

MEETING NOTICE

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

Aug 8, 2022

**Cleveland Room at Desk Chair
201 East 4th Street in Downtown**

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.

Agenda
Loveland Downtown Development Authority (DDA)
Regular Meeting
Monday, August 8, 2022 4:00 pm

Cleveland Room at Desk Chair
201 East 4th Street

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 – July 11, 2022

“I move to approve (deny) the minutes of the Regular Meeting of July 11, 2022.”

4:15 pm

5. **Presentation & Discussion / Action Items**

- Façade Grant – 102 West 4th Street and 126 West 4th Street

“I move to approve (deny) a Façade Improvement Grant with Railyard West, LLC for an amount not to exceed \$17,548 and authorize the Executive Director to prepare and execute the grant and easement agreement”

“I move to approve (deny) the Project Commitment Terms with Railyard West, LLC for an amount not to exceed \$30,955 authorize the Executive Director to prepare and execute the grant and easement agreement”

- Façade Grant – 304 East 5th Street

“I move to approve (deny) a Façade Improvement Grant with Keith and Kim Schuett for an amount not to exceed \$31,500 and authorize the Executive Director to prepare and execute the grant and easement agreement”

- Funding RFP – Need for Interview Panel
- Executive Session:

Executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators,

pursuant to C.R.S. § 24-6-402(4)(e)(I), regarding: (1) the Draper project; and (2) a potential intergovernmental agreement concerning funding with the City of Loveland.

Sample motion: "I move that we enter into an executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators, pursuant to C.R.S. § 24-6-402(4)(e)(I), regarding: (1) the Draper project; and (2) a potential intergovernmental agreement concerning funding with the City of Loveland."

5:30 pm

6. City Council Report

- Fogle, City Council

5:40 pm

7. Adjourn

Meeting Minutes
Loveland Downtown Development Authority (DDA)
Regular Meeting
Monday, July 11, 2022 4:00 pm

Cleveland Room at Desk Chair
201 East 4th Street

4:00 pm

1. **Call to Order** – Chair Steele Jr. called the meeting to order at 4:00 p.m.
2. **Roll Call** - Steele, Waneka, Bernhardt, Patterson, Fellure, Wyrick, Gressianu, Loomis, Fogle, Olson, Others in attendance: Ron Lay, Scott Schorling, DeLynn Coldiron, Kelly Jones , Brian Waldes, Vince Junglas and Steve Adams.

4:05 pm

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

There were no public comments presented
4. **Oath of Office** – Loveland City Clerk Coldiron administered the Oath of Office for board members Loomis, Waneka, Bernhardt, Gressianu for terms that end June 30, 2026.

4:10 pm

5. **Approval of Minutes**

Bernhardt move to approve the minutes of the Regular Meeting of June 13, 2022. The motion was seconded by Wyrick and passed unanimously.

4:15 pm

6. **Discussion / Action Items**
 - Added Items – DDA Legal Services – Hawkins updated the board on an interview of Fort Collins based Attorney Josh Liley to provide services for the Loveland DDA. Liley is the attorney for both the Fort Collins and Windsor DDAs. John Fogle and Jon-Mark Patterson both participated in the interview. A proposal for services would be created in conjunction with the City of Loveland and would presented at an upcoming DDA meeting.
 - Update - Vitamin Cottage Agreement- Hawkins updated the board that the Loveland City Council approved the reimbursement agreement on June 21st. The vote was 8-1 and construction should begin in August.
 - Update - Façade Review Committee – Hawkins reviewed the agenda for the upcoming Façade Review Committee on July 13. Hawkins previewed upcoming projects including 304 East 5th Street - \$31,500 Request, 102 West 4th Street - \$17,548 Request and 126 West 4th Street - \$30,955 Request.

- Update - Development Activity – Hawkins reviewed proposed development activity including 404 3rd Street, Elks Lodge Building and the SW corner of 3rd and Cleveland Avenue.
- Fire Line Grant – Feed and Grain Building

Hawkins presented a request for a fire line grant to Artspace Projects, Inc for the Feed and Grain Redevelopment. Their general contractor would perform the work so Hawkins was okay not having a second bid. The overall install cost is \$85,000. We would not pay the grant until the fire line is installed on the inside of the building and working properly.

Fogle moved to approve a \$25,000 fire line grant award to Artspace Projects Inc. and instruct the Executive Director to execute a grant agreement for the project. Fellure seconded the motion which passed unanimously.

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 motion was seconded by Patterson and passed unanimously.

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).
- LURA Funding for Feed and Grain Project – URA funding from the Downtown Plan for assistance in the Feed and Grain renovation. The board consensus was to award the funds to complete the project.

5:15 pm

7. City Council Report

- Fogle, City Council – Due to time constraints, no City Council report was offered.

5:20 pm

- 8. Adjourn** - Bernhardt motioned to adjourn the meeting at 6:02 p.m. Steele seconded the motion which passed unanimously.

