

# MEETING NOTICE

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## LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY (4:00 P.M.)

**April 25, 2022**

**Cleveland Room at Desk Chair  
201 East 4<sup>th</sup> Street in Downtown**

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*The Loveland Downtown Partnership and Downtown Development Authority are committed to providing an equal opportunity for citizens and does not discriminate on the basis of disability, race, color, national origin, religion, sexual orientation, or gender. The LDP-DDA will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act.*

*For more information, please call our offices at 970.699.2856.*

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**Agenda**  
**Loveland Downtown Development Authority (DDA)**  
**Regular Meeting**  
**Monday, April 25, 2022 4:00 pm**

Cleveland Room at Desk Chair  
201 East 4<sup>th</sup> Street

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**4:00 pm**

1. **Call to Order**
2. **Roll Call**

**4:05 pm**

3. **Public Comment** (individual introductions / comments are limited to 3 minutes)

**4:10 pm**

4. **Approval of Minutes**

Regular Meeting – March 28, 2022

*“I move to approve (deny) the minutes of the Regular Meeting of March 28, 2022.”*

**4:15 pm**

5. **Discussion / Action Items**
  - Façade Grant – Feed and Grain Property

*“I move to approve (deny) the Project Commitment Terms with Artspace Projects, Inc for an amount not to exceed \$63,000 authorize the Executive Director to prepare and execute the grant agreement”*

- Façade Grant – 504 N. Garfield Avenue
- RFP for Funding Services
- Cleveland Station Final Steps
- Update on DDA Special Project (3<sup>rd</sup> Lincoln / Cleveland Crossing & Alley Design)
- General Development Updates (4<sup>th</sup> & Garfield, Elks, the Collection, 403 S. 3<sup>rd</sup> St)

**5:15 pm**

**6. City Council Report**

- Fogle, City Council

**5:20 pm**

**7. Adjourn**

**Meeting Minutes**  
**Loveland Downtown Development Authority (DDA)**  
**Regular Meeting**  
**Monday, March 28, 2022 4:00 pm**

Cleveland Room at Desk Chair  
201 East 4<sup>th</sup> Street

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**4:00 pm**

1. **Call to Order** - Chair Steele, Jr. called the meeting to order at 4:03 p.m.
2. **Roll Call** -

Ray Steele, Cheri Waneka- absent, John-Mark Patterson, Kim Bernhardt, Caitlin Wyrick, Jacob Fellure, Luke McFetridge- absent, John Fogle, Steve Olson. Also in attendance, Jay Hardy, Vincent Junglass, Brian Waldes, Jim Doherty, Jody Shaddock-McNally, Scott Schorling.

**4:05 pm**

3. **Public Comment** (individual introductions / comments are limited to 3 minutes)-

There were no public comments presented.

**4:10 pm**

4. **Approval of Minutes**

Regular Meeting – February 28, 2022

Bernhardt moved to approve the minutes of the Regular Meeting of February 28, 2022. Fogle seconded the motion which passed unanimously.

**4:15 pm**

5. **Discussion / Action Items**

- **Board Seats** - Hawkins updated the board on filling the DDA's vacant board seat that expires on June 30<sup>th</sup>. He also updated the board that Luke McFetridge planned to let his term expire on June 30<sup>th</sup>. After conducting five interviews for the first open seat, Hawkins informed the board of the interview committee's recommendation of Christina Gressianu who lives and works in the district.

Fogle motioned to recommend Christina Gressianu to the Loveland City Council for the term that expires on June 30, 2022. Patterson seconded the motion which passed unanimously.

Hawkins will forward this recommendation to the City Clerk's office so the item can be placed on an upcoming City Council agenda.

- **Façade Review Committee Update** – Hawkins updated the board on the creation of a new Façade Review Committee which includes Dave Clark, Doug Rutledge, Stacey

Kirsley and Al Hauser. Hawkins expected up to eight façade projects to be submitted in 2022.

