

***City Council
Economic Vitality Committee
Meeting Agenda***
Thursday, November 06, 2025
City Hall
749 Main Street
3:00 P.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 October 09, 2025 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Business Matters
 - a. Business Satisfaction Survey Results and Discussion
 - b. Staff Updates
 - c. Development Updates
7. Committee Member Comments

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 GKline@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.

8. Potential Future Agenda Items
 - a. Sundance Update
 - b. EVC Work Plan Update
9. Adjourn

***City Council
Economic Vitality Committee
Minutes
OCTOBER 9, 2025
Regular Meeting
3:00 PM***

CALL TO ORDER – Mayor Leh called the meeting to order at 3:04 p.m. and the following members were present:

Committee Members: *Mayor Chris Leh - Chair*
Councilmember Judi Kern

Staff Present: *Diana Langley, City Manager*
Rob Zuccaro, Community Development Director
Vanessa Zarate, Economic Vitality Manager
Austin Brown, Economic Vitality Specialist

Others Present: *None*

APPROVAL OF AGENDA

Mayor Leh moved to approve the agenda; seconded by Councilmember Kern.

Aye: All
Nay: None
Absent: None

APPROVAL OF SEPTEMBER 25, 2025 MEETING MINUTES

Councilmember Kern moved to approve the minutes; seconded by Mayor Leh.

Aye: All
Nay: None
Absent: None

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

BUSINESS MATTERS

Economic Vitality Committee 2026 Work Plan Discussion

Economic Vitality Manager Vanessa Zarate shared that at the September 2025 EVC meeting, the EVC expressed interest in creating a workplan for 2026. Staff has started to draft potential work plan items to include the business satisfaction survey implementation, which staff will bring forward to EVC with either policy or program amendments or feedback based on information from the business survey. That feedback could inform work around internal incentives or other city policy and programming, or new policy and programming to engage with our partners at the state or federal level with our partners such as Colorado Creative Industries or DOLA Main Street Program.

Evaluation of City processes has come up repeatedly concerning mainly the comprehensive plan and the zoning code. We review the incentive policy multiple times per year to ensure the City's incentive policy is meeting business needs. Earlier this year, the EVC saw the proposal for automatic incentives for small scale retail and restaurants and should come to the full City Council for adoption prior to the end of the year.

Sundance policies and background and promotions has come up heavily the last couple of months related to transportation needs, timing of construction projects, and all things Sundance. As liaison for both the EVC and LRC Vanessa can ensure those groups work more closely together to identify potential new projects or project areas and what happens with the future of Louisville urban renewal.

Collateral and promotion is happening now - specifically getting information out that the City does have staff and resources to help businesses, the website and other collateral to showcase what we can help with.

Councilmember Kern commented this comprehensive list to think about and bring together could take the better part of a year. Expressed her thanks.

Mayor Leh expressed his thanks and commented that he would like to get this lined out by quarter like what Finance does. Regarding the underpass mitigation, community input will be really valuable.

Mayor Leh asked when the satisfaction survey closed.

Economic Vitality Manager Zarate advised it will close on October 17th. We have pretty limited responses.

Mayor Leh invited Gillian Millar to speak about what the Chamber has done with regards to the satisfaction survey. Also asked Manager Zarate to summarize what's been done.

Manager Zarate advised information has been sent out in the monthly newsletter a couple of times; it has been sent out stand alone to all the City's subscribers; it has been sent to all of our partners including the Chamber, SBD, CSVA, DBA and the Chamber has been pushing it out to their channels (email, newsletter, Facebook and social media) and we've pushed it out on our social media. Manager Zarate has emailed based on every business license we have to engage as many as possible.

Mayor Leh asked if any texts have been sent. Manager Zarate replied no but that she has sent some individual texts but no mass texting for the business survey.

Mayor Leh stated perhaps texting is possible by City or others.

Councilmember Kern asked what about responses, what is the turnout overall so far? Manager Zarate stated that overall responses are low and the majority have come from downtown.

Councilmember Kern commented that we are trying to help other areas in the community and want to encourage the businesses on the west side of town that this is a great opportunity for their voice to be heard.

Manager Zarate stated that we have sent it to quite a few real estate partners, brokers and property owners; there are some commercial owner associations we have asked to send out as well.

Mayor Leh commented that businesses not responding may be part of the message maybe as some kind of protest and that they don't believe it will go anywhere. He asked if there is something that they can do to be helpful.

Manager Zarate remarked that they will take any outreach and promotion they can get. She has had a dozen businesses reach out to her letting her know that they will not be taking the survey. Putting the implementation on Council's workplan could show that we are taking it seriously.

Public comment from Gillian Millar: they have been running the survey through their channels but only thing they have not done is send a personal letter; maybe a short letter from the committee or the Mayor directly, sent as a stand alone email as a blast; otherwise every other channel has been hit. It is tough to get folks to complete a survey like this, to take the time is a challenge.

Mayor Leh replied they can get a letter drafted and signed by all three committee members.

