

Louisville Revitalization Commission

Agenda

Wednesday, June 26, 2024
City Hall, Council Chambers
749 Main Street
8:00 AM

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to [+1 646 876 9923](tel:+16468769923) or [833 548 0282](tel:8335480282) (toll free) Webinar ID [#852 0147 8768](tel:85201478768)
- You can log in via your computer. Please visit the City's website [here](http://www.louisvilleco.gov/revitalizationcommission) to link to the meeting: www.louisvilleco.gov/revitalizationcommission.

The Board will accommodate public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at VZarate@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of May 22, 2024 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Business Matters of Commission
 - a. Charter Requirements for Notices and Agendas
 - b. Work Plan Overview and Discussion
 - c. Bond Issuance Vote

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

- d. Ironton Project Introduction
- 7. Reports of Commission
 - a. Staff Updates
 - b. Downtown Business Association Updates
 - c. Chamber of Commerce Updates
- 8. Discussion Items for Future Meetings
 - a. South Street Underpass Sculpture
 - b. DELO BOOM Project Overview and Financial Ask
 - c. Bond Financing Allocation
 - d. Executive Session for Property Acquisition
 - e. Façade Improvement Program Applications
- 9. Commissioners' Comments
- 10. Adjourn

Revitalization Commission

Wednesday, May 22, 2024 | 8:00AM

City Hall, Council Chambers
749 Main Street

The Commission will accommodate public comments during the meeting. Anyone may also email comments to the Commission prior to the meeting at VZarate@louisvilleco.gov

Call to Order – Chair Adler called the meeting to order at 8:01 AM and roll call was taken.

Commissioner Attendance: Present

Yes	Alexis Adler
Yes	Clif Harald
Yes	Mayor Chris Leh
Yes	Bob Tofte
Yes	Corrie Williams
Yes	Barbie Iglesias
Yes	Jeff Lipton

Staff Present:

- Vanessa Zarate, Economic Vitality Manager
- Austin Brown, Economic Vitality Specialist
- Corey Hoffman, Attorney to the City of Louisville
- Rob Zuccaro, Community Development Director
- Ligea Ferraro, Executive Administrator
- Jeff Durbin, City Manager
- Kurt Kowar, Director of Public Works
- Ryder Bailey, Director of Finance
- Cameron Fowlkes, City Engineer

Others Present: Councilmember Fahey
members of the public

Approval of Agenda:

Mayor Leh made a motion to approve the agenda. Commissioner Lipton seconded. The agenda was approved.

Approval of April 17, 2024 Meeting Minutes:

Commissioner Williams made a motion to approve the minutes. Commissioner Tofte seconded. Approved.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

Public Comments on Items Not on the Agenda: None

Commissioner Comments on Items not on the agenda: None

Business Matters of Commission:

Funding and Bonding Discussion and Decision

The Director of Community Development reviewed the policy evolution and history that led to the underpass project, which began prior to the foundation of the URA. He provided a summary of the 2003 Highway 42 Revitalization Area Framework Plan and the creation of the Urban Renewal Plan in 2006. He highlighted the public investment objectives for the URA included in the Urban Renewal Plan and possible land use changes proposed in 2007 to implement redevelopment. The 42 Gateway Plan analysis report completed in 2013, a big part of which maintained Highway 42 as one lane in both directions and included a critical assumption of surface crossings. The underpass would connect to coal creek trail and allow connectivity south and allow better access to/from Lafayette. The underpass would complete a critical trail connection to surrounding areas. In the 2019 Transport Master Plan and the Future 42 Plan from 2022 calls for improvements to Highway 42 to increase it to four lanes. Due to safety issues of surface crossing on a road of this size, an underpass is a critical part of expanding Highway 42 to four lanes and providing safe crossing. We have a grant from DRCOG for \$3M to make improvements and complete the connection. There is currently a lot of renewed funding for commuter rail which would include additional infrastructure for Louisville.

The Economic Vitality Manager presented a synopsis of the LRC's background and mission, including a summary of all the moving pieces from the vision plan, underpass, bonding options, and other items. She reviewed LRC's current programming and the Downtown Vision Plan background and timeline. The anticipated cost for the preferred Downtown Vision Plan is currently estimated at \$8 million. The Economic Vitality Manager provided background on the South Street Underpass project and the Cooperation Agreement signed in 2021 to support underpass projects. The ballot issue was turned down by voters and the cooperation agreement was no longer applicable. The EV Manager also provided a summary of the LRC's bonding history as well as potential bonding options currently available.

The EV Manager and the City's attorney provided information on the fiscal status of the LRC, when and how TIF funding has to be allocated prior to the end of the TIF period and what happens to funding not allocated when the TIF expires.

Today the staff requests a decision on if LRC wants to bond and, if so, how much to bond with the understanding that any request for bonding will have to come back through the LRC and be ultimately approved by council. Staff needs an answer on potential funding amounts for the projects to determine where funding opportunities and gaps reside.

Commissioner Comments:

Commissioner Lipton asked about the underpass topic listed for a future meeting. It was noted that the item in question was for the sculpture the LRC agreed to fund in 2021 at the existing

underpass at front street. Due to railway discussions, the implementation was delayed. Approvals have been received but the LRC would need to discuss as the budget item was not carried forward for this project.

Commissioner Harald asked who is responsible for building and maintaining the trails in Lafayette. The Director of Community development highlighted the trail system. The Director of Public Works commented that if the underpass is approved, the trail system related to this project will be completed. The portion through the Lafayette sports complex will depend on Lafayette completing their plan of that space.

Chair Adler asked for more information on where the rail would be located, and the likelihood of the project being completed. There was a discussion around commuter rail and FRCC passenger rail.

Commissioner Iglesias asked if there has to be an underpass to provide parking. It was noted that if parking areas were installed at this time, there is no good crossing point. There was a discussion around the Highway 42 improvements, the lack of and need for a safe crossing, possible impacts from commuter rail, connectivity via trail systems in the city and surrounding areas, and the increase of pedestrian traffic at the last two installed underpasses at Kestrel and Davidson Mesa.

Commissioner Iglesias asked if there are plans for other things on the east side of Highway 42. It was noted that, other than the expansion of sports complex, there is a lot of existing development with "latent demand" that will likely be seen with the improvement. It will encourage more people to use it as a safe place to come to Louisville.

Commissioner Tofte commented that the hawk signal is on a city street, whereas this is a state highway, which is a totally different situation for a hawk signal. He noted that with the increased speed limits on Highway 42, it will be much less safe to cross.

The Director of Public Works noted that the east side of Highway 42 is the core problem we're trying to solve with the Highway 42 improvements for multi-modal north- and south-bound traffic.