DATE OF SUBMITTAL:	04/05/2022
TARGET DDA BOARD MEETING DATE:	As soon as possible
APPLICANT NAME (INCLUDE DBA):	Railyard West, LLC
IS APPLICANT THE PROPERTY OWNER?	<u>YES</u> <input checked="" type="checkbox"/> <u>NO</u> <input type="checkbox"/>
ADDRESS (STREET, CITY, STATE, ZIP):	315 E 7th Street, Loveland, CO 80537
PHONE:	<u>BUSINESS</u> <u>CELL</u> 970-692-1310
EMAIL:	luke@nobleventure.com
PROPERTY OWNER NAME (IF DIFFERENT FROM APPLICANT)	
ADDRESS (STREET, CITY, STATE, ZIP)	
PHONE:	<u>BUSINESS</u> <u>CELL</u>
EMAIL:	
PROJECT PROPERTY ADDRESS	102 W 4th St Loveland, CO 80537

ARCHITECT NAME	Alan Hauser, AIA LEEP AP Hauser Architects, P.C.
ADDRESS	3780 E 15th St #201, Loveland, CO 80538
PHONE	<u>BUSINESS</u> <u>CELL</u> 970-669-8220
EMAIL	al@hauserarchitectspc.com
CONTRACTOR NAME	Jeremy Subia
ADDRESS	1732 Fossil Creek Parkway, Ft Collins, 80528
PHONE	<u>BUSINESS</u> <u>CELL</u> 970-420-6909
EMAIL	jeremy@aibusventures.com

PROJECT TYPE:

- | | |
|--|---|
| <input type="radio"/> HISTORIC REHABILITATION | <input checked="" type="radio"/> COMMERCIAL |
| <input type="radio"/> RESIDENTIAL | <input type="radio"/> COMMERCIAL AND RESIDENTIAL |
| <input checked="" type="radio"/> CORNER PROPERTY | <input checked="" type="radio"/> STREET-FACING FAÇADE |
| <input type="radio"/> ALLEY-FACING FAÇADE | <input type="radio"/> STREET AND ALLEY-FACING FACADES |

TOTAL PROJECT IMPROVEMENT COSTS: \$ 45,190.25

TOTAL FAÇADE COSTS \$ 45,190.25
(Please attach detailed cost break down on a separate page)

FAÇADE FUNDING REQUESTED FROM DDA: \$ 17,548.00



APPLICANT SIGNATURE

04/05/2022

DATE

Owner, Railyard West, LLC

TITLE

PROPERTY OWNER SIGNATURE
(If different than Applicant Signature)