Councilmember Kern commented it is a long survey, even if participants could complete comments or one or two suggestions.

Mayor Leh asked if staff could draft a letter. Another suggestion is that businesses can call us and affirmed that it sounds like staff and the Chamber have done as much as they can at this point.

Mayor Leh directed to Director Zuccaro whether there are any additional processes that might be addressed in advance of finishing the comprehensive plan, which we also take up with Council after the election. Does he have a sense?

Director Zuccaro replied that coming up October 28 there will be a join meeting of Council and the Planning Commission and staff is preparing broad-ranging recommendations on the development review process and improvements that would be ahead of the comprehensive land development code rewrite that we will be working on with the consultant next year; we do have good ideas, big fundamental process changes will be proposed by staff.

Manager Zarate remarked that her goal with anything that she brings before the EVC is it provides an opportunity for the business case to be heard. Many times in talking to businesses it is about balancing the needs of the community, residents, visitors and priorities at the city level and by giving it a conscience effort to hear the business side and impact then it is in the decision-making process – the business case has a seat at the table.

Mayor Leh commented regarding the incentive policy.

Manager Zarate replied it was brought before the EVC twice this year. Currently they are waiting on legal because it is an ordinance change but are hoping to bring it back before the end of the year.

Mayor Leh remarked about it coming before the full Council; Manager Zarate replied that Council has already recommended approval and she is happy to bring it back as a refresher of what we are proposing in the ordinance.

Councilmember Kern remarked it would be nice to see the full document before it goes to the full Council, maybe review it, get additional business feedback for endorsement before you send it over.

Manager Zarate agreed and reminded the group that previously they recommended approval and that I bring it forward so this is a new step but happy to bring the formal proposal to this committee in full before bringing it to the City Council.

Mayor Leh remarked, regarding Louisville collateral and promotion, the method is one thing we keep touching on and asked is this something we are talking about more broadly?

Manager Zarate replied yes, something that comes up often is ease of our website and the Economic Vitality webpages will be built with the business operator in mind. A lot of businesses do not know which City team particular information resides with so our pages will keep that thought process in order. Also looking at other ways at getting our work and contact info out there. As an example, when a business gets their business license, Finance sends the license and we can include a page with every new license detailing Econ Vitality information; can also include information in utility bill inserts. Other feedback we received was that Econ Vitality was not always a section in the Lantern or in the monthly newsletter from City Manager's Office; efforts continue in updating their program collateral to ensure all information is up to date.

Councilmember Kern commented that she is glad we're talking about marketing and remarked that maybe the promotion of Economic Vitality should be considered for next budget cycle, if there is a need for marketing whether it is a Facebook blast or business journal as a means to really promote Economic Vitality; agreed that the webpages are complex to navigate for business owners.

Manager Zarate remarked that they have been looking for ways to promote with other groups such as US36 collaborative and doing what we can to leverage our partners.

Mayor Leh remarked that it is good to revisit what is useful for the business community and recognized that these things are works in progress. If you can slot things into quarters that would be great. We need to understand boundaries between Council members and 3rd parties; it would be worthwhile to understand the intergovernmental, joint city-to-city efforts that we may be able to as a Council promote. We have in place the idea of doing joint issues with other municipalities but not sure how much about that is known by other cities or their councils.

Manager Zarate responded we could add a section on activities we do with others.

Staff Updates

Mayor Leh asked for staff updates and Manager Zarate shared the following updates.

Business Satisfaction Survey

Economic Vitality launched the bi-annual Business Satisfaction Survey, which will be live until October 17th. The survey results will be published in aggregate before the end of the year. To date, we do not have many survey results so we are encouraging everyone to share with their networks to reach a wider cohort of our business community.

Downtown Patio Program

The Downtown Patio program will end on November 3, with the removal of the patios. This popular program installs over 30 patios downtown to extend outdoor seating and programming during the warm months. Staff is planning to bring the program back in 2026.

October Business Beat

The October Business Beat roundtable will be held in partnership with the City of Lafayette Economic Development and Workforce Boulder, highlighting the services Workforce Boulder can provide to our communities. This collaborative roundtable will highlight the partnership between economic vitality organizations and is intended to extend the promotion and reach of each organization.

Metro Denver Economic Development Site Selector Conference

Staff will be participating in the annual Site Selection conference hosted by Metro Denver Economic Development Corporation. The event brings in national site selectors to tour them across the metro and introduce them to partners, programs, and incentives available to them and the businesses they work with. Staff will be participating in the pitch session with the U.S. 36 Collaborative and will be in attendance at the site selection feedback dinner. Reach out to Manager Zarate with questions.

Councilmember Kern asked if that can be brought back to the next EVC meeting.

Mayor Leh stated that he can bring it back as he will attend the dinner as well.

Councilmember Kern asked if we've received feedback from any counterpart yet.

Manager Zarate responded she heard that housing is the number one concern at this event.

Mayor Leh asked if there was anything about child care that came up.