Commissioner Lipton asked who is funding the Highway 42 project. The state is funding 60% of the Highway 42 corridor and DRCOG will fund a portion of the proposed underpass. Commissioner Lipton wants to know who is funding the rest of this project and why is Louisville being asked to fund a component of this project when the bulk of the project is non-Louisville regional/state high volume road. With other big state projects, are they funding underpasses under other projects like the diagonal project or are they asking municipalities to fund these types of projects. Commissioner Lipton doesn't think it's the LRC's role to weigh in whether we need an underpass here or not. He feels this is for other members of the local, state and county government to determine. He noted that, from the LRC view, the issue is whether the LRC wants to fund an underpass, contingent upon a broader analysis of what the LRC goals are. Commissioner Lipton commented that he feels he doesn't have the information to focus on a single large project without knowing the scope of other LRC projects. He noted that it would be difficult for him to make a decision today on funding this project. He also asked about parking on the other side of Highway 42, specifically, what capital plan is that included in, and will it come to the LRC for additional funding? He also asked that, if the role of the LRC is to eliminate blight in

the district, no one has made a case as to whether this project is a proper use of LRC funds and if it will prevent blight and bring more money into the district.

The Director of Public Works noted that there are a lot of parallel things and political shifts happening. The city thought LRC was more invested in the underpass than maybe it is. There is a city budget process happening and bonding process in parallel. In order to build projects, the LRC will need to bond, and we need to start working on a bond. Ultimately, we need to develop a spend-down and allocation plan. The Director of Community Development responded to the connection to urban renewal. He noted that we haven't done a direct financial analysis of how much money would be brought in. The plan has an investment objective to bring in transportation improvements and focus on public investment and public infrastructure. From the staff analysis, there is a clear connection to URA objectives with transportation improvements. Staff can try to bring direct financial analysis in the future. He commented that this project is one of the strategic projects that the LRC had planned on supporting in the past. If there are other projects, we have only 8 years to fund and if we don't start the bonding process now, we won't have the ability to bond through the LRC. He commented that the S. Street underpass project was included in the work plan decided upon last year.

Mayor Leh asked how the LRC can discuss bonding if it hasn't been decided on whether to fund the underpass. He commented that it's clear that LRC support for this project has softened. He suggested the LRC needs to describe in detail what support they want to provide for an underpass before the question of bonding can be decided.

Mayor Leh commented that he feels funding the gap on an underpass project with city budget is a council decision and council doesn't have the information to support the project with the information we have now.

Commissioner Tofte asked if the commission should look at bonding needs regardless of whether the underpass project is supported.

Chair Adler asked the commission to decide whether the LRC wants to bond in support of projects.

Commissioner Lipton agreed that the LRC has to make the decision to bond, but he is not ready to make the decision today. He feels he doesn't have enough information to decide. He requested the LRC review the work plan, decide what projects we want to support and what projects can be included. He also asked how real estate acquisitions play into this. He is interested in bonding, but unsure what for and how much.

The Director of Community Development commented that from a high level, city staff recommends bonding the \$10M because that enables the LRC to pay for infrastructure projects, maintain current programming and possibly have a little funding left over. The EV Manager gave her presentation (notes above).

Commissioner Williams agrees that bonding needs to be done and she feels a larger bonding amount will provide the LRC with more flexibility to fund projects and/or acquisitions. She commented that bonding would be for the LRC's big impact projects. She supports the proposed Vision Plan and noted that the city should be involved in helping to fund it and that it shouldn't solely be the LRC's responsibility. Commissioner expressed interest in breathing life into the

historic buildings and recognizes that this will require a lot of money. She is in favor of underpasses and commented that if this is a highway project we should get more state funding for it. She feels connecting North Louisville to South Louisville is important. She also noted that the LRC was willing to fund the South Street underpass if Main Street was built first. She supports bonding and requested a more final number for the Downtown Vision Plan.

Commissioner Lipton commented that he is unsure that the Downtown Vision Plan is the LRC's plan. He feels it is a city plan for the downtown area and noted that the LRC may be part of the funding but is not driving it. The Director of Community Development commented that the city and the LRC are very close partners. He doesn't feel it is one or the other. He also noted that the LRC is part of the city and anything the LRC does requires council approval.

There was a discussion around the role of the LRC to implement the plan of the city for the URA based on the City Council's vision.

Commissioner Harald agreed with Commissioners Lipton's and Williams' comments. He feels the Vision Plan is still very high level and he supports providing a high level of funding for the vision plan. He expressed confusion about discussing the underpass without any conversation with Lafayette and RTD and he noted that, if the underpass goes to Lafayette open space, why aren't we in discussions with Lafayette to help support the project. Commissioner Harald fully supports a high level of bonding with a greater emphasis on the Downtown Vision Plan.

Commissioner Tofte supports bonding at a higher level. He feels it's simplistic to think east side parking wouldn't help downtown since parking has been one of the main issues of getting people downtown. He noted that he supported the failed parking garage project and commented that to say parking and an underpass isn't important is short-sighted. He suggested that when you see 30 people waiting for breakfast at Huckleberry on Saturday morning, they aren't all Louisville residents. He feels it's short-sighted to not realize that a lack of connectivity won't have impact. He also feels that what the LRC has done so far hasn't really revitalized downtown yet, even with the Façade Improvement Program. He feels the underpass would support revitalization of downtown. He supports the LRC considering some amount of funding for an underpass and hopefully the city could come up with more grant money to make the project happen.

Commissioner Iglesias supports bonding and agreed with Commissioners Lipton's and Williams' comments. She noted that she doesn't understand why there isn't an underpass from north to south. She supports the Downtown Vision Plan to redevelop downtown Louisville.

Mayor Leh commented that anything the LRC does will benefit the city. He noted that four lanes of traffic to cross will be difficult on Highway 42. He supports the Downtown Vision Plan to eliminate blight. He supports bonding but he is not sure how much.

Commissioner Williams asked if the \$10M bond would include the ability to support businesses similarly to what was provided to Radiant Med Spa. It was noted that this type of support will continue to be possible as tax base will increase with property improvements.

Chair Adler asked when staff needs a final decision from the LRC on whether or not the LRC will support the S. Street underpass. The Director of Public Works asked the LRC what additional information it needs to decide whether to support the underpass. Staff are asking the LRC for

\$5M for the underpass project. He asked if the LRC needs an economic study. Mayor Leh commented that he needs a strategic understanding of what the underpass would do to reduce blight in the entire URA, not just downtown. He suggested that the discussion should include what conceivable connection this project would provide further south, asking how to bring people in the CTC to downtown. He noted that we have a large bike community and theirs the potential connectivity with the Red Tail Ridge development. Chair Adler asked for economic analysis.

Commissioner Lipton stated that he wants to double down on the Downtown Vision Plan. He commented that an underpass would be nice, but he feels it won't have the same impact. He believes the Vision Plan will cost around \$10M-\$15M and he doesn't know how to fit other projects in with a \$5M underpass cost. He would like to see a more accurate projection for the Vision Plan.

The EV Manager noted that the desire is to move forward with a high amount of bonding scenarios, keeping the \$8M Vision Plan cost in mind.