DATE

TITLE

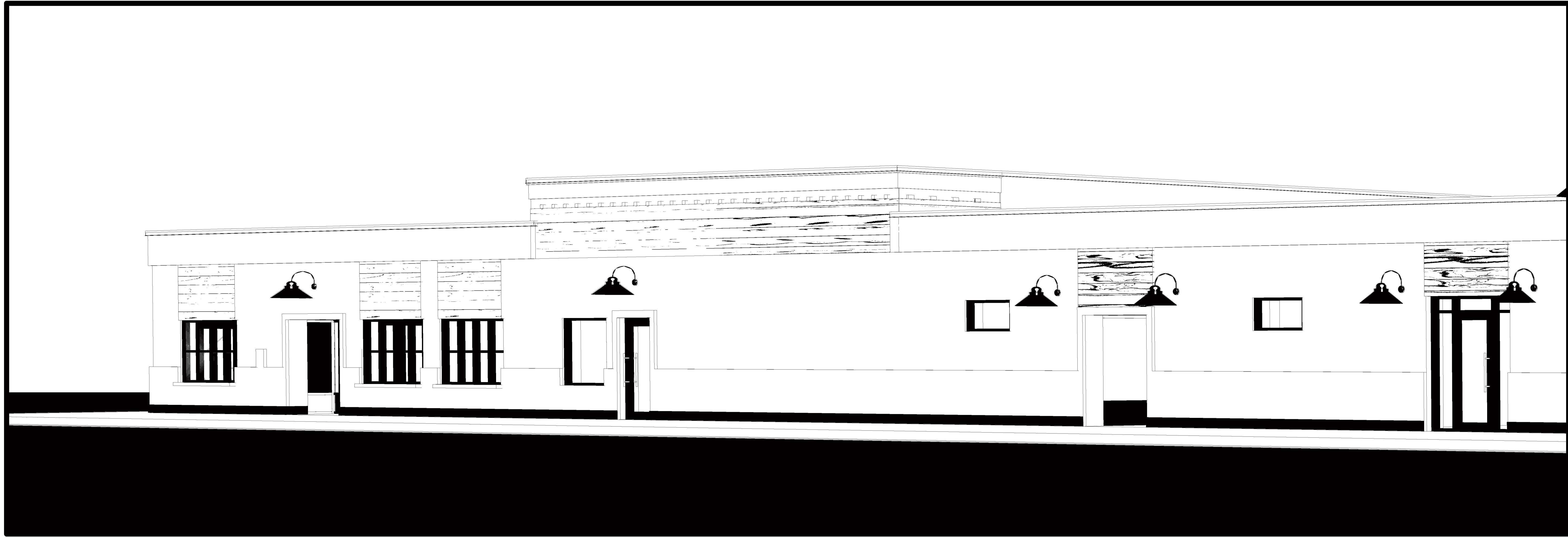
Façade Update

102 W. 4th St.

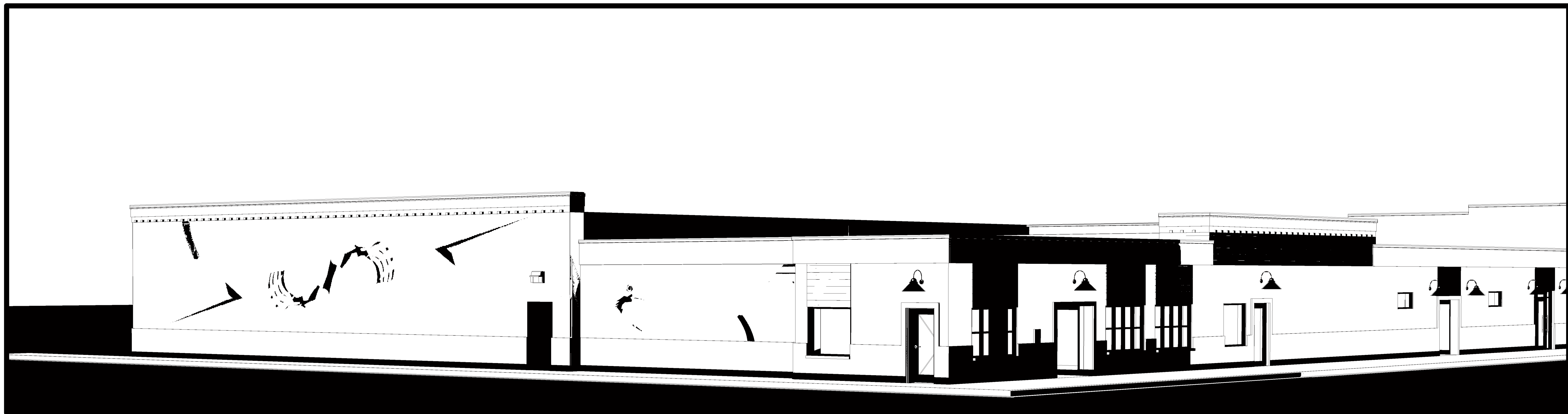
Loveland, CO 80537

DDA COSTS

Item Description	Selection Total
01.00.00 General Requirements	
01.31.00 General Conditions	\$4,000.00
01.32.00 Architectural Design	\$2,000.00
02.00.00 Existing Conditions	
02.41.00 Demolition	\$0.00
03.00.00 Concrete	
Concrete Work	\$0.00
05.00.00 Metals	
05.52.00 Metal	\$0.00
06.00.00 Wood, Plastics, and Composites	
06.10.00 Rough Carpentry	\$0.00
07.00.00 Thermal and Moisture Protection	
07.21.00 Insulation	\$0.00
07.24.00 - Exterior Finishes - Stucco	\$1,250.00
07.46.00 Siding - Pre-Finished Metal	\$21,000.00
07.50.00 Membrane Roofing, Metal Parapet Cap, Gutters/Downspouts	\$0.00
08.00.00 Openings	
08.43.00 Storefronts	\$0.00
08.50.00 Windows	\$0.00
09.00.00 Finishes	
09.30.00 Tiling	\$0.00
09.91.00 Painting	\$6,400.00
22.00.00 Plumbing	
22.10.00 Plumbing	\$0.00
22.40.00 Plumbing Fixtures	\$0.00
23.00.00 Heating, Ventilating, and Air Conditioning (HVAC)	
23.30.00 HVAC Air Distribution	\$0.00
26.00.00 Electrical	
26.10.00 Medium-Voltage Electrical Distribution	\$4,900.00
26.50.00 Lighting	\$2,100.00
32.00.00 Exterior Improvements	
32.17.00 Paving/Sealcoat, Striping & Paving Specialties	\$0.00
32.30.00 Site Improvements/Landscaping	\$0.00
Subtotal	\$41,650.00
Markups	
GC OH/Insurance/Profit	\$3,540.25
Totals	\$45,190.25



2 EXTERIOR PERSPECTIVE #2 - 102 West 4th



1 EXTERIOR PERSPECTIVE #1 - 102 West 4th

102 West 4th
04/08/22

102 West 4th HAUSER
A2
3780 EAST 15TH STREET, SUITE 301
LOVELAND, COLORADO 80538
www.hauserarchitectpc.com

DATE OF SUBMITTAL:	04/05/2022
TARGET DDA BOARD MEETING DATE:	As soon as possible
APPLICANT NAME (INCLUDE DBA):	Railyard West, LLC
IS APPLICANT THE PROPERTY OWNER?	<u>YES</u> <input checked="" type="checkbox"/> <u>NO</u> <input type="checkbox"/>
ADDRESS (STREET, CITY, STATE, ZIP):	315 E 7th Street, Loveland, CO 80537
PHONE:	<u>BUSINESS</u> <u>CELL</u> 970-692-1310
EMAIL:	luke@nobleventure.com
PROPERTY OWNER NAME (IF DIFFERENT FROM APPLICANT)	
ADDRESS (STREET, CITY, STATE, ZIP)	
PHONE:	<u>BUSINESS</u> <u>CELL</u>
EMAIL:	
PROJECT PROPERTY ADDRESS	126 W 4th St Loveland, CO 80537

