

***City Council
Economic Vitality Committee
Meeting Agenda
Wednesday, January 8, 2025
City Hall
749 Main Street
10:30 A.M.***

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 **+1 346 248 7799 or 833 548 0282 (toll free)**
Webinar ID **#838 1396 0621**
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/council.

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 December 4, 2024 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Approval of 2025 Meeting Dates
7. EVC 2025 Goals
8. Potential Future Agenda Items
 - a. 2025 Market Update
 - b. 2024 Economic Vitality Year in Review

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.

9. Staff Updates
10. Development Updates
11. Adjourn

City Council
Economic Vitality Committee
Meeting Minutes
Wednesday, December 4, 2024
Regular Meeting

1. **Call to Order:** Chair Dickinson called the meeting to order at 10:31 AM.
2. **Roll Call:** The following members of the City Council were present: Chair Dickinson and Councilmember Fahey. Also present were Acting City Manager Samma Fox Director of Community Development Rob Zuccaro, Economic Vitality Manager Vanessa Zarate, and Economic Vitality Specialist Austin Brown. One member of the public was in attendance.
3. **Approval of Agenda:** Councilmember Fahey made a motion to approve the agenda as presented. The motion was seconded by Chair Dickinson. Motion passed.
4. **Approval of Meeting Minutes from October 2, 2024:** Councilmember Fahey made a motion to approve the October 2, 2024 meeting minutes. The motion was seconded by Chair Dickinson. Motion passed.
5. **Public Comments on Items Not on the Agenda:**
None.
6. **Business Beat Discussion and 2025 Plans:**
Manager Zarate gave a summary of the most recent Business Beat roundtable on November 21 for professional services businesses. Manager Zarate noted that about eight to ten businesses were in attendance. Manager Zarate also presented a proposed schedule for continuing the meetings on the 4th Thursday of the month in 2025.

Chair Dickinson asked whether the 2025 meetings are only planned for January through October. Manager Zarate confirmed that there will be no meetings planned for November and December 2025.

Chair Dickinson commented that he is excited that the roundtable meetings will continue and is curious as to what direction the meetings will take next year. Manager Zarate responded that next year's meetings will likely continue to target businesses from either specific industries or geographies, but the

meeting content may include more specific updates relevant to those particular groups, including focused business outreach.

Chair Dickinson agreed and suggested that if there were to be a loan program created, he would like to see that program included as a topic of discussion at future roundtable meetings.

Councilmember Fahey agreed that the meetings have been really helpful, but stated that she might like future meetings to include a brief update or presentation from staff around the specific topic being discussed at the meeting.

Chair Dickinson concluded that although a lot of the same people continued to show up to these events, he was appreciate of the effort from staff to bring new faces and new voices to the conversation. He hopes that this can continue in 2025.

7. Economic Vitality Retreat Discussion:

Manager Zarate gave an overview of the Economic Vitality Retreat that was held on November 4. Manager Zarate noted that a primary outcome of the retreat was increased awareness and engagement between the economic development partners that operate in Louisville.

Chair Dickinson noted that it seemed like all participants took away quite a bit from the retreat. As a business owner, he was encouraged by seeing how many organizations are out there that try to help businesses be successful.

Councilmember Fahey agreed that the retreat was a success and appreciated all the information that was shared during the event.

Chair Dickinson asked if Manager Zarate has already noticed increased collaboration from the participants. Manager Zarate responded that she has facilitated several conversations between participants and encouraged the groups to work together with one another. She also noted that all participants have expressed interest in coming back to the retreat next year.

Councilmember Fahey concluded that she appreciated the effort to get these groups working together rather than competing against one another.

Chair Dickinson acknowledged and thanked Manager Zarate for her effort to facilitate the retreat.

8. Approval of 2025 Meeting Dates:

Manager Zarate proposed that the EVC continue to meet on the first Wednesday of the month at 10:30 a.m. in 2025. Manager Zarate clarified that the EVC's first 2025 meeting will be January 8, 2025 and that staff will bring the rest of the schedule back to the new EVC during its January meeting.

9. Potential Future Agenda Items:

Chair Dickinson noted that as he steps off of the EVC, he hopes that the Committee can continue to move forward with the CHIPS Zone designation, the BAP Amendment for small retailers, and the loan program for 2025.

10. Staff Updates:

Manager Zarate gave an update on several items including Street Faire and the Support Local Campaign. She also noted that the CHIPS Zone application will likely be coming to City Council for a letter of support in January.

Chair Dickinson asked whether there was any opposition to the CHIPS Zone anticipated from Council. Manager Zarate responded that she has not yet heard of any opposition directly. Acting City Manager Fox added that while she doesn't necessarily expect opposition, she notes that there may be quite a few questions prior to approval.

Chair Dickinson asked whether Downtown Vision Plan construction would interfere with the Street Faire or the Farmers Market. Manager Zarate confirmed that construction is anticipated to begin after both of these events have concluded.

11. Development Updates Discussion:

Manager Zarate gave an update on several development projects.

Chair Dickinson noted that he was surprised not to see any construction activity at Birdie Bar (947 Pine Street) following City Council approval. Manager Zarate noted that they received Site Plan approval, but are still working through the Building Permit process.