The LRC said that they do not need an economic analysis to approve the underpass, they requested further analysis on how the underpass meets the goals of the URA.

There was a discussion on the current Downtown Vision Plan breakdown and current contingencies built in.

Staff should come back with the work plan discussion to identify strategic initiatives. Jeff: yes. Or should we pull the top 5 previously identified projects rather than rehashing the strategic plan effort. Take the current work plan, refresh the discussion and confirm moving forward or tweaking it. We need everyone on the same page. DCI study, last year's work plan and get LRC agreement on priorities.

The EV Manager noted that, based on the financial analysis, the LRC can't bond more than \$10M and continue current programs.

Chair Adler supports bonding and the streetscape plan.

Staff will start working on bonding scenarios and continue to advance the Downtown Vision Plan. The Director of Community Development noted that we can't have a better estimate for the Vision Plan until we have construction documents. After construction documents are completed, the project will be narrowed down and sent out to bid.

Commissioner Tofte asked everyone to attend the Vision Plan open house tomorrow.

The Director of Community Development asked the LRC for direction on future agendas. The LRC requested more detailed bonding scenarios and a strategic look at the work plan.

Commissioner Harald asked that the presentation planned for the Vision Plan open house be sent to LRC.

Public Comment:

DBA President and Louisville Resident Rick Kron supports bonding and does not support the underpass project. He provided details on why he does not support the underpass project.

Louisville Resident Graham Smith commented that the LRC's prior support to underpasses was a wholistic view to improve access all around the city and he feels this is no longer relevant. He feels that this discussion is about prioritization of projects. He doesn't support the underpass project and does support the Downtown Vision Plan. He also commented that rail has been discussed for over a decade and it shouldn't be part of the conversation with regards to the underpass project.

Louisville Resident Susan McEachern, a member of Louisville Open Space Advocates, expressed concern about impacting open space on the east side of Highway 42 with possible parking for the underpass project.

Mike Kranzdorf, a downtown property owner, not a resident, is very surprised to hear there is a preferred Downtown Vision Plan and a number and seems that this has turned into a staff project, as has the underpass project. He expressed concern that the Downtown Vision Plan be phased so that it doesn't close businesses during construction. The Economic Vitality Manager commented that the preferred Vision Plan has not been adopted yet; public comment has been received and throughout the engagement process preferences have been narrowed down for LRC consideration.

Reports of Commission:

Staff Updates

The Economic Vitality Manager noted that the staff updates were provided in the meeting packet and asked the Commission if they had any questions. Feel free to reach out to the EV Manager with any questions.

Commissioner Comments: No comments on staff updates from the commission.

Downtown Business Association Updates

None.

Chamber of Commerce Updates:

None.

Discussion Items for Future Meetings:

1. South Street Underpass Sculpture
2. Ironton Distillery Project Overview and Financial Ask
3. Executive Session for Property Acquisition
4. Façade Improvement Program Applications

Commissioner Closing Comments: none

Adjourn: The meeting adjourned at 9:59 a.m.

SUBJECT: CHARTER REQUIREMENTS FOR NOTICES AND AGENDAS

DATE: JUNE 26, 2024

PRESENTED BY: ROB ZUCARO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

SUMMARY:

The City has received a complaint that a substantive discussion and formal action was made on an item during the Louisville Revitalization Commission's (LRC) December 20, 2023 meeting that was not properly noticed on an agenda. The issue at hand was a topic under "staff updates" that included approval of a support letter. The City staff does its best to ensure that all topics for discussion and action by the LRC are properly noted on the agenda, and in this case, inadvertently included this item in the "staff updates" section. A topic on "staff updates" typically would not be eligible for a final action, such as the approval of a letter.

As a reminder for the LRC, the city staff is providing the following section of the City Charter that speaks to the agenda and notice requirements. The LRC is encouraged to speak up if they feel an agenda item is not noticed properly or if substantive discussions or actions are taking place on a topic that is not properly noticed. This will allow the item to be placed on a future agenda for discussion and ensure transparency and good one-government practices.

City Charter Section 5-18. Notices and Agendas.

(a) Any meeting of a public body shall be preceded by the posting of a notice of and agenda for the meeting. Except as provided in Section 4-2, the notice and agenda shall be posted, and published on the City's website, no less than 72 hours before the meeting.

(b) The agenda for any non-emergency meeting of a public body shall contain an itemized list of all subjects on which substantive discussions are reasonably expected or which may be the subject of formal action. (c) No public body shall engage in substantive discussions relating to, or take formal action on, any subject at a non-emergency meeting when that subject was not listed in the agenda for that meeting and is not substantially related to any subject listed in the agenda, provided, however, that the City Council may engage in substantive discussions and take formal action on a matter of public business not on the agenda, upon a finding by the presiding officer that such discussions or action will promote the general welfare of the City, it is important that the matter be acted upon before the next formal City Council meeting, and it would be injurious to the City to await action on the matter until the next formal City Council meeting.

(d) For purposes of this Section, a subject is not substantially related to a subject

SUBJECT: CHARTER REQUIREMENTS

DATE: JUNE 26, 2024

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listed in the agenda when a person reading the agenda before the meeting would not have reasonably expected that the subject would be substantively discussed or formally acted upon at the meeting.

(e) At any non-emergency meeting of a public body, any member of the public who in good faith believes that a meeting is proceeding in violation of subsection (c) of this Section shall be entitled to submit a brief written objection to the official presiding over the meeting; the written objection shall specify the ground for the objection. The presiding official shall exercise his or her discretion in determining whether the meeting is in compliance with this Section, and shall conduct the meeting in accordance with that determination. The written objection shall be retained permanently in the records of the City. The City may adopt laws or regulations, consistent with this Section, to prevent the abuse of this subsection (e).

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***OPEN GOVERNMENT &
ETHICS PAMPHLET
2024***

*City Clerk's Office
749 Main Street
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303.335.4536*



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Citizen Participation in Government

The City of Louisville encourages citizen involvement and participation in its public policy process. There are many opportunities for citizens to be informed about and participate in City activities and decisions. All meetings of City Council, and of appointed Boards and Commissions, are open to the public and include an opportunity for public comments. No action or substantive discussion on an item may take place unless that item has been specifically listed as an agenda item for a regular or special meeting. Some opportunities for you to participate include:

Reading and inquiring about City Council activities and agenda items, and attending and speaking on topics of interest at public meetings

City Council Meetings:

- Regular meetings are generally held the first and third Tuesdays of each month at 6:00 PM in the City Council Chambers, located on the second floor of City Hall, 749 Main Street;
- Study sessions are generally held the second and fourth Tuesdays of each month at 6:00 PM in the Library Meeting Room, located on the first floor of the Library, 951 Spruce Street;
- Regular meetings include a remote participation option via Zoom, are broadcast live on Comcast Channel 8, and are available on demand on the City's website;
- Special meetings may be held occasionally on specific topics. Agendas are posted a minimum of 48 hours prior to the meeting.