- The Draper Presentation – Hawkins introduced Jay Hardy who gave the board another update on the work on the Draper Project and associated 277 parking space public garage. The presentation is on file at the DDA office. A study session with the Loveland City Council will be held on April 12<sup>th</sup>.
- Executive Session

**MOTION**

(Confidential business development and economic incentive opportunity)

Pursuant to Colorado State law and the City of Loveland Charter, Fogle moved that the Loveland Downtown Development Authority recess into executive session concerning a confidential business development and economic incentive opportunity.

**The executive session regarding the confidential business development proposal would be held:**

- To determine a position relative to issues subject to negotiation, to receive reports on negotiation progress and status, to develop negotiation strategy, and to instruct negotiators as authorized by CRS § 24-6-402 (4)(e) and Charter Section 4-4(c)(1);  
AND
- To consider and discuss documents and materials related to these matters that are not subject to public inspection under the Colorado Open Records Act, as authorized by CRS § 24-6-402(4)(g).

Bernhardt seconded the motion which passed unanimously.

Fogle motioned to come out of Executive Session. The motion was seconded by Bernhardt and passed unanimously.

**5:15 pm**

**6. City Council Report**

Council member Fogle updated the board on upcoming Economic Development projects including Amazon's investment in Loveland as well as a new waterpark near the Loveland Airport. Council member Olson spoke about the Council's recent trip to Washington, DC for the National League of Cities annual conference.

**5:20 pm**

**7. Adjourn**

Wyrick made the motion to adjourn the meeting at 5:20 p.m. The motion was seconded by Fogle which passed unanimously.

# WHAT IS A COLORADO BUSINESS IMPROVEMENT DISTRICT?

A business improvement district (BID) is a private sector initiative to manage and improve the environment of a business district with services financed by a self-imposed and self-governed assessment. Similar to a common area maintenance (CAM) charge commonly found in shopping malls and office parks, a BID can help a business district increase its competitiveness in the regional marketplace. Services financed by a BID are intended to enhance, not replace, existing city services.

The International Downtown Association estimates that there are more than 1,000 BIDs currently operating throughout the United States and Canada. BIDs come in all shapes and sizes, ranging from large downtowns to neighborhood business districts.

Benefits from BIDs, which can stretch well beyond their boundaries, include:

- Creating and maintaining a cleaner, safer and more attractive business district
- Ensuring stable and predictable revenues
- Providing innovative management
- Responding quickly to market changes and community needs
- Helping to increase property values, sales and occupancies
- Promoting distinct identities in business districts
- Leveraging resources
- Maximizing accountability to stakeholders that pay into a district
- Creating a unified voice to increase a business district's influence

Colorado's Business Improvement District Law of 1988 includes the following key provisions:

- BIDs can finance a wide variety of services, including marketing, maintenance, economic development, public safety, planning, events and parking management.
- BIDs are accountable to those who pay through a BID board of directors comprised of property and business owners within the district.
- Services financed by a BID are usually provided by a private sector organization, not government.
- BIDs require demonstrated support from owners of personal and real property representing more than 50% of assessed value and acreage.
- The "Taxpayers Bill of Rights" requires a vote by owners of real and personal property and lessees and residents of commercial property within a district to approve the assessment.
- Controls and safeguards can include a cap on assessments and a periodic review to ensure that BID services are effective.

BIDs have been established in downtowns and commercial districts throughout the State of Colorado, including Havana Street in Aurora, Downtown Denver, East and West Colfax in Denver, Cherry Creek North, South Broadway in Englewood, Downtown Boulder, Grand Junction, Durango, Manitou Springs and Colorado Springs.



Progressive Urban Management Associates (P.U.M.A.) is an economic development and planning firm that delivers community-based solutions to create thriving downtowns, corridors and neighborhoods. A national leader in downtown and community development, P.U.M.A. advises clients on a wide range of management, marketing, financial, urban design and implementation tactics that help communities and organizations create and sustain dynamic places.

