MEMBER COMMENTS: None.

3. DOWNTOWN DEVELOPMENT DIRECTOR REPORT

Mary Murphy-Bessler reported the old Left Hand Tap House property has been leased to Tony Rigatoni's Italian Kitchen and anticipates opening in mid-July. They plan to have between 100-125 table tops and perhaps rooftop seating. Mary shared concerns regarding two large properties, The Village Place, and possibly The Cannery being taken off the tax roll. This could be an impact to the TIF. Thistle just recently purchased The Cannery. Thistle Inc. can petition the State to become tax exempt. Per Alex Sammoury in one year Thistle will petition the State of Colorado to become tax exempt. The Village Place has been purchased by LHA and has been tax exempt since 2005. The LDDA staff will share with the Board at a future date budgetary impacts of both properties becoming tax exempt. Mary received a request from the Longmont Area Chamber of Commerce asking if their "Taste of Longmont" event could be combined with the Festival on Main. The pros and cons about combining the events were discussed. Concern was raised surrounding the alcohol involvement. The Board encouraged Mary to discuss with the Chamber staff to look into another night, but keep the event in the downtown. Roosevelt Park was discussed as another possibility for the "Taste of Longmont" event. Mary brought to the Board's attention the photos of new businesses that now appear in a slide show on our website: www.dolo.org. She encouraged them to look at it.

Bruce Session and Jim Golden arrived 4:35 PM

4. APPROVAL OF AGENDA: A motion to approve the agenda was made by Board Member, Bill Sawyers and seconded by Board Member, Scott Moore passed unanimously.

5. APPROVAL OF MINUTES: A motion to approve the February 28, 2007 minutes was made by Board Member, Bill Sawyers and seconded by Board Member, Tom Charles passed unanimously. A motion to approve the Revised July 26, 2006 minutes (with the change - removal of Bill Sawyers as Vice Chair) was made by Board Member, Bill Sawyers and seconded by Board Member, Scott Moore passed unanimously.

6. PUBLIC INVITED TO BE HEARD: None.

7. NEW BUSINESS:

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- A) Re-Appropriation: Per Jim Golden these are new appropriation as they are for new items, not re-appropriations as noted. Per Mary the first two are monies for Communications Arts split into two \$6,000.00 requests, half coming from the General Improvement District (for the master plan of downtown) and the other half from the parking budget (for parking design). The \$60,000.00 would be for the 500 East Parking Lot as major repairs including sink holes and drainage issues need to be addressed. With the improvements in this lot we may gain 6-9 parking spaces. The requested repairs will be included in the City-wide bid regarding multiple City owned lots. The steps taking place in this lot would be first the pulling of the trees, then the curbing/concrete work would be done, then some leveling of the surface, and lastly the overlay project. The parking permit holders will be advised of any closures due to the repairs. The phases of this project will commence a few weeks from now and continue until early August. Construction will be done in stages, so the impact on permit holders will not be too drastic. A motion to approve the 2007 LDDA new appropriation request was made by Board Member, Bill Sawyers and seconded by Board Member, Bruce Sessions passed unanimously.
- B) Funding Request: Committee for the Cultural and Performing Arts. Dr. Peter Schmid gave an update on the Cultural Arts Complex. Duncan Webb was chosen to compile a feasibility study. Dr. Schmid relayed there is a \$29,000.00 commitment from the community thus far to pay for the study. Dr. Schmid requested a matching fund from the LDDA of \$29,000.00. The LDDA Board requested a commitment that the center be located in Downtown. Peter stated having the site located in the downtown is the committee's preference. He requested help from the LDDA with locating sites within DDA boundaries. He also requested help addressing any parking issues that may arise if a site was chosen in the downtown. He advised the Board at this time there are no commitments for a specific architect or builder. The committee is taking responsible steps to get a feasibility study completed first. Bill Sawyers asked if the committee can commit to being in the LDDA. Peter replied he would prefer to be, but not without help financially as well as support to maintain the project. Bill then asked if the LDDA can offer money contingent on having their project located in the LDDA's boundaries. Yes, Peter responded. Alex Sammoury asked how much. Peter said minimum is \$20,000.00, but more would be accepted. Bruce Sessions asked what account the LDDA could take money from to support this request. Alex Sammoury asked if the Parking Fund could be used if the development could guarantee public parking downtown. Jim Golden said it could not come out of the parking fund, but advised it could be taken out of TIF. The LDDA would have to go before Council to make an appropriation request to use the TIF funds. Jim Golden also advised if the LDDA could explain to Council why using the Marketing Funds would be an option it could be a possibility that Council may approve redirecting the marketing funds for this purpose. Jim noted we would have to do a transfer between funds as this would not be a proper expenditure. Mary Murphy-Bessler explained using Marketing Funds would work as an events coordinator has not been hired to date and there may be some savings. A motion to approve the request for \$20,250.00 with stipulation that the Complex ends up in the LDDA's district was made by Board Member, Bill Sawyers and seconded by Board Member, Bruce Sessions passed unanimously. Alex Sammoury abstained because he is on the Cultural Arts Committee. Scott Moore asked how to write up contingency. Jim Golden noted the City is not going to enter into an agreement unless it is noted on how the funds would be paid back. There must be a return for funds given. Peter asked how the Cultural Arts Committee could be protected if the study does not show the feasibility of the complex being downtown. How does this effect the commitment? Mary Murphy-Bessler offered to sit down with Dan Bernard and then get back to Peter.

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- C) Chamber of Commerce Lease: Mary Murphy-Bessler explained because of the move across the hall and the subsequent installation of cabinets (paid by the LDDA) in the LDDA's current office, the Chamber had not raised the rent in the past three years. This new lease has an increase in rent of approximately \$175.00 per month – done by square footage. This will be a \$2,100.00 impact to the LDDA's Operating Budget and we will have to reduce expenses elsewhere. On behalf of the LDDA, Deb Carson in Risk Management is looking into the liability coverage noted in the new lease. Please note we pay \$100.00 per month for assistance from the front desk receptionist. A motion to approve the 2007 Longmont Chamber of Commerce lease and the authority for Mary Murphy-Bessler to sign the lease was made by Board Member, Bill Sawyers and seconded by Board Member, Alex Sammoury passed unanimously.

1. OLD BUSINESS:

- A) Mixed-Use Project Update: Postponed due to Open House meeting scheduled at 5:15 pm.

2. ITEMS FROM THE STAFF: None.

3. BOARD MEMBER COMMENTS: None.

4. PUBLIC INVITED TO BE HEARD: None.

5. ADJOURN: The meeting was adjourned at 5:25 pm.

Respectfully Submitted by:

Denise Crosby
Secretary to the LDDA Board

Bruce Sessions
Chairperson, LDDA