

RECORD OF PROCEEDINGS

CITY OF LAFAYETTE

LAFAYETTE URBAN RENEWAL AUTHORITY MEETING April 12, 2022

I. OPENING OF THE SPECIALLY SCHEDULED MEETING

CALL TO ORDER

The April 12, 2022 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 Commissioners Arrington, Martin, Redondo, Rodgers, Williams, Vice Chair Cutler, and Chair Muller.

Also present was Executive Director Keating.

II. MINUTES

The Authority reviewed the minutes from the March 8, 2022 meeting. Vice Chair Cutler moved to approve the amended March 8, 2022 minutes with grammar revisions. Seconded by Commissioner Rodgers. All voted in favor.

III. PUBLIC INPUT

There was no public input.

IV. REGULAR BUSINESS

Resolution No. 2022-02 / Authorizing and Approving the First Amendment to the Economic Development Agreement with East Simpson Baby, LLC pertaining to the property located at 209 E. Simpson Street

Executive Director Keating introduced this item and owner Jonathan Hanst was present. Executive Director Keating provided a background on the project, the original Economic Development Agreement, and proposed First Amendment. Jonathan Hanst shared a couple of comments regarding the construction timeline and delays.

Commissioner Williams moved to approve Resolution No. 2022-02 / Authorizing and Approving the First Amendment to the Economic Development Agreement with East Simpson Baby, LLC pertaining to the property located at 209 E. Simpson Street. Seconded by Vice Chair Cutler. All voted in favor.

Resolution No. 2022-03/ Authorizing and Approving the Second Amendment to Real Property Assemblage and Redevelopment Agreement with Tenzin Khunkhen for property at 504, 506/508 and 610 W. Baseline Road

Executive Director Keating introduced this item and owner Tenzin Khunkhen was present. She provided a background on the project, the original Economic Development Agreement, First Amendment and the proposed Seconded Amendment. Tenzin Khunkhen shared some updates on the project regarding financing and remediation. Commissioner Arrington moved to approve Resolution No. 2022-03 / Authorizing and Approving the Second Amendment to the Real Property Assemblage and Redevelopment Agreement. Seconded by Commissioner Rodgers. All voted in favor.

Conceptual Site Planning and Façade Improvement Options for 709 and 711 S. Public Road

Executive Director Keating introduced this item. Executive Director Keating shared background on the project, urban renewal blight conditions present, and the scope of work. She then turned it over to Sean Walmsley from Murraysmith Engineering to present on the conceptual site planning options for 709-711 S Public Road. Commissioners asked questions about pedestrian safety, delivery drivers, turning radiuses, and alley paving.

Jesse Ledin from Intentional Architecture, LLC then presented **façade** improvement options for 709-711 S Public Road. Commissioners asked questions about parking and **façade** materials. Commissioners had positive feedback on the designs and were interested in discussions with the property owner on next steps.

Resolution No. 2022-04 / Authorizing a Contract Extension to the Agreement with J. COHN Marketing Group

Executive Director Keating introduced this item and Taylor Brizendine from COHN Marketing who provided a Year-End Review presentation of the Old Town Marketing Campaign. Commissioners asked questions about business engagement and passport ideas.

Executive Director Keating then presented and recommended a contract extension with COHN Marketing to continue the Old Town Marketing Campaign from 2022-2023. Commissioners asked questions about contingency, existing events, and activations. Overall, Commissioners were supportive of extending the contract with COHN and were interested in identifying existing programs and events for COHN to collaborate on.

Commissioner Arrington moved to approve Resolution No. 2022-04 / Authorizing a Contract Extension to the Agreement with J. COHN Marketing Group. Seconded by Williams. All voted in favor.

Authorization to Advance Demolition of the Storage Units at 201 N. Carr Avenue

Executive Director Keating presented this item. She shared an analysis of the existing land use, current zoning, adaptive reuse, Comprehensive Plan, and Urban Renewal Plan as it relates to 201 N Carr Avenue. She then provided a recommendation to

advance the demolition of the storage units owned by LURA at 201 N. Carr Avenue. Commissioners asked questions about finished conditions, fencing, murals, and timing.

Commissioner Arrington moved to authorize the Executive Director to select a responsible qualified contractor to perform demolition and removal of the structures on the LURA-owned property located at 201 N Carr Avenue (Lot 4, Block 2, Alderson-Roberts Subdivision) and to execute a contract with the selected contractor for an amount not to exceed \$100,000. Seconded by Vice Chair Cutler. All voted in favor.

Presentation of the LURA Listens Community Feedback

Executive Director Keating presented this item. She provided an overview of the survey questions and responses to the LURA Listens community feedback survey, as well as key takeaways. Commissioners asked questions about participation and outreach. Vice Chair Cutler shared comments about engaging with other stakeholders and other avenues for participation. Executive Director Keating shared she was excited to continue engagement on LURA projects.

V. UPDATES

LURA Old Town Façade Improvement Grant Program

Executive Director Keating shared an update on the draft program and marketing materials. The program is expected to be launched later in April.

Construction and Design Updates on LURA Supported Projects

Executive Director Keating shared updates on 201 E Simpson Street and 203 E Simpson Street.

Potential May Meeting Topics

Executive Director Keating shared potential May meeting topics.

VI. NEW BUSINESS / STAFF AND COMMISSIONER REPORTS

Executive Director Keating shared that the Hero's Journey Art Piece was installed at its new location at 209 E Simpson Street.

Vice Chair Cutler shared she would like to understand the city's policy on alley's related to paving, drainage, and funding for improvements. She then shared a clarification regarding a comment earlier in the meeting about a dangerous area. She clarified that she meant the urban design form in a particular area on Public can feel unsafe with vacant lots; and she clarified it was not related to people in a particular area and apologized if she offended anyone listening.

Chair Muller shared that the board decided to stay remote but will try to have more in person events via workshops, community events, and training.

Commissioner Martin thanked those who participated in the LURA Listens survey.

Executive Director Keating shared that two positions were up in June 2021 and she would reach out for next steps for that process.

VII. ADJOURN

Muller adjourned the meeting at 8:10 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.