ARCHITECT NAME	Alan Hauser, AIA LEEP AP Hauser Architects, P.C.
ADDRESS	3780 E 15th St #201, Loveland, CO 80538
PHONE	<u>BUSINESS</u> <u>CELL</u> 970-669-8220
EMAIL	al@hauserarchitectspc.com
CONTRACTOR NAME	Jeremy Subia
ADDRESS	1732 Fossil Creek Parkway, Ft Collins, 80528
PHONE	<u>BUSINESS</u> <u>CELL</u> 970-420-6909
EMAIL	jeremy@aibusventures.com

PROJECT TYPE:

- | | |
|--|---|
| <input type="radio"/> HISTORIC REHABILITATION | <input checked="" type="radio"/> COMMERCIAL |
| <input type="radio"/> RESIDENTIAL | <input type="radio"/> COMMERCIAL AND RESIDENTIAL |
| <input checked="" type="radio"/> CORNER PROPERTY | <input checked="" type="radio"/> STREET-FACING FAÇADE |
| <input type="radio"/> ALLEY-FACING FAÇADE | <input type="radio"/> STREET AND ALLEY-FACING FACADES |

TOTAL PROJECT IMPROVEMENT COSTS: \$ 98,820.00

TOTAL FAÇADE COSTS \$ 98,820.00
(Please attach detailed cost break down on a separate page)

FAÇADE FUNDING REQUESTED FROM DDA: \$ 30,955.00



APPLICANT SIGNATURE

04/05/2022

DATE

Owner, Railyard West, LLC

TITLE

PROPERTY OWNER SIGNATURE
(If different than Applicant Signature)

DATE

TITLE

Façade Update

126 W. 4th St.

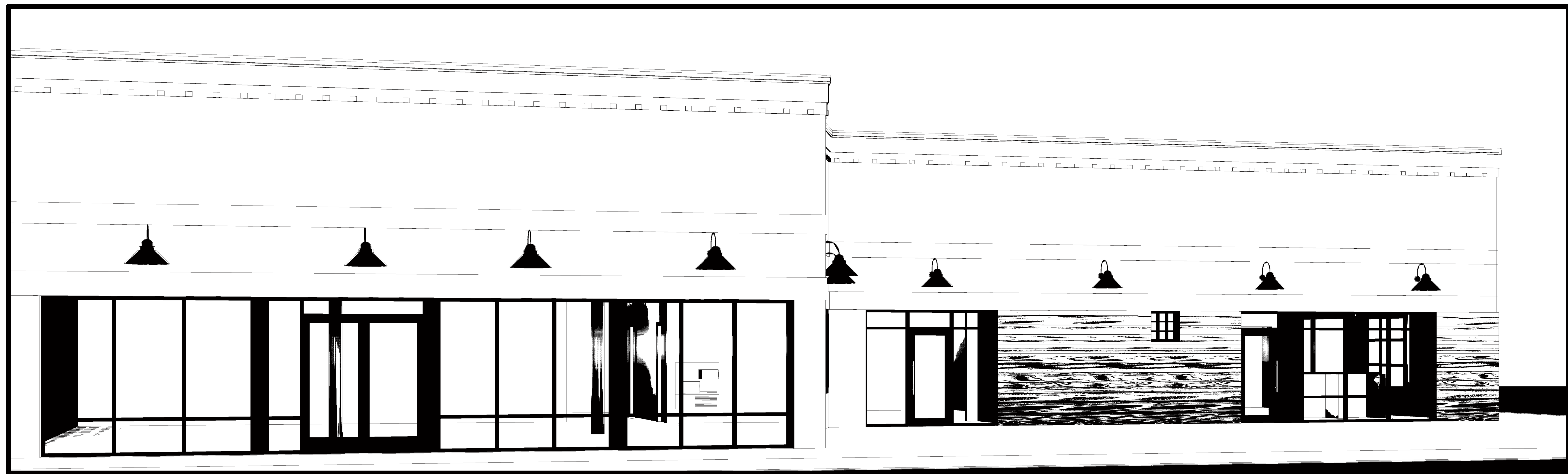
Loveland, CO 80537

DDA COSTS

Item Description	Selection Total
01.00.00 General Requirements	
01.31.00 General Conditions	\$5,000.00
01.32.00 Architectural Design	\$3,000.00
02.00.00 Existing Conditions	
02.41.00 Demolition	\$8,300.00
03.00.00 Concrete	
Concrete Work	\$0.00
05.00.00 Metals	
05.52.00 Metal	\$0.00
06.00.00 Wood, Plastics, and Composites	
06.10.00 Rough Carpentry	\$0.00
07.00.00 Thermal and Moisture Protection	
07.21.00 Insulation	\$0.00
07.24.00 - Exterior Finishes - Stucco	\$6,804.00
07.46.00 Siding - Pre-Finished Metal	\$16,000.00
07.50.00 Membrane Roofing, Metal Parapet Cap, Gutters/Downspouts	\$3,000.00
08.00.00 Openings	
08.43.00 Storefronts	\$11,998.00
08.50.00 Windows	\$0.00
09.00.00 Finishes	
09.30.00 Tiling	\$0.00
09.91.00 Painting	\$3,700.00
22.00.00 Plumbing	
22.10.00 Plumbing	\$0.00
22.40.00 Plumbing Fixtures	\$0.00
23.00.00 Heating, Ventilating, and Air Conditioning (HVAC)	
23.30.00 HVAC Air Distribution	\$0.00
26.00.00 Electrical	
26.10.00 Medium-Voltage Electrical Distribution	\$9,100.00
26.50.00 Lighting	\$3,900.00
32.00.00 Exterior Improvements	
32.17.00 Paving/Sealcoat, Striping & Paving Specialties	\$0.00
32.30.00 Site Improvements/Landscaping	\$0.00
Subtotal	\$70,802.00
Markups	
GC OH/Insurance/Profit	\$6,018.17
Totals	\$76,820.17