Manager Zarate responded she was only at a few sessions but can report out later.

Councilmember Kern stated it would be interesting if we hear that again since we have so many quality childcare option in Louisville.

Mayor Leh remarked that there is a sharp decrease in students who are in our schools here. Overcrowding at Louisville Elementary was a topic when he first was on Council and people were very upset. He is concerned about closure.

Mayor Leh asked when Economic Vitality day is and what is planned for that day.

Manager Zarate replied Economic Vitality day is November 10 and confirmed attendance from the Chamber, the DBA, the SBDC, US36 Collaborative, Workforce Boulder, Boulder Economic Council, and a few others. Agenda is being finalized. We

will have a panel from our real estate friends to talk about state of market and expectation for 2026. We will have a panel from the US36 Collaborative to highlight how we work across jurisdictions and what the priority focus is for 2026. We will have a session on the satisfaction survey to figure out where we can all work to fill some gaps and/or address concerns identified in the survey. There will be some planning sessions for 2026.

Mayor Leh asked if they would get a 1st peek at the Business Satisfaction Survey at that event.

Manager Zarate answered probably but her intent is to bring the full survey back to this group as well but the next Economic Vitality meeting is the Thursday after the Monday.

Mayor Leh asked if it would be helpful to move that meeting up in order for her to hit the deadline?

Manager Zarate has no opinion due to not knowing any rules around moving the meeting.

Mayor Leh advised there is plenty of time for notice.

Mayor Leh moved that the meeting date be moved to November 6 at 3 pm; seconded by Councilmember Kern.

Aye: All

Nay: None

Absent: None

Development Updates

Mayor Leh asked for Development updates and Manager Zarate reported the following.

800-804 Main Street (former Wildwood Guitars)

We are still working with Wildwood to bring the projects through our processes.

1303 Empire Road (Ironton)

This week the temporary tasting room was approved and is up and going.

King Soopers

King Soopers has broken ground since last time we met.

Councilmember Kern expressed thanks for the additional details that were included from last time and Mayor Leh seconded the thanks.

Mayor Leh asked about Wildwood, if the current owner has planned submitted or the new owner.

Manager Zarate replied that they have gone through the pre-plan process with the new owner and their plans for the building; they have received comments from the City but have not submitted yet for their formal review process.

Mayor Leh asked can she tell us who bought it.

Manager Zarate explained the building has not fully closed yet and explained that part of the agreement is working through the entitlement process and plans do call for them to redo the ground floor into multiple smaller sized retail spaces and pop the top to put offices on a second story.

Mayor Leh remarked that is great news and interesting to note what they plan to put there since there is room downtown for smaller retail space that is affordable. He had a conversation last week with Iron-ton and went there on Saturday their first time open to public and is a cool rustic place.

COMMITTEE MEMBER COMMENTS

Mayor Leh expressed congratulations to Manager Zarate for being named in the 40 Under 40.

Councilmember Kern moved to adjourn; seconded by Mayor Leh.

Aye: All

Nay: None

Absent: None

DISCUSSION / FUTURE AGENDA ITEMS

Energy Code, Main Street Designation, Sundance, Business Satisfaction Survey results.

ADJOURN

Members adjourned at 4:04 pm.

SUBJECT: BUSINESS SATISFACTION SURVEY RESULTS 2025

DATE: NOVEMBER 6, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The Economic Vitality team recently sent out their 2025 Business Satisfaction Survey. Historically, the survey is done every two years and used to gain insight from the business community that can be used to influence programs, policy and support.

The survey was open for two months and sent out through newsletters, social media posts, partner engagement and personal email outreach. There was extensive outreach to the business and real estate community in Louisville, and we received 46 responses to the survey.

The full feedback is available in the attachment, some themes that have arisen

- 59% of respondents would recommend Louisville as a good place to do business
- A majority of respondents stated that the business environment in Louisville is poor and that they are not planning on expanding
- Our processes, rent and property taxes were referenced most as the top concerns for businesses
- A Main Street Designation and Business Associations were rated the highest need for new designations in Louisville
- About half of respondents listed hiring as the second highest cost of doing business
- Half of the respondents stated they were located downtown, showcasing the need for additional engagement throughout the City.
- Most respondents have not engaged with partners such as the Small Business Development Center, Workforce Boulder or the Boulder Economic Council- highlighting a need for more cross-promotion

The responses provide great insight into business needs throughout Louisville that can help inform business support systems. Economic Vitality staff will be discussing the results with partners at Economic Vitality Day as well to highlight where we can work more closely together and identify next steps. We would like feedback from the EVC on the results as well as policy and programs.

SUBJECT: BUSINESS SURVEY RESULTS

DATE: NOVEMBER 6, 2025

PAGE 2 OF 2

FISCAL IMPACT:

There is no direct fiscal impact to sending out the survey. Any fiscal impact would come from future policy/programming.

RECOMMENDATION:

Staff recommends EVC review and provide feedback.