Chair Dickinson asked if there was any update on the new King Soopers. Manager Zarate responded that they have submitted their formal plans and are currently in review. Director Zuccaro noted that there may be a PUD coming to City Council in early 2025.

Chair Dickinson asked if there was any update for the CU project at the old Cinebarre property. Director Zuccaro noted that staff has been actively working with CU through the Comp Plan process with the goal of creating framework policy. He added that there would likely be a development agreement for the project in the future.

Chair Dickinson asked if there was any news for Iron-ton. Manager Zarate responded that the project is currently in a third party review for TIF rebate assistance through the Louisville Revitalization Commission (LRC). Director Zuccaro noted that the project also received direct financial assistance from the LRC.

12. **Business Articles:** No comments.

13. **Adjourn:** The meeting adjourned at 11:09 AM.

SUBJECT: ECONOMIC VITALITY COMMITTEE 2025 DATES

DATE: JANUARY 8, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The Economic Vitality Committee meets on the first Wednesday of the month at 10:30 a.m. in City Council Chambers. Staff recommends that schedule continue into 2025 with the proposed dates below. There is an ability to change a meeting date throughout the year if needed.

Proposed 2025 Meeting Dates

- January 8th
- February 5th
- March 5th
- April 2nd
- May 7th
- June 4th
- July 2nd
- August 6th
- September 3rd
- October 1st
- November 5th
- December 3rd

SUBJECT: GOALS FOR ECONOMIC VITALITY

DATE: JANUARY 8, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

Louisville City Council and the community have identified Economic Vitality and Economic Prosperity as a top priority. Economic vitality means a lot of different things to stakeholders and residents in Louisville.

In order to bring the EVC relevant information and potential policy, Staff is interested in hearing from each member what their top two goals are for 2025.

RECOMMENDATION:

Staff recommends that each council member share their top two goals for economic vitality for 2025.

SUBJECT: STAFF UPDATES

DATE: JANUARY 8, 2025

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

SUMMARY:

In the following, staff provides updates on recent activity related to economic vitality functions.

Boulder Economic Forecast

The Boulder Chamber will host their annual Economic Forecast on Tuesday, January 21st from 4:00 – 7:30 p.m. This event offers a comprehensive look at the economic trends and business opportunities shaping Boulder and the region. Economists will share the latest economic statistics, trends and projections for Boulder's economy. More information and tickets can be found [on their website](#).

Louisville Chamber Awards Dinner

The Louisville Chamber of Commerce will be hosting their Annual Awards Dinner on Thursday, January 30th from 5 – 9 p.m. The event will be held at The Simon at 957 Main Street in Louisville. The City has eight seats available for the event. There will be a cocktail hour from 5 – 6 p.m. and then dinner and awards to follow.

Upcoming Dates

- Thursday, January 23rd: Business Beat- South Boulder Road

ATTACHMENT(S):

None.

SUBJECT: DEVELOPMENT UPDATES

DATE: JANUARY 8, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY: UPDATE

In the following, Staff provides updates on recent activity related to construction and development. These updates are for the most frequently asked about sites and not for every site in a review process or under construction. All updates and timeframes are subject to change.

Site	Update
800-804 Main Street (former Wildwood Guitars)	No new updates. Some interested parties have toured the space.
809 Main Street (old Waterloo)	Project is continuing construction for the build-out of the restaurant space. There has been interest in the site, with multiple tours, but no LOI or leases signed to date.
816 Main Street (former Empire)	Staff is working with ownership and interested parties towards a sale. No contract or lease signed to date.
833 Main Street (former Chase)	The LRC has entered into a contract with Trestle Strategy Group to work with staff and the building owner on potential paths forward for the building.
1301 Courtesy Road (Delo Boom)	Delo Boom is working through City processes to construct 140 units of housing. The project will consist of studios through three-bedrooms and 13.5% affordable units.
950 Spruce Street	Construction has completed with the retail and office spaces currently being marketed for rent.
947 Pine Street (former gas station)	Plans call for renovation into Birdie Bar, an eatertainment use with a bar/restaurant and simulated (virtual) golf games. They have received Planning Commission and City Council approval. Opening in 2025.

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1303 Empire Road (Ironton)	Ironton has approved plans for a new distillery and event center. Ironton is hoping to start construction Q1.
1171 W Dillon Road (former Lowe's)	The New King Soopers Marketplace is currently in the City's planning process, hoping to start construction 2025. This new King Soopers hopes to be open mid-year 2026.
1164 W Dillon Road (Cinebarre)	University of Colorado has purchased the site and is currently working on public engagement for their plans for the site.
550 McCaslin Boulevard (former Sam's Club)	Relish broke ground on the construction on Friday, June 14 th . Relish is planning to open indoor and outdoor pickle ball courts with a food hall. The food hall has building permits into the City for buildout.
575 McCaslin Boulevard (former Carrabba's)	Staff is working with the broker representation to market and attract a new user to the building. No lease signed to date.

If you would like to add a site to these updates, please let me know.

ATTACHMENT(S):

None.