2 EXTERIOR PERSPECTIVE #2 - 126 West 4th



1 EXTERIOR PERSPECTIVE #1 - 126 West 4th

126 West 4th
04/08/22

126 West 4th HAUSER
A3

3780 EAST 15TH STREET, SUITE 301
LOVELAND, COLORADO 80538
www.hauserarchitectpc.com

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**LDP - DDA Façade
Reimbursement Program**

APPLICATION

DATE OF SUBMITTAL:	6/27/2022
TARGET DDA BOARD MEETING DATE:	ASAP
APPLICANT NAME (INCLUDE DBA):	JOHN FREEMAN, FREEMAN ARCHITECTS P.C.
IS APPLICANT THE PROPERTY OWNER?	<input type="radio"/> YES <input checked="" type="radio"/> NO
ADDRESS (STREET, CITY, STATE, ZIP):	2024 BLUE MESA CT., LOVELAND 80538
PHONE:	970 667 3939
EMAIL:	FREEMANARCHTS@AOL.COM
PROPERTY OWNER NAME (IF DIFFERENT FROM APPLICANT)	KELTH & KIM SCHWERTZ
ADDRESS (STREET, CITY, STATE, ZIP):	19498 N.C.R. 7W, DEL NORTE, CO 81232
PHONE:	970 371 0718, 970 396 5396
EMAIL:	KASX5@HOTMAIL.COM
PROJECT PROPERTY ADDRESS	304 E. 5 TH ST.

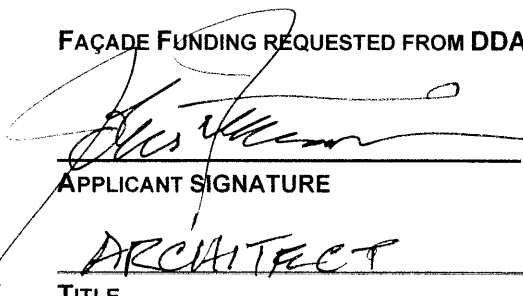
APPLICATION (con't)

ARCHITECTS NAME	FREEMAN ARCHITECTS	
ADDRESS		
PHONE	<u>BUSINESS</u>	<u>CELL</u>
EMAIL		
CONTRACTORS NAME		
ADDRESS	TO BE DETERMINED	
PHONE	<u>BUSINESS</u>	<u>CELL</u>
EMAIL		

PROJECT TYPE:

- | | |
|--|--|
| <input type="radio"/> HISTORIC REHABILITATION
<input type="radio"/> RESIDENTIAL
<input type="radio"/> CORNER PROPERTY
<input type="radio"/> ALLEY-FACING FAÇADE | <input type="radio"/> COMMERCIAL
<input type="radio"/> COMMERCIAL AND RESIDENTIAL STREET-FACING
<input checked="" type="radio"/> FAÇADE
<input type="radio"/> STREET AND ALLEY-FACING FACADES |
|--|--|

TOTAL PROJECT IMPROVEMENT COSTS:	\$ _____
TOTAL FAÇADE COSTS (Please attach detailed cost break down on a separate page)	\$ <u>133,125</u>
TOTAL FUNDING FROM 3 RD PARTY SOURCES	\$ _____
FAÇADE FUNDING REQUESTED FROM DDA:	\$ <u>31,250</u>


7/6 6/27/2022

 APPLICANT SIGNATURE DATE

ARCHITECT

 TITLE

 PROPERTY OWNER SIGNATURE DATE
 (If different than Applicant Signature)

 TITLE

FREEMAN ARCHITECTS_{P.C.}

304 East Fifth Street

Narrative

Prepared by John Freeman, 06/27/22

We are applying for the 2020 Façade Improvement-Reimbursement Program for the property at 304 East Fifth Street in Loveland. Keith and Kim Schuett have owned the the building since 2003. They operated a karate school there for many years. An article from the reporter Herald about the recent history of the building is attached. We believe the building was constructed more than fifty years ago. The west end-cap of the building 444 North Lincoln was remodeled last year to become the 'Meat Revolution' store. We will leave the north face of the Meat Revolution as-is.