ATTACHMENT(S):

1. Business Satisfaction Survey Summary Results
2. Business Satisfaction Survey Results

Responses Overview

Closed

Responses

46

Average Time

447:29

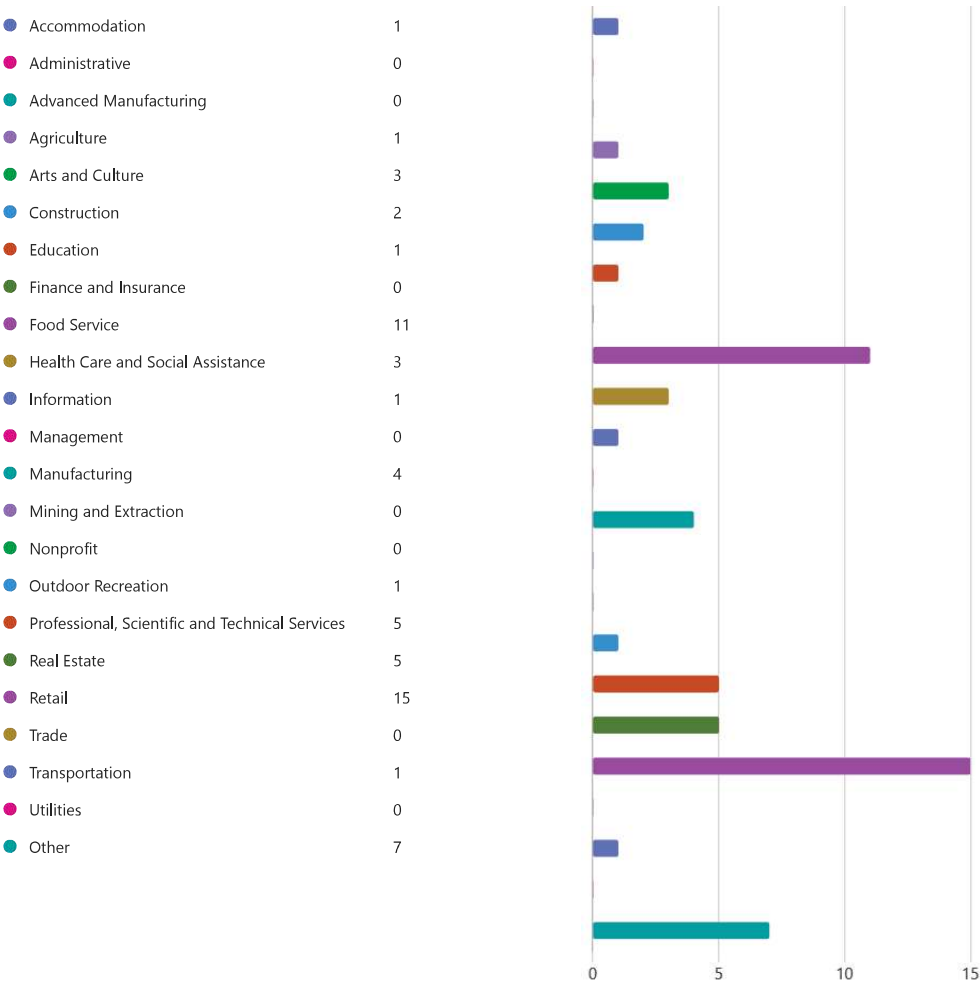
Duration

63 Days

1. Who are you?



2. What type of business are you?



3. How many locations do you have?

46
Responses

Latest Responses

"4"

"3"

"41"

...

4. How many locations do you have in Louisville?

46
Responses

Latest Responses

"1"

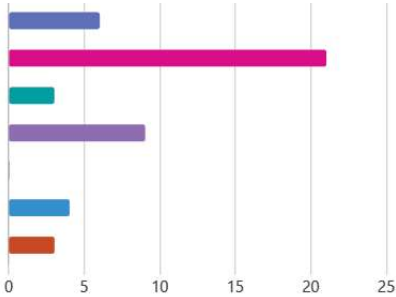
"1"

"1"

...

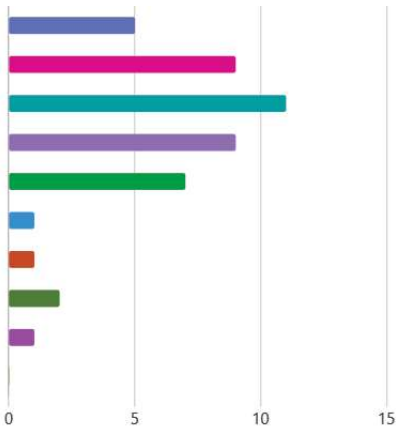
5. What commerical corridor are you located in?

