

MINUTES
LDDA BOARD OF DIRECTORS SPECIAL MEETING
528 Main Street, Longmont
June 6, 2007

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

1. **SPECIAL MEETING CALLED TO ORDER AND SILENT ROLL TAKING:** Bruce Sessions called the meeting to order at 5:38 PM.
2. **BOARD AND EX-OFFICIO MEMBER COMMENTS:** None.
3. **APPROVAL OF AGENDA:** A motion to approve the agenda was made by Board Member, Alex Sammoury and seconded by Board Member, Bruce Sessions passed unanimously.

4. Mixed-Use Development Project

The Board reviewed the rough draft of the minutes from the joint meeting between the LDDA and City Council that took place on May 29, 2007. Bruce Sessions discussed his view of the meeting with Council. The 300 block of Kimbark Street was selected as the first site to develop with regards to the Mixed-Use Project. The presentation Hensel Phelps gave at the joint meeting was discussed. A recommendation to compensate Hensel Phelps for what they have done to date with regards to this project and then open the project to a competitive bid with a timetable, scope of work and funds available through LDDA and Council was suggested. Per Jim Golden, Council has directed staff (Jim Golden and Phil Del Vecchio) to review funding options for this project. However, this is something that probably would not be done until next month. It was suggested that other funding options be put into motion now.

A motion to recommend to the Longmont City Council to compensate Hensel Phelps for the work they have done to date on the Mixed-Use Project was made by Board Member, Alex Sammoury and seconded by Board Member, Bill Sawyers passed unanimously.

Items to be identified with regards to supporting this project include: timetable; scope of work; how much money the LDDA has to contribute; how much money the City of Longmont has to contribute; can monies be obtained from Great Outdoors Colorado (GOCO, currently supporting inland urban space projects); how much money is the private sector willing to contribute; what incentives can the City of Longmont contribute (such as raising building heights, fee waivers, etc.); can street tax be used (for bridge or fixing up Kimbark Street); can a special use district/an overlay district be created; can the Business Improvement District be activated. The LDDA should write up these requests and go to Council/include in the Council packet. A suggestion to have a package of the scope of work the LDDA and Council want for this project be created before putting this out to bid. It was requested that Mary Murphy-Bessler call other municipalities to find out language used in joint (private/public) bids as well as researching options for funding. Karen Benker also recommended contacting the Housing Authority for potential funding. It was noted that there is five years left to get a project going or relinquish the TIF monies. LDDA Board agreed for the need to

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education the public more on what the larger scale plans beyond this project will be to revitalize Downtown. To start, a letter would be written for publication in the Daily Times-Call explaining the LDDA's broad scope intentions for the revitalization of Downtown to clear up any misconceptions. Mary Murphy-Bessler to request getting onto the City Council agenda for next month with regards to addressing the Board's decision regarding Hensel Phelps, funding options and going out for a competitive bid.

5. Committee Meeting

A) Finance – Mary Murphy-Bessler requested the executive committee meet and go over LDDA's budget. The Operating budget is tight and we may start to dip into fund balance. Parking fee increases will be proposed. The committee needs to get together and present some options. One suggestion is increasing the mil levy by 5.5%. 5:30 PM on Wednesday, June 13, 2007 the committee agreed to meet.

6. **BOARD MEMBER COMMENTS:** Mary Murphy-Bessler advised the board she had just received a letter from the Ft. Collins DDA regarding extending the TIF. Portions of the letter were read. The Board requested Mary to call and have the Ft. Collins DDA come down and talk to them during a Board meeting. Karen Benker suggested Mary Murphy-Bessler give Sandi Seader, Assistant to the Longmont City Manager, a call and give her an update on this letter.

7. **ADJOURN:** The meeting was adjourned at 6:37 pm.

Respectfully Submitted by:

Denise Crosby
Secretary to the LDDA Board

Bruce Sessions
Chairperson, LDDA