Meeting Agendas for City Council meetings, other than special meetings, are posted a minimum of 72 hours prior to the meeting at the following locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- City website at www.LouisvilleCO.gov

Meeting packets with all agenda-related materials for regular meetings are available 72 hours prior to each meeting and may be found at these locations:

- Louisville Public Library Reference Area,
- 951 Spruce Street,
- City Clerk's Office, City Hall, 749 Main Street,
- City website at www.LouisvilleCO.gov

You may receive eNotifications of City Council news as well as meeting agendas and summaries of City Council actions by registering for eNotifications on the City's web site at www.LouisvilleCO.gov.

Meeting minutes of all regular and special meetings are available in the City Clerk's office and on the City's website (www.LouisvilleCO.gov) once they are approved.

Information about City activities and projects, as well as City Council decisions, is included in the *Community Update* newsletter, mailed to all City residents and businesses. Information is also often included in the monthly eNewsletter.

Communicating Directly with the Mayor and City Council Members

Contact information for the Mayor and City Councilmembers is available at www.LouisvilleCO.gov, as well as at City Hall, the Louisville Public Library, and the Recreation/Senior Center. You may email the Mayor and City Council as a group at CityCouncil@LouisvilleCO.gov.

Mayor's Town Meetings and City Council Ward Meetings are scheduled periodically. These are informal meetings at which all residents, points of view, and issues are welcome. These meetings are advertised at City facilities and on the City's website (www.LouisvilleCO.gov).

Mayor or City Council Elections

City Council members are elected from three Wards within the City and serve staggered four-year terms. There are two Council representatives from each ward. The mayor is elected at-large and serves a four-year term. City Council elections are held in November of odd-numbered years. For information about City elections, including running for City Council, please contact the City Clerk's Office, at ClerksOffice@LouisvilleCO.gov or 303.335.4536.

Serving as an Appointed Member on a City Board or Commission

The City Council makes Board and Commission appointments annually. Some of the City's Boards and Commissions are advisory, others have some decision-making powers. The City Council refers questions and issues to these appointed officials for input and advice. (Please note the Youth Advisory Board has a separate appointment process.)

The City's Boards and Commissions are:

- Board of Adjustment
- Building Code Board of Appeals
- Cultural Council
- Historic Preservation Commission
- Historical Commission
- Library Board of Trustees
- Local Licensing Authority
- Open Space Advisory Board
- Parks & Public Landscaping Advisory Board
- Planning Commission
- Recreation Advisory Board
- Revitalization Commission
- Sustainability Advisory Board
- Youth Advisory Board

Board information, meeting agendas, and schedules are available on the City's website (www.LouisvilleCO.gov).

Agendas for all Board and Commission meetings are posted a minimum of 72 hours prior to each meeting at these locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- City web site at www.LouisvilleCO.gov

Copies of meeting packets containing agenda-related materials are available at least 72 hours prior to each meeting and may be found at the following locations:

- Louisville Public Library Reference Area, 951 Spruce Street;
- City Clerk's Office, City Hall, 749 Main Street
- City web site at www.LouisvilleCO.gov

Planning Commission

The Planning Commission evaluates land use proposals against zoning laws and holds public hearings as outlined in City codes. Following a public hearing, the Commission makes a recommendation of approval or denial to the City Council for all land use proposals.

- Regular Planning Commission meetings are held at 6:30 PM on the second Thursday of each month.
- Overflow meetings are scheduled for 6:30 PM on the 4th Thursday of the month as needed.
- Study Sessions are held occasionally as needed.
- Regular meetings include a remote participation option via Zoom, are broadcast live on Comcast Channel 8, and are available on demand on the City's website.

Open Government Training

All City Council members and members of a permanent Board or Commission are required to participate in at least one City-sponsored open government-related seminar, workshop, or other training program at least once every two years.

Open Meetings

The City follows the Colorado Open Meetings Law ("Sunshine Law") as well as additional open meetings requirements found in the City's Home Rule Charter. These rules and practices apply to the City Council and appointed Boards and Commissions (referred to as a "public bodies" for ease of reference). Important open meetings rules and practices include the following:

Regular Meetings

All meetings of three or more members of a public body (or a quorum, whichever is fewer) are open to the public.

All meetings of public bodies must be held in public buildings and public facilities accessible to all members of the public. Meetings may be held electronically under specific circumstances.

All meetings must be preceded by proper notice. Agendas and agenda-related materials are posted

at least 72 hours in advance of the meeting at the following locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- On the City web site at www.LouisvilleCO.gov

Study Sessions

Study sessions are also open to the public however, study sessions have a limited purpose:

- Study sessions are to obtain information and discuss matters in a less formal atmosphere;
- No preliminary or final decision or action may be made or taken at any study session; further, full debate and deliberation of a matter is to be reserved for formal meetings. If a person believes in good faith that a study session is proceeding contrary to these limitations, they may submit a written objection. The presiding officer will then review the objection and determine how the study session should proceed.
- A written summary of each study session is prepared and is available on the City's website.

Executive Sessions

The City Charter also sets out specific procedures and limitations on the use of executive sessions. These rules, found in Article 5 of the Charter, are intended to further the City policy that the activities of City government be conducted in public to the greatest extent feasible, in order to assure public participation and enhance public accountability. The City's rules regarding executive sessions include the following:

Timing and Procedures

The City Council and City Boards and Commissions may hold an executive session only at a regular or special meeting. No formal action of any type, and no informal or "straw" vote, may occur at any executive session. Rather, formal actions,

such as the adoption of a proposed policy, position, rule or other action, may only occur in open session.

Prior to holding an executive session, there must be a public announcement of the request and the legal authority for convening in closed session. There must be a detailed and specific statement as to the topics to be discussed and the reasons for requesting the session.

The request must be approved by a supermajority (two-thirds of the full Council, Board, or Commission). Prior to voting on the request, the clerk reads a statement of the rules pertaining to executive sessions. Once in executive session, the limitations on the session must be discussed and the propriety of the session confirmed. If there are objections and/or concerns over the propriety of the session, those are to be resolved in open session.

Once the session is over, an announcement is made of any procedures that will follow from the session.

Executive sessions are recorded, with access to those tapes limited as provided by state law. Those state laws allow a judge to review the propriety of a session if in a court filing it is shown that there is a reasonable belief that the executive session went beyond its permitted scope. Executive session records are not available outside of a court proceeding.

Authorized Topics

For City Council, an executive session may be held only for discussion of the following topics:

- Matters where the information being discussed is required to be kept confidential by federal or state law;
- Certain personnel matters relating to employees directly appointed by the Council, and other personnel matters only upon request of the City Manager or Mayor for informational purposes only;
- Consideration of water rights and real property acquisitions and dispositions, but only as to appraisals and other value estimates and strategy for the acquisition or disposition; and

- Consultation with an attorney representing the City with respect to pending litigation. This includes cases that are actually filed as well as situations where the person requesting the executive session believes in good faith that a lawsuit may result, and allows for discussion of settlement strategies.