Colorado Technology Center (including Boulder Innovation Campus)	6
Downtown Louisville	21
Home-based	3
McCaslin Boulevard and Centennial Valley	9
Redtail Ridge	0
South Boulder Road	4
Other	3



6. How long have you been in business in Louisville?

Less than 1 year	5
1-5 years	9
6-10 years	11
11-15 years	9
16-20 years	7
21-25 years	1
26-30 years	1
31-35 years	2
More than 35 years	1
Other	0



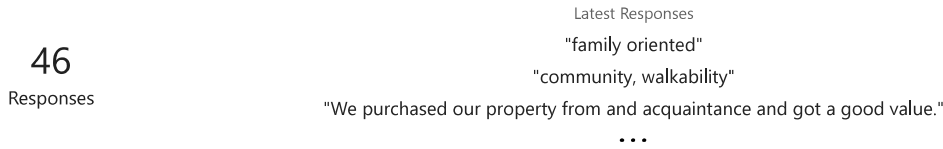
7. How many employees do you have at your Louisville location(s)? If possible, please include a break down of part-time and full-time employment.



8. What is the average salary of your employees in Louisville?



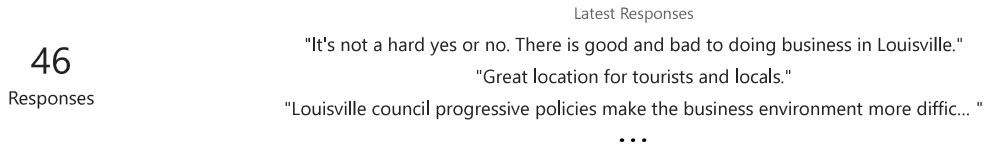
9. Why did you choose your current location?



10. Would you recommend Louisville as a good place to do business?



11. In regards to question 10, why or why not?



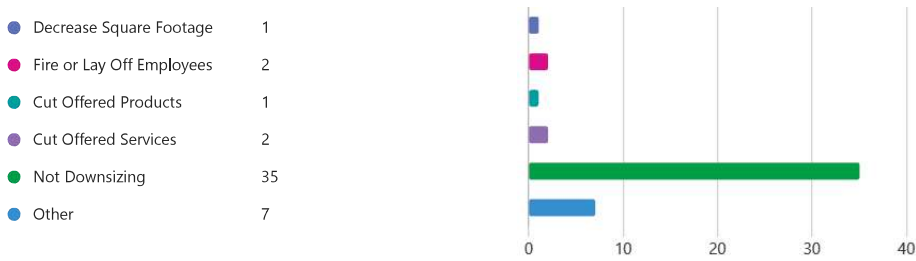
12. In your experience, how is the business environment today compared to two years ago?



13. Are you planning on expanding or diversifying your business in Louisville in the next two years? If so, in what manner?



14. Are you planning on downsizing in the next two years? If so, in what manner?



15. Are you planning on relocating in the next two years? If so, why and to where? (please write N/A if not applicable)

46

Responses

Latest Responses

"n/a"

"N/A"

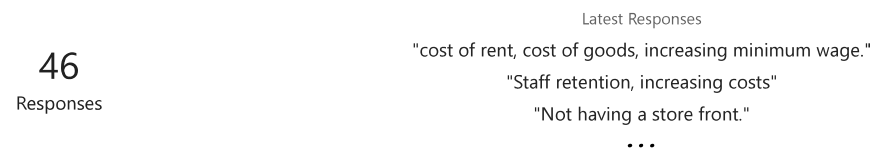
"N/A"

...

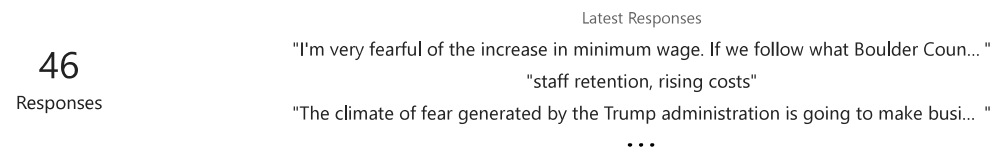
16. How are your businesses' sales today compared to two years ago?



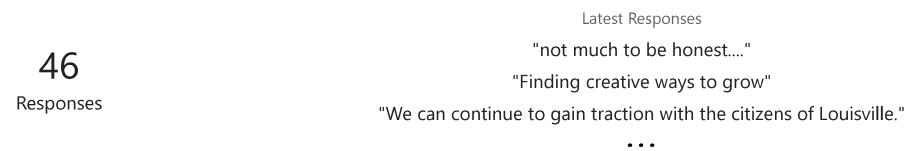
17. What is currently the biggest hurdle/hindrance to your business?



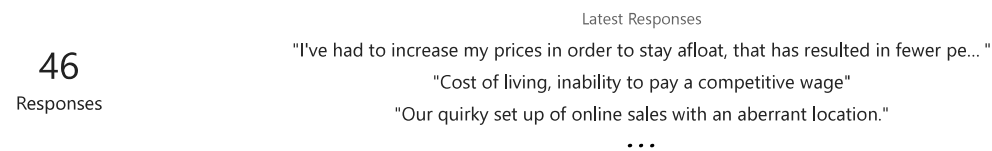
18. What challenges or concerns do you anticipate facing in your business over the next two years?