We propose to remove all the materials on the existing north face of the building down to the structure. There is an angled, recessed entry that may be characterized as a mid-century element. A new foundation will be placed to 'straighten out' the storefront. The new façade will feature red and tan brick veneer, new storefront glass and entry doors, two overhead glass 'garage' doors, and a stucco cornice. The storefront framing system will be anodized aluminum or a color per the owner. Future signage will be provided in the sign-fascia band. The sign code would allow 100 square feet of sign which is more than necessary. We are showing about 50 SF of signs. We do not know if we will have one or two tenants.

We show 'gooseneck' down lighting at the edges of the building. We will add four more of those lights across the façade after we know what the signage design will be.

We have addressed the following DDA evaluation criteria.

1. Quality of materials; we propose real brick and Portland cement stucco.
2. We believe the design is 'pedestrian friendly'.
3. This design will blend and borrow elements from the historic fabric of the surrounding downtown architecture.
4. The glass and metal removed from the façade will be recycled. We will try to give away the Lyons flagstone veneer.

FREEMAN ARCHITECTS_{P.C.}

304 East Fifth Street

Façade remodel cost estimate

Owners: Keith and Kim Schuett

prepared by John Freeman 6/23/2022

Breif narrative

This building has an old steel 'storefront' glass system set in to CMU walls. The roof structure is glu-lam beams and deck. The storefront is mostly non-bearing except for several columns and a steel header beam. A small building addition will 'square-up' the angled entry.

item

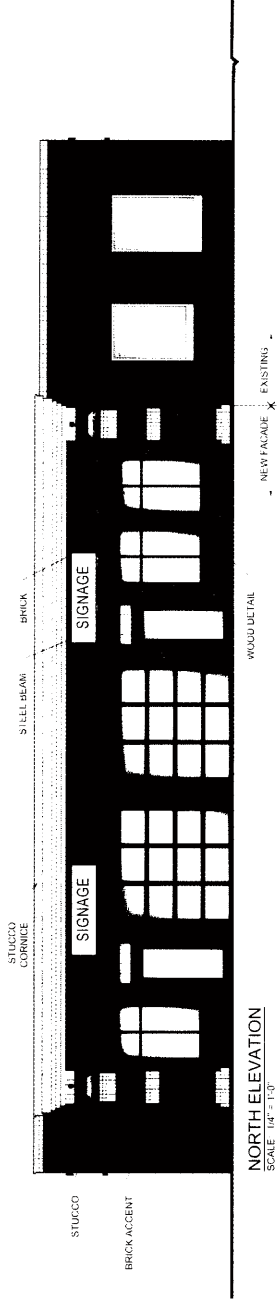
1	architect/engineering fees	\$8,000.00
2	survey	\$1,000.00
3	demolition at sidewalk for new foundation	\$2,000.00
4	demolition stone veneer and storefront	\$10,000.00
5	foundation work for addition	\$8,000.00
6	framing repair replace for storefront, sign fascia	\$12,000.00
7	new storefront 15' LFx 8'	\$22,000.00
8	overhead doors and operators	\$8,000.00
9	brick veneer, +/- 500 SF	\$20,000.00
10	stucco cornice	\$12,000.00
11	decorative steel accent	\$2,000.00
12	permits	\$1,500.00
13	administration, profit, general conditions @25%	\$26,625.00

total

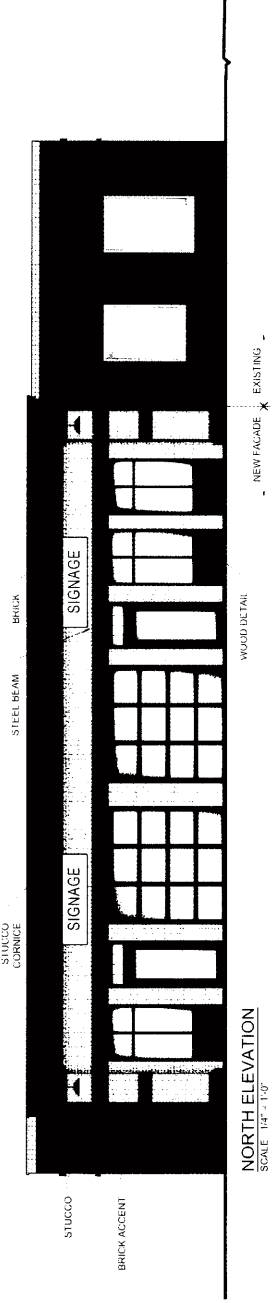
\$133,125.00

SCHUETT BUILDING

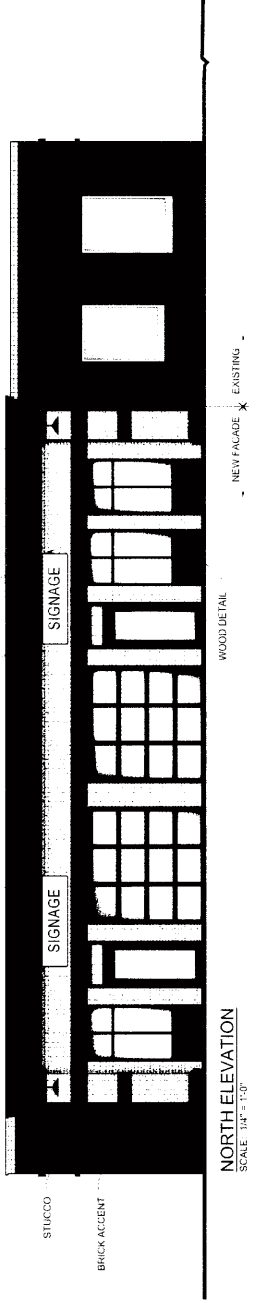
304 5TH ST.
LOVELAND, COLORADO 80537



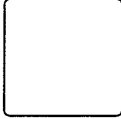
NORTH ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