The City's Boards and Commissions may only hold an executive session for consultation with its attorney regarding pending litigation.

Ethics

Ethics are the foundation of good government. Louisville has adopted its own Code of Ethics, which is found in the City Charter and which applies to elected officials, public body members, and employees. The Louisville Code of Ethics applies in addition to any higher standards in state law. Louisville's position on ethics is perhaps best summarized in the following statement taken from the City Charter:

Those entrusted with positions in the City government must commit to adhering to the letter and spirit of the Code of Ethics. Only when the people are confident that those in positions of public responsibility are committed to high levels of ethical and moral conduct, will they have faith that their government is acting for the good of the public. This faith in the motives of officers, public body members, and employees is critical for a harmonious and trusting relationship between the City government and the people it serves.

The City's Code of Ethics (Sections 5-6 through 5-17 of the Charter) is summarized in the following paragraphs. While the focus is to provide a general overview of the rules, it is important to note that all persons subject to the Code of Ethics must strive to follow both the letter and the spirit of the Code, so as to avoid not only actual violations, but public perceptions of violations. Indeed, perceptions of violations can have the same negative impact on public trust as actual violations.

Conflicts of Interest

One of the most common ethical rules visited in the local government arena is the "conflict of interest rule." While some technical aspects of the rule are discussed below, the general rule under the Code of Ethics is that if a Council, Board, or Commission member has an "interest" that will be affected by his or her "official action," then there is a conflict of interest and the member must:

- Disclose the conflict, on the record and with particularity;
- Not participate in the discussion;
- Leave the room; and
- Not attempt to influence others.

An "interest" is a pecuniary, property, or commercial benefit, or any other benefit the primary significance of which is economic gain or the avoidance of economic loss. However, an "interest" does not include any matter conferring similar benefits on all property or persons similarly situated. (Therefore, a City Council member is not prohibited from voting on a sales tax increase or decrease if the member's only interest is that he or she, like other residents, will be subject to the higher or lower tax.) Additionally, an "interest" does not include a stock interest of less than one percent of the company's outstanding shares.

The Code of Ethics extends the concept of prohibited interest to persons or entities with whom the member is associated. In particular, an interest of the following persons and entities is also an interest of the member: relatives (including persons related by blood or marriage to certain degrees, and others); a business in which the member is an officer, director, employee, partner, principal, member, or owner; and a business in which member owns more than one percent of outstanding shares.

The concept of an interest in a business applies to profit and nonprofit corporations, and applies in situations in which the official action would affect a business competitor. Additionally, an interest is deemed to continue for one year after the interest has ceased. Finally, "official action" for purposes of the conflict of interest rule, includes not only legislative actions, but also administrative actions and "quasi-judicial" proceedings where the entity is acting like a judge in applying rules to the specific

rights of individuals (such as a variance request or liquor license). Thus, the conflict rules apply essentially to all types of actions a member may take.

Conflicts

In addition to its purchasing policies and other rules intended to secure contracts that are in the best interest of the City, the Code of Ethics prohibits various actions regarding contracts. For example, no public body member who has decision-making authority or influence over a City contract can have an interest in the contract, unless the member has complied with the disclosure and recusal rules. Further, members are not to appear before the City on behalf of other entities that hold a City contract, nor are they to solicit or accept employment from a contracting entity if it is related to the member's action on a contract with that entity.

Gifts and Nepotism

The Code of Ethics, as well as state law, regulates the receipt of gifts. City officials and employees may not solicit or accept a present or future gift, favor, discount, service or other thing of value from a party to a City contract, or from a person seeking to influence an official action. There is an exception for the "occasional nonpecuniary gift" of \$15 or less, but this exception does not apply if the gift, no matter how small, may be associated with the official's or employee's official action, whether concerning a contract or some other matter. The gift ban also extends to independent contractors who may exercise official actions on behalf of the City.

The Code of Ethics also prohibits common forms of nepotism. For example, no officer, public body member, or employee shall be responsible for employment matters concerning a relative. Nor can they influence compensation paid to a relative, and a relative of a current officer, public body member or employee cannot be hired unless certain personnel rules are followed.

Other Ethics Rules of Interest

Like state law, Louisville's Code of Ethics prohibits the use of non-public information for personal or private gain. It also prohibits acts of advantage or

favoritism and, in that regard, prohibits special considerations, use of employee time for personal or private reasons, and use of City vehicles or equipment, except in same manner as available to any other person (or in manner that will substantially benefit City). The City also has a "revolving door" rule that prohibits elected officials from becoming City employees either during their time in office or for two years after leaving office. These and other rules of conduct are found in Section 5-9 of the Code of Ethics.

Disclosure, Enforcement, and Advisory Opinions

The Code of Ethics requires that those holding or running for City Council file a financial disclosure statement with the City Clerk. The statement must include, among other information, the person's employer and occupation, sources of income, and a list of business and property holdings.

The Code of Ethics provides fair and certain procedures for its enforcement. Complaints of violations may be filed with the City prosecutor; the complaint must be a detailed written and verified statement. If the complaint is against an elected or appointed official, it is forwarded to an independent judge who appoints a special, independent prosecutor for purposes of investigation and appropriate action. If against an employee, the City prosecutor will investigate the complaint and take appropriate action. In all cases, the person who is subject to the complaint is given the opportunity to provide information concerning the complaint.

Finally, the Code allows persons who are subject to the Code to request an advisory opinion if they are uncertain as to applicability of the Code to a particular situation, or as to the definition of terms used in the Code. Such requests are handled by an advisory judge, selected from a panel of independent, disinterested judges who have agreed to provide their services. This device allows persons who are subject to the Code to resolve uncertainty before acting, so that a proper course of conduct may be identified. Any person who requests and acts in accordance with an advisory opinion issued by an advisory judge is not subject to City penalty, unless material facts were omitted or misstated in the request. Advisory opinions are posted for public

inspection; the advisory judge may order a delay in posting if the judge determines the delay is in the City's best interest.

Citizens are encouraged to contact the City Clerk's Office with any questions about the City's Code of Ethics or to request a copy. A copy of the Code is also available at the City's website (www.LouisvilleCO.gov).

Other Laws on Citizen Participation in Government

Preceding sections of this pamphlet describe Louisville's practices intended to further citizen participation in government. Those practices are intended to further dissemination of information and participation in the governing process. Some other laws of interest regarding citizen participation include:

Initiative and Referendum

The right to petition for municipal legislation is reserved to the citizens by the Colorado Constitution and the City Charter. An initiative is a petition for legislation brought directly by the citizens; a referendum is a petition brought by the citizens to refer to the voters a piece of legislation that has been approved by the City Council. In addition to these two petitioning procedures, the City Council may refer matters directly to the voters in the absence of any petition. Initiative and referendum petitions must concern municipal legislation—as opposed to administrative or other non-legislative matters. By law the City Clerk is the official responsible for many of the activities related to a petition process, such as approval of the petition forms, review of the signed petitions, and consideration of protests and other matters. There are minimum signature requirements for petitions to be moved to the ballot; in Louisville, an initiative petition must be signed by at least five percent of the total number of registered electors. A referendum petition must be signed by at least two and one-half percent of the registered electors.