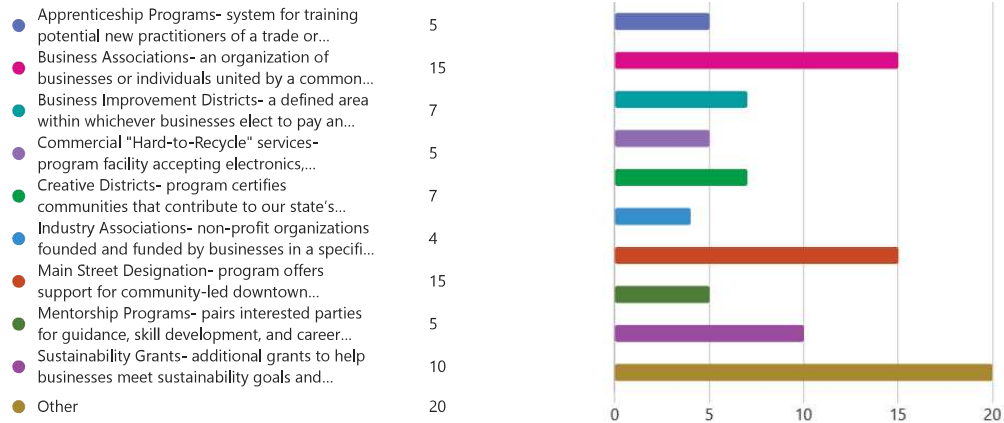
19. What are you most optimistic about for the next two years?



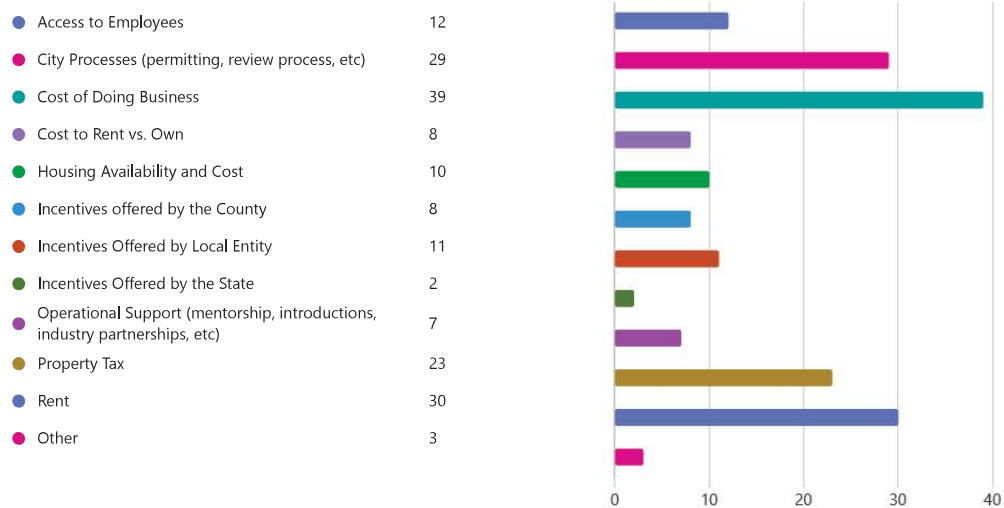
20. From an attraction standpoint, what is making it hard to recruit businesses/people to your space?



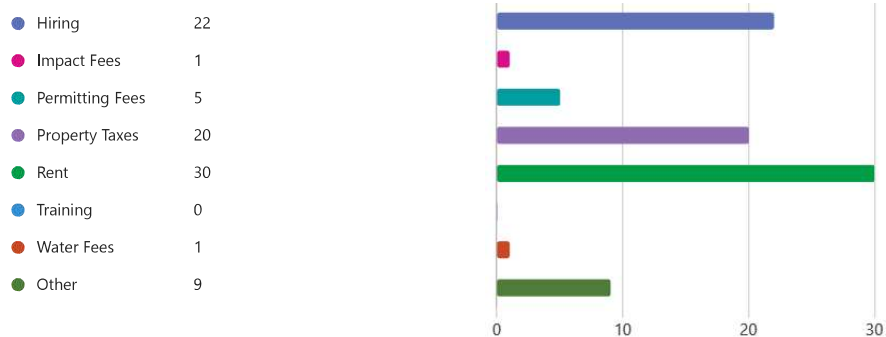
21. What service/offering/program for businesses do you think is missing in the Louisville ecosystem?



