

RECORD OF PROCEEDINGS

CITY OF LAFAYETTE

LAFAYETTE URBAN RENEWAL AUTHORITY MEETING October 13, 2020

I. OPENING OF THE SPECIALLY SCHEDULED MEETING

CALL TO ORDER

The October 13, 2020 meeting of the Lafayette Urban Renewal Authority (LURA) was called to order at 5:30 p.m. The meeting was conducted via electronic participation due to the presence of coronavirus disease 2019 (COVID-19) in Colorado and subsequent Safer at Home Executive Order from Governor Jared Polis.

ROLL CALL

Those in attendance from LURA were Chair Muller, Vice Chair Cutler, and Commissioners Arrington, Bonner, and Rodgers. Commissioner Gross and Williams were absent.

Also present was Executive Director Keating.

II. MINUTES

The Authority reviewed the minutes from the September 8, 2020 meeting. Commissioner Arrington moved to approve the September 8, 2020 minutes. Seconded by Commissioner Bonner. All voted in favor.

III. PUBLIC INPUT

1. Seth White spoke in support of the Economic Development Agreement for 210 N Public road related to the remediation but expressed opposition for any future incentives. He also expressed concerns on the 700 Block project.

IV. Agenda Items

Resolution No. 2020-07 / Economic Development Agreement for 210 N Public Road

Executive Director Keating provided background on Graham Bailhach's project located on 210 N. Public Rd. She spoke about the required environmental remediation and how it related to the 2013 Urban Renewal Plan to remove conditions of blight. She then introduced Economic Planning Systems who provided a brief presentation about the environmental remediation and the structure of the economic development agreement via a loan up to \$375,000. Economic Planning Systems recommended that the Urban Renewal Authority approve the Economic Development Agreement for 210 N Public Road.

Commissioner Arrington asked if the Economic Development Agreement was only for the environmental remediation and not connected to any future phases or development

plans. Executive Director Keating confirmed that it was strictly for the environmental remediation.

Commissioner Arrington moved to approve Resolution No. 2020-07/ Economic Agreement for 210 N Public Road. Seconded by Commissioner Bonner. All voted in favor.

Resolution No. 2020-08 / Amendment to Amend and Restated Debt Forgiveness and Economic Development Agreement for 103 S Public Road

Executive Director Keating provided background on the 103 S Public Road project. She spoke about the Redevelopment Agreement and the Debt Forgiveness and Economic Development Agreement.

She then introduced Resolution No. 2020-08 Amendment to Amend and Restated the Debt Forgiveness and Economic Development Agreement / 103 S. Public Road LLC. She presented that due to COVID-19 public health emergency and resulting economic downturn, the project concept changed, and the construction costs increased. As a result, the Owner must obtain a Construction Loan of \$1,800,000, as opposed to the \$1,400,000 currently contemplated in the Agreement.

Staff recommended approving Resolution No. 2020-08 Amendment to Amend and Restated the Debt Forgiveness and Economic Development Agreement. She explained the amendment will memorialize the anticipated construction amount of \$1,688,717.62 and the revised Construction Loan of \$1,800,000. Additionally, the deed of trust shall be subordinate only to a first deed of trust on the Property in a principal amount not to exceed \$1,800,000

Commissioner Arrington asked owner Eric Foster to provide an update on the construction phasing. Eric Foster indicated that the project is on track to open Spring 2021.

Vice Chair Cutler moved to approve Resolution No. 2020-08 / Amendment to Amend and Restated Debt Forgiveness and Economic Development Agreement for 103 S Public Road. Seconded by Commissioner Bonner. All voted in favor.

Consideration for professional services related to the survey and design of sidewalks on Baseline Road

Executive Director Keating presented this item. She spoke about the existing conditions of blight on Baseline Rd including the lack of pedestrian facilities and unsafe conditions. Executive Director Keating then introduced the proposed Baseline Pedestrian Improvement project which would consider right-of-way constraints and provide a holistic design of the sidewalks on Baseline Road. The first phase would include survey, 30% preliminary design documents, construction estimates, and phasing strategy.