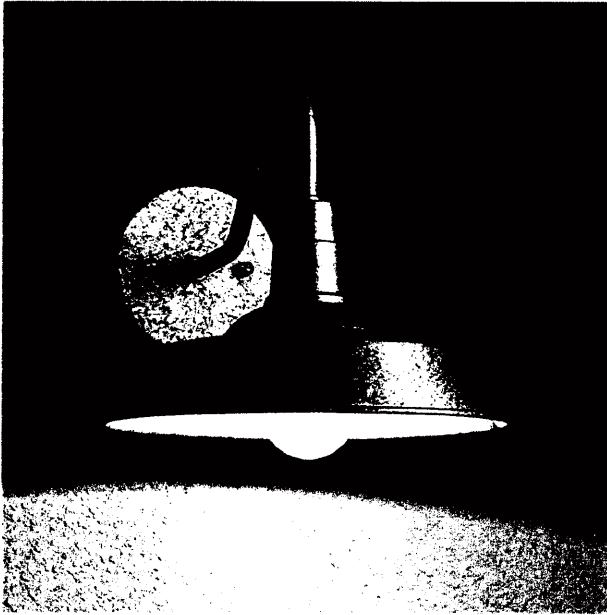
FREEMAN
ARCHITECTS
PC
2024 BRIMLEY COURT BLDG.
LOVELAND CO. (970) 662-8058
FAX (970) 667-3981

SCHUETT BLDG

PROJECT NO.	DRWG. NO.
DATE	DATE
SCALE	SCALE
BY	BY
CHECKED	CHECKED
DATE	DATE

WETHERBURN OUTDOOR ENTRANCE WALL SCONCE - SINGLE LIGHT - PEWTER

SKU: 944726



FEATURES

Installation Type: Wall Mount
Design: Traditional
Material: Aluminum
Base Plate Height: 5"
Mounting Hardware Included: Yes
Reversible Mounting: No
Shade Finish: Anitque Pewter
Number of Bulbs: 1
Base Plate Width: 5"
Location Type: Suitable for Wet Locations
Bulbs Included: No
Bulb Type: Medium E-26
Wattage per Bulb: 100

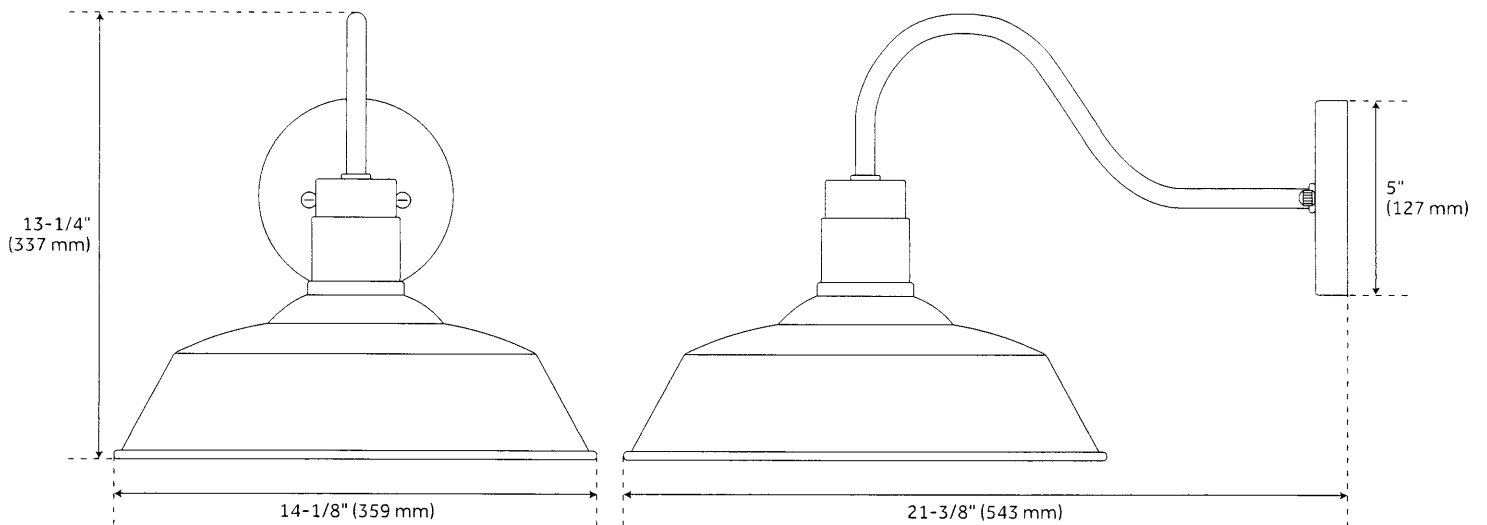
CODES/STANDARDS

UL 1598 / CSA C22.2 No 250.0

Code:
REVISED 12/28/2021

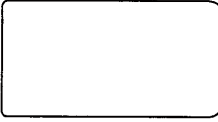
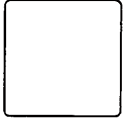
WETHERBURN 13" SINGLE LIGHT OUTDOOR ENTRANCE WALL SCONCE