# COLORADO IMPROVEMENT DISTRICTS

Prepared by Progressive Urban Management Associates (P.U.M.A.) and Spencer Fane Britt and Browne LLP

	<b>Business Improvement District (BID)</b>	<b>Downtown Development Authority (DDA)</b>	<b>Urban Renewal Authority (URA)</b>	<b>General Improvement District (GID)</b>	<b>Special Improvement District (SID)</b>	<b>Metropolitan District</b>
<b>Background/ Summary</b>	Quasi-municipal organization is a subdivision of the state. All property assessed in a BID must be commercial. Boundary may or may not be contiguous.	Quasi-municipal corporation which is intended to halt or prevent deterioration of property values or structures in Central Business District.	Established to eliminate blighted areas for development or redevelopment by purchasing, rehabilitating and selling land for development.	Quasi-municipal corporation which is subdivision of the state. Can provide a wide range of services.	An assessment district is not a subdivision of the state, nor is it separate from the municipality.	Quasi-municipal corporation is a subdivision of the state. Boundary may or may not be contiguous. Often used in large scale new developments.
<b>Focus</b>	Management, marketing, advocacy, economic development. (Can issue bonds for capital improvements.)	Real estate development, infrastructure, operations.	Real estate development, rehab financing, infrastructure.	Capital improvements, public facilities, maintenance.	Capital improvements, infrastructure.	Infrastructure finance, construction and operation. Can and usually does issue bonds for capital improvements.
<b>Formation Steps</b>	Approval by petition of property owners representing 50% of acreage and 50% of value of proposed district; Council ordinance; TABOR election.	City ordinance subject to vote by affected property owners. TABOR election.	Finding of blight; Petition by 25 electors; Council resolution. Separate approval for projects within the authority.	At least 200, or 30 percent of, whichever is less, electors of the proposed district must sign petitions. If all taxable property owners in the district sign a petition, public hearing can be waived.	Need petitions from property owners who will bear at least 50% of the cost of the improvement; Ordinance forms district.	Approval of service plan by city or county; Petition as in GID; election.
<b>Assessment Method</b>	Assessment or mill levy on commercial property.	TIF on property and/or sales and 5 mill property tax for operations.	TIF on property and/or sales tax.	Property tax and income from improvements.	Assessments on property.	Property tax. Can also collect fees and charges for services and facilities. Special assessments possible
<b>Pros/Cons</b>	Very flexible entity that can finance improvements and provide services. Can issue bonds.	Ability to finance improvements and provide services; can have a mill levy and TIF.	Can generate sales and/or tax increment to finance future development. Can be controversial.	Only those in the district can authorize and pay for improvements. Requires petition and election.	Equitable: only those who benefit pay. Difficult to form - requires election. City constructs improvements.	Very flexible for both infrastructure and operations. Board independence can be a concern.
<b>Governance</b>	Very flexible for both infrastructure and operations. Board independence can be a concern.	5- to 11-member board appointed by city council.	5- to 11-member board appointed by city council.	Governing of the city is ex-officio board.	City council	5- or 7-member board elected by District voters.
<b>Condemn property?</b>	No	No	Yes	Yes	No	Yes
<b>Operate facilities?</b>	Yes	Yes	Yes	Yes	No	Yes
<b>Levy property tax w/ Voter Approval?</b>	Yes	5 mill property tax for operations.	No, but can use TIF.	Yes	No	Yes
<b>Levy sales tax with voter approval?</b>	No but may create SID w/in BID.	No, but can use sales tax TIF	No, but can use TIF.	No	No	Yes, but for streets, street safety, transportation only.
<b>Assess costs?</b>	Yes	Yes	No	Yes	Yes	Yes
<b>Issue GO bonds w/ voter approval?</b>	Yes	Bonds secured by tax increment.	Bonds secured by tax increment	Yes	No	Yes
<b>Issue revenue bonds?</b>	Yes	Yes	Yes	Yes	Yes	Yes
<b>Issue special assessment bonds?</b>	Yes	No	No	Yes	Yes	Yes
<b>CO Revised Statute Cite</b>	31-25-1201, et seq CRS	31-25-801 et seq C.R.S.	31-25-101 et seq C.R.S.	31-25-601 et seq C.R.S.	31-25-501 et seq C.R.S.	32-1-101- et seq C.R.S.