22. What are the most important factors when deciding on a location or expansion? Choose your top five (5)

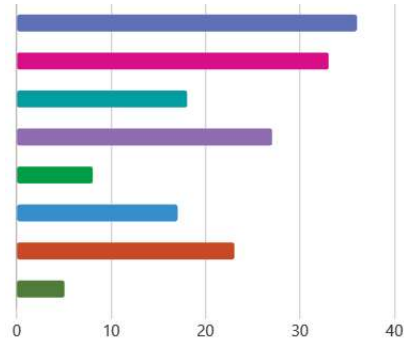


23. What are your largest costs of doing business? Please pick two.



24. What sources of City information do you subscribe to to get business-specific information and updates from the City?

City monthly e-newsletter or email updates	36
Monthly Economic Vitality newsletter	33
Local News/Publications	18
Louisville Chamber Newsletter	27
Quarterly Print Newsletter (The Lantern)	8
Social Media	17
Word of Mouth	23
Other	5



25. Please share the impact of the above sources of information. Are they easy to engage with and useful? What other ways would you prefer to get business-specific information from the City?

46
Responses

Latest Responses

"n/a"

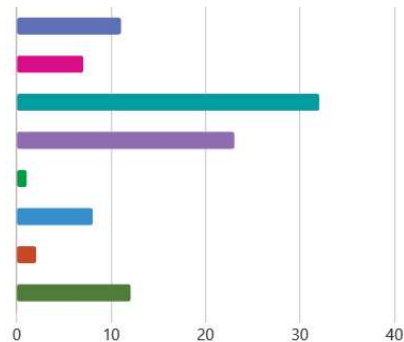
"Enjoy being kept in the loop on what is happening locally."

"The Louisville Chamber is doing an excellent job."

...

26. Which Economic Vitality partners do you engage with?

Boulder Chamber and Economic Council	11
Colorado Office of Economic Development and International Trade	7
Louisville Chamber	32
Louisville Downtown Business Association	23
Metro Denver Economic Development Corporation	1
Small Business Development Center	8
Workforce Boulder	2
Other	12



27. Do you interact with City teams/services, and if so in what capacity and how frequently?

46
Responses

Latest Responses

"n/a"

"no"

"No"

...

28. Have you applied to the City for a building permit for your business in the last two years?



29. If you answered yes to question 28, please provide feedback on how the process could be improved. (type n/a if not applicable)



30. Have you applied to the City for a planning/zoning approval (e.g. Planned Unit Development (PUD), Special Review Use (SRU), or historic preservation application, etc.) in the last two years?

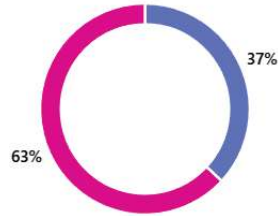


31. If you answered yes to question 30, please provide feedback on how the process could be improved. (type n/a if not applicable)



32. Within the past two years, has the City adopted any policies that have negatively impacted your business?

● Yes 17
● No 29



33. If yes to question 32, please provide examples (type n/a if not applicable)

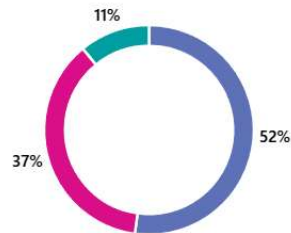
46
Responses

Latest Responses

"bag tax"
 "n/a"
 "N/A"
 ...

34. Do you have any specific policy recommendations that you would like to see implemented in Louisville, to make Louisville more businesses friendly?

● Yes 24
● No 17
● Other 5



35. Please explain your response to question 34 (type n/a if not applicable)

46
Responses

Latest Responses

"na"
 "n/a"
 "N/A"
 ...

36. Is there anything else you would like to share with us about your experience as a business in Louisville?

46
Responses

Latest Responses

"na"
 "no"
 "I have lived in Broomfield for 63 years and have been coming to Louisville for dec..."
 ...