Public Hearings

In addition to the opportunity afforded at each regular City Council meeting to comment on items not on the agenda, most City Council actions provide opportunity for public comment through a public hearing process. For example, the City Charter provides that a public hearing shall be held on every ordinance before its adoption. This includes opportunities for public comment prior to initial City Council discussion of the ordinance, as well as after Council's initial discussion but before action. Many actions of the City are required to be taken by ordinance, and thus this device allows for citizen public hearing comments on matters ranging from zoning ordinances to ordinances establishing offenses that are subject to enforcement through the municipal court.

Additionally, federal, state, and/or local law requires a public hearing on a number of matters irrespective of whether an ordinance is involved. For example, a public hearing is held on the City budget, the City Comprehensive Plan and similar plans, and a variety of site-specific or person-specific activities, such as annexations of land into the city, rezonings, special use permits, variances, and new liquor licenses. Anyone may provide comments during these hearings.

Public Records

Access to public records is an important aspect of citizen participation in government. Louisville follows the Colorado Open Records Act (CORA) and the additional public records provisions in the City Charter. In particular, the Charter promotes the liberal construction of public records law, so as to promote the prompt disclosure of City records to citizens at no cost or no greater cost than the actual costs to the City.

The City Clerk is the custodian of the City's public records, except for police records which are handled by the Police Department. The City maintains a public policy on access to public records, which includes a records request form, a statement of fees, and other guidelines. No fee is charged for the inspection of records or for locating or making records available for copying, except in cases of voluminous requests or dated records, or when the

time spent in locating records exceeds two hours. No fees are charged for the first 25 copies requested or for electronic records.

Many records, particularly those related to agenda items for City Council and current Board and Commission meetings, are available directly on the City's website (www.LouisvilleCO.gov). In addition to posting agenda-related material, the City maintains a communication file (email) for the City Council which is available on the City's website (www.LouisvilleCO.gov).

CORA lists the categories of public records that are not generally open to public inspection. These include, for example, certain personnel records and information, financial and other information about users of City facilities, privileged information, medical records, letters of reference, and other items listed in detail in CORA. When public records are not made available, the custodian will specifically advise the requestor of the reason.

Citizens are encouraged to review the City's website (www.LouisvilleCo.gov) for information, and to contact the City with any questions regarding City records.

Public Involvement Policy

Public participation is an essential element of the City's representative form of government. To promote effective public participation City officials, advisory board members, staff and participants should all observe the following guiding principles, roles and responsibilities:

Guiding Principles for Public Involvement

Inclusive not Exclusive - Everyone's participation is welcome. Anyone with a known interest in the issue will be identified, invited and encouraged to be involved early in the process.

Voluntary Participation - The process will seek the support of those participants willing to invest the time necessary to make it work.

Purpose Driven - The process will be clearly linked to when and how decisions are made. These links will be communicated to participants.

Time, Financial and Legal Constraints - The process will operate within an appropriate time frame and budget and observe existing legal and regulatory requirements.

Communication - The process and its progress will be communicated to participants and the community at-large using appropriate methods and technologies.

Adaptability - The process will be adaptable so that the level of public involvement is reflective of the magnitude of the issue and the needs of the participants.

Access to Information - The process will provide participants with timely access to all relevant information in an understandable and user-friendly way. Education and training requirements will be considered.

Access to Decision Making - The process will give participants the opportunity to influence decision making.

Respect for Diverse Interests - The process will foster respect for the diverse values, interests and knowledge of those involved.

Accountability - The process will reflect that participants are accountable to both their constituents and to the success of the process.

Evaluation - The success and results of the process will be measured and evaluated.

Roles and Responsibilities - City Council

City Council is ultimately responsible to all the citizens of Louisville and must weigh each of its decisions accordingly. Councilors are responsible to their local constituents under the ward system; however they must carefully consider the concerns expressed by all parties. Council must ultimately meet the needs of the entire community—including current and future generations—and act in the best interests of the City as a whole.

During its review and decision-making process, Council has an obligation to recognize the efforts and activities that have preceded its deliberations. Council should have regard for the public involvement processes that have been completed in support or opposition of projects.

Roles and Responsibilities - City Staff and Advisory Boards

The City should be designed and run to meet the needs and priorities of its citizens. Staff and advisory boards must ensure the Guiding Principles direct their work. In addition to the Guiding Principles, staff and advisory boards are responsible for:

- ensuring that decisions and recommendations reflect the needs and desires of the community as a whole;
- pursuing public involvement with a positive spirit because it helps clarify those needs and desires and also adds value to projects;
- fostering long-term relationships based on respect and trust in all public involvement activities;
- encouraging positive working partnerships;
- ensuring that no participant or group is marginalized or ignored;
- drawing out the silent majority, the voiceless and the disempowered; and being familiar with a variety of public involvement techniques and the strengths and weaknesses of various approaches.

All Participants

The public is also accountable for the public involvement process and for the results it produces. All parties (including Council, advisory boards, staff, proponents, opponents and the public) are responsible for:

- working within the process in a cooperative and civil manner;
- focusing on real issues and not on furthering personal agendas;
- balancing personal concerns with the needs of the community as a whole;
- having realistic expectations;
- participating openly, honestly and constructively,
- offering ideas, suggestions and alternatives;
- listening carefully and actively considering everyone's perspectives;

- identifying their concerns and issues early in the process;
- providing their names and contact information if they want direct feedback;
- remembering that no single voice is more important than all others, and that there are diverse opinions to be considered;
- making every effort to work within the project schedule and if this is not possible, discussing this with the proponent without delay;
- recognizing that process schedules may be constrained by external factors such as limited funding, broader project schedules or legislative requirements;
- accepting some responsibility for keeping themselves aware of current issues, making others aware of project activities and soliciting their involvement and input; and
- considering that the quality of the outcome and how that outcome is achieved are both important.

Updated December 2023

This pamphlet is prepared pursuant to the Home Rule Charter of the City of Louisville.

This is a compilation of Articles 4 and 5 of the Charter of the City of Louisville and is available at all times in the City Clerk's Office, 749 Main Street, Louisville, Colorado, and on the City's web site at www.LouisvilleCO.gov.

This pamphlet is also provided to every member of a public body (board or commission) at that body's first meeting each year.