SKU: 944726

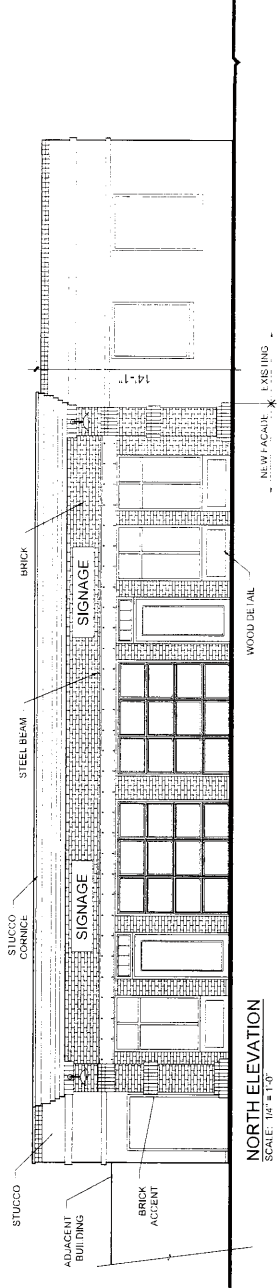


All dimensions and specifications are nominal and may vary. Use actual products for accuracy in critical situations.

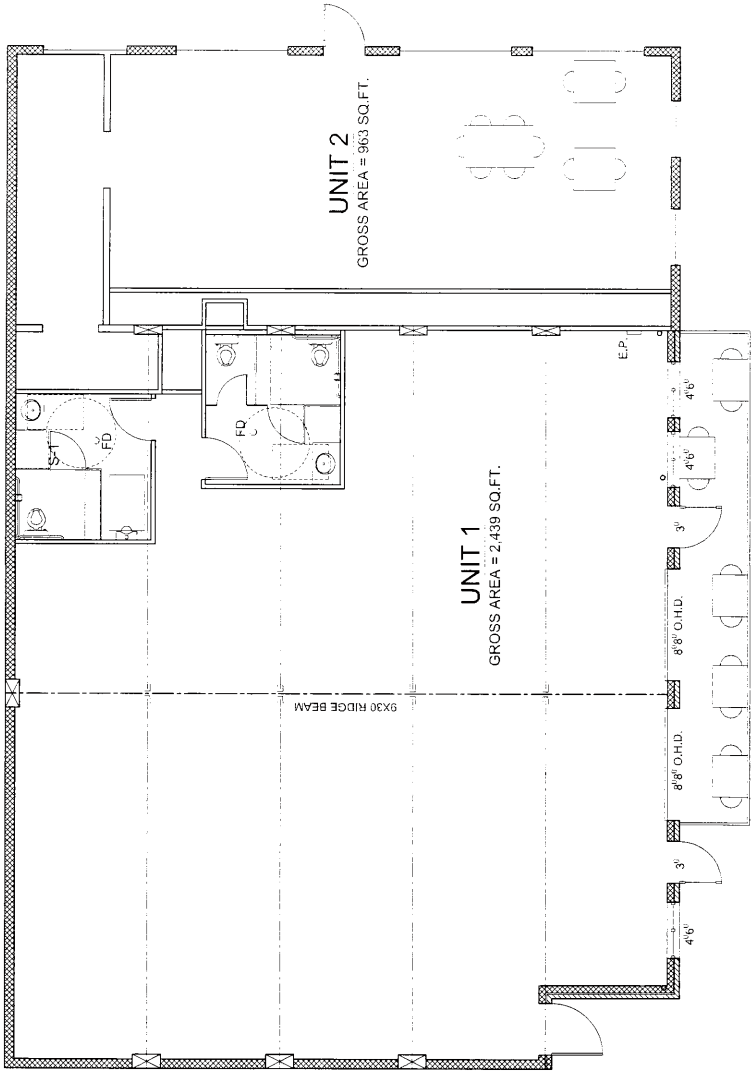
Code: PHEL5501



PROJECT NO.	DRIVER	DATE
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE



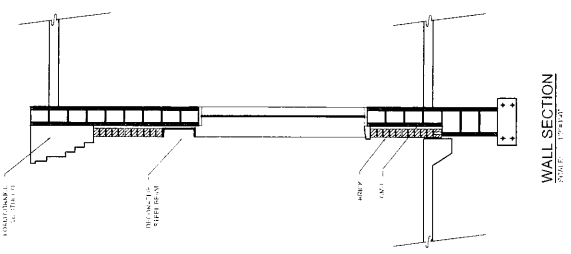
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



UNIT 1
 GROSS AREA = 2,439 SQ.FT.

UNIT 2
 GROSS AREA = 963 SQ.FT.

FLOOR PLAN
 SCALE: 1/8" = 1'-0"



WALL SECTION
 SCALE: 1/4" = 1'-0"