Commissioners provided positive feedback on the project and provided direction to move forward with the first Phase of the project.

Introduction of the 2021 Budget

Executive Director Keating presented this item. She provided an overview of the budget process, revenue, expenses, and key initiatives within Downtown Development. The Authority provided feedback on including a separate budget item for COVID response efforts and including funds allocated for small business economic development projects. Commissioner Arrington requested that Executive Director Keating provide more detail on the projects and budget amounts in Downtown Development on November 10, 2020.

V. UPDATES

City/LURA COVID Response

Executive Director Keating provided an update that City Council provided direction to create a new round of COVID Small Business Grants up to \$300,000. She spoke about the timeline for the application, review, and notifying award recipients. Executive Director Keating requested direction on whether LURA would like to participate and the dollar amount. The Authority gave Executive Director Keating direction to include up to \$200,000. Commissioner Arrington volunteered to be part of the evaluation team.

Vice Chair Cutler and Commissioner Rodgers provided an update on additional COVID assistance research conducted. The Authority discussed the desire to procure an Urban Design and Planning consultant to evaluate opportunities to retrofit outdoor spaces for dining, programming, and events. In addition, Executive Director indicated she will investigate partnerships or consultants to conduct a roundtable, how to update Lafayette business map, and existing small business assistance services or organizations.

Self-Storage Unit Update

Executive Director Keating presented this item. She indicated that she did not have any further update from the one shared during the Introduction of the 2021 Budget item.

Update on Undergrounding of Power Lines Along Baseline Road

Executive Director Keating provided an update to underground power lines along Baseline. She indicated that the construction is anticipated to conclude in early November.

HPB/LURA Meeting

Executive Director Keating provided an update that the Historic Preservation Board and Lafayette Urban Renewal Authority Annual Meeting is scheduled for Wednesday October 21. The agenda will include introductions, review of the Historic Preservation Plan, review of the 700 Block, highlights of past collaborations, and future opportunities to collaborate.

700 Block of S. Public Road

Executive Director Keating presented this item. She provided an update that she worked with the City of Lafayette's Planning department to develop a draft project schedule for entitlement, historic preservation review, and community outreach process. She

indicated that the schedule would not meet the March contract deadline and the board will have to discuss how they should proceed with the Agreement for Option for Purchase of Property between LURA and Gerald and Janet Morrell and the Morrell Family Trust.

VI. NEW BUSINESS / STAFF AND COMMISSIONER REPORTS

Chair Muller provided an update that he spoke with the City Attorney and Executive Director Keating on creating a time limit for public comment, including reading written comments. Chair Muller suggested a 5-minute time limit and the Commissioners agreed,

Executive Director Keating shared that she will be out of office October 28 and returning November 7.

VII. RECESS TO EXECUTIVE SESSION

Commissioner Arrington moved to recess into Executive Session according to C.R.S. 24-6-402(4)(e)(I), for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators pertaining to Agreement for Option for Purchase of Property between LURA and Gerald and Janet Morrell and the Morrell Family Trust. Vice Chair Cutler seconded the motion. All voted in favor and the Authority recessed to Executive Session.

VIII. RETURN TO REGULAR MEETING

Upon returning to the regular meeting, Chair Muller indicated the time was 7:53pm, and the executive session concluded. The participants in the executive session were Chair Muller, Vice Chair Cutler, and Commissioners Arrington, Bonner, and Rodgers. Also present was Executive Director Keating. He also stated that if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, that they state their concerns now. No commissioners objected.

IX. ADJOURN

Muller adjourned the meeting at 7:56 PM.

LAFAYETTE URBAN RENEWAL AUTHORITY, COLORADO

ATTEST:

Kevin Muller, Chair

Brigid Keating, Executive Director

The minutes herein are a summary of the business conducted at this meeting, not a verbatim transcription. Only the actions taken and text appearing within quotation marks are verbatim.