**Louisville Revitalization Commission
2023 Work Plan Prioritization Table**



2023 Priority Projects

Project	Potential Steps	Timeline	Estimated Number of Meetings	Funding
Downtown Coordinated Streetscape Plan	<ul style="list-style-type: none"> • Discuss scope and funding • Review Request for Proposal • Council approval/collaboration • Contract for consultant • Public Engagement/plan development • Plan adoption • May include EV charging, alleyway activation, and district branding signage 	Q1-Q4	4-6	TBD
Commission and Board URA Project Support	<ul style="list-style-type: none"> • Create proposal process and criteria for Boards and Commissions • Conduct outreach to Cultural Council and others that may be interested in participation • Review and approve proposals 	Q1-Q4	3+	\$50,000
Funding/Incentive Development	<ul style="list-style-type: none"> • Amend cooperation agreement • Review and develop new incentive programs for existing business improvements • New business attraction and business retention incentives for the URA • Could include historic preservation component • Market program • Review/approve funding opportunities 	Q2-Q4	3+	TBD
Sustainability Grant Program	<ul style="list-style-type: none"> • Explore program for energy efficiency building upgrades/EV charging grants (consider partnership with County PACE) • Consult with Sustainability Coordinator 	Q3-Q4	2+	TBD
Marketing Strategy for URA	<ul style="list-style-type: none"> • Update current marketing materials • Potential hiring of marketing/graphics consultant • Develop materials for new LRC programs 	Q1-Q4	As needed	\$150,000

**Louisville Revitalization Commission
2023 Work Plan Prioritization Table**



Project	Potential Steps	Timeline	Estimated Number of Meetings	Funding
South Street Underpass	<ul style="list-style-type: none"> Engage with City Council on next steps for funding and design Potential DRCOG TIP grant 	Q2-Q3	1+	TBD
DBA Engagement	<ul style="list-style-type: none"> Meeting w/ DBA to identify projects and partnership opportunities Support creation of DBA BID district funding/election 	Q3	1-2	TBD
Small Business Retention/Attraction	<ul style="list-style-type: none"> Consider Development of Grant Program to attract/retain small businesses within URA 	Q3-Q4	2-4	TBD
Hwy 42 Plan Development	<ul style="list-style-type: none"> DRCOG TIP funded design grant Engage in planning and design 	Q3-Q4	1-2	N/A
SBR Corridor Plan	<ul style="list-style-type: none"> DRCOG corridor planning grant Engage in planning and design 	Q3-Q4	1-2	N/A
2024 CIP Planning/Coordination	<ul style="list-style-type: none"> Develop project list Projects may include bicycle and pedestrian improvements, SBR sidewalk widening, etc. Make recommendations on projects and funding/cost share on priority projects 	Q3	2-3	N/A
10 Year Comprehensive Plan Update	<ul style="list-style-type: none"> Provide feedback on plan development Project will extend into 2024 	Q3 or Q4	1-2	N/A
Façade Improvement Program Application Review	<ul style="list-style-type: none"> Review and approve applications Expand marketing materials 	Q1-Q4	As needed	\$300,000
Development Assistance Application Review	<ul style="list-style-type: none"> Review proposals and develop incentive agreements 	Q1-Q4	As needed	TBD
Downtown Street Light Conversation	<ul style="list-style-type: none"> Potential project update 	TBD	1	\$480,000
Downtown ADA Project	<ul style="list-style-type: none"> Potential project update 	TBD	1	\$120,00
Electric Vehicle Charging Stations	<ul style="list-style-type: none"> Potential project update 	TBD	1	\$26,000
Downtown Conduit and Paver Repair	<ul style="list-style-type: none"> Potential project update 	TBD	1	\$420,000

**Louisville Revitalization Commission
2023 Work Plan Prioritization Table**



Other Potential Projects

Project	Potential Steps	Timeline	Estimated Number of Meetings	Funding
Small Business Survey	<ul style="list-style-type: none"> • Possible partnership with DBA and/or Chamber 	TBD	TBD	TBD
Shuttle Service to CTC	<ul style="list-style-type: none"> • Create program and hire private shuttle service between CTC and Downtown • Survey DTC to see if it would be desired. 	TBD	TBD	TBD
Inventory Local Events	<ul style="list-style-type: none"> • Create inventory of events and track attendance • Focus on marketing local events • Develop strategy/use for data 	TBD	TBD	TBD
Cooperative Incubator	<ul style="list-style-type: none"> • Define scope and intent of program • Identify location, staffing and resources needed • Lease incubator space for business start up 	TBD	TBD	TBD
Commissioner Outreach to Property Owners	<ul style="list-style-type: none"> • Develop strategy for direct Commissioner outreach to property owners regarding redevelopment opportunities • Inform businesses of current programs/façade program 	TBD	TBD	TBD
Parking Lot Management	<ul style="list-style-type: none"> • Improve Sports Complex parking to provide additional downtown parking 	TBD	TBD	TBD
Downtown WiFi Network	<ul style="list-style-type: none"> • Develop program and contribute to funding • Presentation on Downtown communications options 	TBD	TBD	TBD

**SUBJECT: LOUISVILLE REVITALIZATION COMMISSION BONDING
DECISION AND RESOLUTION**

DATE: JUNE 26, 2024

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

Staff is presenting a resolution authorizing staff to begin the process of working with bond council to issue debt. The resolution does not commit the Louisville Revitalization Commission (LRC) to funding a specific project or projects but will allow the process for issuing debt to initiate. The resolution today does not bind the LRC to bond terms or specifics. Specific project identification would take place at a later date. If approved by LRC, the City Council will also need to authorize the process to begin and further approval will be needed by both parties to actually issue the debt.

BACKGROUND:

The Louisville Revitalization Commission (LRC) is the Urban Renewal Authority for the City of Louisville, Colorado. The LRC has a mission to eliminate blight and help revitalize properties within its boundaries. In cooperation with property owners and other stakeholders, the LRC seeks to provide assistance to stimulate private investment and accomplish the objectives of the City's urban renewal plans.

The LRC's current incentive programs to assist with program area goals include the Façade Improvement Program, Direct Assistance (Property Tax Increment Rebate), Public Infrastructure Assistance, and the newly adopted Property Improvement Program.

Louisville's [Highway 42 Revitalization Area Urban Renewal Plan](#) was adopted in 2006 and encompasses the downtown area. The purpose of the Plan is to stimulate growth and reinvestment in the urban renewal area and surrounding blocks and reduce, eliminate, and prevent the spread of blight. As a historic downtown, there are a wide range of buildings and infrastructure, historic and modern, throughout the urban renewal boundary.

In 2023, the LRC created and prioritized a work plan to help meet urban renewal plan and community goals. This process was spurred, in part, by a desire to make additional larger scale investments within the urban renewal boundary.

The top priorities identified were:

- A downtown coordinated streetscape plan
- Commission and board URA project support

- Funding/incentive development
- Sustainability grant program
- A marketing strategy for the URA
- South Street underpass
- Downton Business Association engagement
- Small business retention/attraction
- Highway 42 plan development
- South Boulder Road corridor plan
- Additional support for city activities and processes

If the LRC approves debt in the amount of up to \$10 Million, there is the ability to fund the anticipated annual debt payment, continue to fund current programming and operations, contribute to major infrastructure projects outlined throughout the urban renewal boundary and have remaining revenue for additional initiatives, programs and expenditures through the life of the collection of tax increment by the urban renewal authority. Issuing debt also provides a cost saving opportunity through the option to refinance existing debt at a lower rate.

Debt Issuance Process

The LRC Highway 42 area generates approximately \$2 million dollars a year in property tax increment revenue, and it is estimated that it will generate approximately \$3 million dollars a year in revenue through 2032. There is just over 8 years left of the revenue capture for the Highway 42 urban renewal area. This timeframe will result in an estimated \$20 million of possible revenues for expenditure, after considering existing programming through 2023, staff is recommending issuing debt not to exceed \$10 million. The anticipated interest rate for bonding is 5-5.25% and the cost of issuance is anticipated at \$50,000.

Once directed by the LRC, staff will seek bond approval and direction from Louisville City Council. Staff will then work with bond counsel and LRC counsel to place the debt. Once the terms of the debt issuance are more certain, staff will come back to LRC for final debt approval with the specific projections, terms and payback requirements. Identifying projects for the funding will take place at a later date. It could take up to six months to issue the debt and finalize the terms. Final approval will be needed by the LRC and City Council.

FISCAL IMPACT:

The LRC has approximately 8 years left in their financing timeframe, with an estimated total of \$20 million in future revenues. Issuing debt would earmark funds throughout the end of the urban renewal period to projects identified by the LRC.

SUBJECT: LRC BONDING DECISION

DATE: JUNE 26, 2024

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PROGRAM/SUB-PROGRAM IMPACT:

The proposed bonding will allow the LRC to continue its current level of programming, align investment with the Highway 42 Revitalization Area Urban Renewal Plan and the 2022 Downtown Colorado Inc Report as well as meet city and community goals.

RECOMMENDATION:

Staff recommends the Louisville Revitalization Commission issue debt in the amount not to exceed \$10 million secured by future tax increment revenues to fund large scale infrastructure projects and urban renewal goals. Staff recommends the LRC direct staff to engage with bond counsel and others as needed to move forward with the debt issuance process.

ATTACHMENT(S):

1. Proposed Bond Resolution

LOUISVILLE REVITALIZATION COMMISSION

RESOLUTION NO. 24-02

RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE LOUISVILLE REVITALIZATION COMMISSION
AUTHORIZING STAFF TO EXPLORE BOND TERMS

WHEREAS, the Louisville Revitalization Commission (the “Commission”) is a public body corporate and politic, and has been duly created, organized, established and authorized by the City of Louisville, Colorado (the “City”) to transact business and exercise its powers as an urban renewal authority, all under and pursuant to the Colorado Urban Renewal Law, constituting Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended (the “Act”); and

WHEREAS, an urban renewal plan, known as the “Highway 42 Revitalization Area Urban Renewal Plan” (the “Urban Renewal Plan”), was duly and regularly approved by the City Council of the City for urban renewal projects under the Act; and

WHEREAS, all applicable requirements of the Act and other provisions of law for and precedent to the adoption and approval by the City of the Urban Renewal Plan have been duly complied with; and

WHEREAS, pursuant to Section 31-25-105 of the Act, the Commission has the power to borrow money and to apply for and accept advances, loans, grants and contributions from any source for any of the purposes of the Act and to give such security as may be required; and

WHEREAS, pursuant to Section 31-25-109 of the Act, the Commission has the power and authority to issue bonds to finance the activities or operations of the Commission permitted and authorized under the Act; and

WHEREAS, the Commission is authorized to issue bonds without an election;
and

WHEREAS, the Board of Commissioners (the “Board”) has determined that it is advantageous and in the best interests of the Commission, the citizens and taxpayers of the City that the Commission now issue bonds for projects.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE
REVITALIZATION COMMISSION OF LOUISVILLE COLORADO,

Section 1. The Louisville Revitalization Commission directs City of Louisville staff to initiate the process to issue bonds as defined by Section 31-25-109 of the Act in the principal amount of up to \$10 million, secured by future property tax increment revenue for purposes to include implementation of the downtown coordinated streetscape plan, capital projects to implement the urban renewal plan including , underpasses, and other capital programs within the urban renewal plan area to remediate blight.

Passed and adopted on this 26th day of June, 2024.

ATTEST:

Clif Harald, Secretary

Alexis Adler, Chair

SUBJECT: STAFF UPDATES

DATE: JUNE 26, 2024

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER
AUSTIN BROWN, ECONOMIC VITALITY SPECIALIST**

SUMMARY:

In the following, staff provides business and property updates related to activity within the Highway 42 Urban Renewal Area.

The Business Beat

The Economic Vitality team, in partnership with the Economic Vitality Commission, has started monthly business roundtable event named the Business Beat. These roundtables will alternate between business industry and business geography, gathering like minded businesses and providing an opportunity to provide feedback, share wins and network. The next event is focused on the McCaslin corridor and will be held at Biodesix on Thursday, June 27th at 4:30 p.m.

Economic Vitality Newsletter

The Economic Vitality team has re-started the monthly economic vitality newsletter. The newsletter is intended to be sent out the first week of the month and include business updates, events, classes, city news, Small Business Development Center resources and events, engagement and learning opportunities for the business community, business resources and relevant news articles. While the audience is the business community, everyone is invited to join the mailing list. Additional newsblasts will be sent out as needed but the intention is to have most of the information included in the monthly newsletter.

Temporary Public Parking

Staff has signed the lease with the owners at 833 Main, the former Chase building to use their site for temporary public parking for the patio season. This lease will provide up to 35 spaces of public parking for use for the length of the patio season.

Retention Visits

Economic Vitality staff continues to have retention visits with Louisville businesses. These retention visits help staff check in with businesses, problem-solve issues as they arise and promote business success.

Partner Highlight

[Workforce Boulder County](#) (WfBC) is a Colorado Workforce Center, offers a wide variety of services to job seekers and businesses. WfBC serves individuals, families, and businesses in Boulder County looking for career skills, growing your financial

SUBJECT: STAFF UPDATES

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stability, or searching for the right person to fill a position. WfBC is committed to making Boulder County a vital place to work, live, and play.

WfBC's mission is to drive employment and education opportunities that enrich individual growth, economic health, and community connection. Their vision for Boulder County is a flourishing community where everyone including businesses have an abundant opportunity for meaningful employment.

Economic Vitality staff refers employees and employers to Workforce Boulder County. We also work with the organization for updates on hiring trends, business needs, employment trends and gaps. WfCB can assist with hiring, interviewing, resume building, mock-interviews and more.

Grand Openings

- Shamrock Foodservice, 785 E. South Boulder Road, Thursday, July 18th, 10 a.m.