Project Name		Project ID		Project Manager		Project Status		Project Budget		Project Timeline		Project Description		Project Location		Project Start Date		Project End Date		Project Completion Date		Project Notes	
Project A		A001		John Doe		Completed		\$1,000,000		2020-01-01		Project A Description		Project A Location		2020-01-01		2020-12-31		2020-12-31		Project A Notes	
Project B		B002		Jane Smith		In Progress		\$2,500,000		2021-03-15		Project B Description		Project B Location		2021-03-15		2021-12-31		2021-12-31		Project B Notes	
Project C		C003		Mike Johnson		On Hold		\$500,000		2022-01-01		Project C Description		Project C Location		2022-01-01		2022-12-31		2022-12-31		Project C Notes	
Project D		D004		Sarah Brown		Planned		\$750,000		2023-06-01		Project D Description		Project D Location		2023-06-01		2023-12-31		2023-12-31		Project D Notes	
Project E		E005		David White		Completed		\$1,200,000		2020-03-01		Project E Description		Project E Location		2020-03-01		2020-12-31		2020-12-31		Project E Notes	
Project F		F006		Emily Green		In Progress		\$3,000,000		2021-01-01		Project F Description		Project F Location		2021-01-01		2021-12-31		2021-12-31		Project F Notes	
Project G		G007		Chris Black		On Hold		\$600,000		2022-03-01		Project G Description		Project G Location		2022-03-01		2022-12-31		2022-12-31		Project G Notes	
Project H		H008		Alex Blue		Planned		\$800,000		2023-01-01		Project H Description		Project H Location		2023-01-01		2023-12-31		2023-12-31		Project H Notes	
Project I		I009		Mia Purple		Completed		\$900,000		2020-06-01		Project I Description		Project I Location		2020-06-01		2020-12-31		2020-12-31		Project I Notes	
Project J		J010		Noah Yellow		In Progress		\$1,100,000		2021-04-01		Project J Description		Project J Location		2021-04-01		2021-12-31		2021-12-31		Project J Notes	
Project K		K011		Liam Pink		On Hold		\$700,000		2022-04-01		Project K Description		Project K Location		2022-04-01		2022-12-31		2022-12-31		Project K Notes	
Project L		L012		Olivia Grey		Planned		\$950,000		2023-03-01		Project L Description		Project L Location		2023-03-01		2023-12-31		2023-12-31		Project L Notes	
Project M		M013		Ethan Silver		Completed		\$1,300,000		2020-02-01		Project M Description		Project M Location		2020-02-01		2020-12-31		2020-12-31		Project M Notes	
Project N		N014		Sophia Gold		In Progress		\$2,200,000		2021-02-01		Project N Description		Project N Location		2021-02-01		2021-12-31		2021-12-31		Project N Notes	
Project O		O015		Lucas Bronze		On Hold		\$650,000		2022-02-01		Project O Description		Project O Location		2022-02-01		2022-12-31		2022-12-31		Project O Notes	
Project P		P016		Ava Copper		Planned		\$850,000		2023-02-01		Project P Description		Project P Location		2023-02-01		2023-12-31		2023-12-31		Project P Notes	
Project Q		Q017		Caleb Iron		Completed		\$1,050,000		2020-04-01		Project Q Description		Project Q Location		2020-04-01		2020-12-31		2020-12-31		Project Q Notes	
Project R		R018		Isabella Steel		In Progress		\$2,800,000		2021-03-01		Project R Description		Project R Location		2021-03-01		2021-12-31		2021-12-31		Project R Notes	
Project S		S019		Benjamin Tin		On Hold		\$720,000		2022-03-01		Project S Description		Project S Location		2022-03-01		2022-12-31		2022-12-31		Project S Notes	
Project T		T020		Charlotte Lead		Planned		\$920,000		2023-03-01		Project T Description		Project T Location		2023-03-01		2023-12-31		2023-12-31		Project T Notes	
Project U		U021		Daniel Zinc		Completed		\$1,150,000		2020-05-01		Project U Description		Project U Location		2020-05-01		2020-12-31		2020-12-31		Project U Notes	
Project V		V022		Grace Nickel		In Progress		\$2,100,000		2021-05-01		Project V Description		Project V Location		2021-05-01		2021-12-31		2021-12-31		Project V Notes	
Project W		W023		Henry Cobalt		On Hold		\$680,000		2022-05-01		Project W Description		Project W Location		2022-05-01		2022-12-31		2022-12-31		Project W Notes	
Project X		X024		Victoria Manganese		Planned		\$880,000		2023-05-01		Project X Description		Project X Location		2023-05-01		2023-12-31		2023-12-31		Project X Notes	
Project Y		Y025		William Vanadium		Completed		\$1,250,000		2020-07-01		Project Y Description		Project Y Location		2020-07-01		2020-12-31		2020-12-31		Project Y Notes	
Project Z		Z026		Zoe Chromium		In Progress		\$2,300,000		2021-07-01		Project Z Description		Project Z Location		2021-07-01		2021-12-31		2021-12-31		Project Z Notes	
Project AA		AA027		Adam Molybdenum		On Hold		\$740,000		2022-07-01		Project AA Description		Project AA Location		2022-07-01		2022-12-31		2022-12-31		Project AA Notes	
Project AB		AB028		Abigail Cadmium		Planned		\$940,000		2023-07-01		Project AB Description		Project AB Location		2023-07-01		2023-12-31		2023-12-31		Project AB Notes	
Project AC		AC029		Adam Barium		Completed		\$1,350,000		2020-08-01		Project AC Description		Project AC Location		2020-08-01		2020-12-31		2020-12-31		Project AC Notes	
Project AD		AD030		Adeline Strontium		In Progress		\$2,400,000		2021-08-01		Project AD Description		Project AD Location		2021-08-01		2021-12-31		2021-12-31		Project AD Notes	
Project AE		AE031		Alexander Zirconium		On Hold		\$760,000		2022-08-01		Project AE Description		Project AE Location		2022-08-01		2022-12-31		2022-12-31		Project AE Notes	
Project AF		AF032		Alice Hafnium		Planned		\$960,000		2023-08-01		Project AF Description		Project AF Location		2023-08-01		2023-12-31		2023-12-31		Project AF Notes	
Project AG		AG033		Andrew Tantalum		Completed		\$1,450,000		2020-09-01		Project AG Description		Project AG Location		2020-09-01		2020-12-31		2020-12-31		Project AG Notes	
Project AH		AH034		Anna Niobium		In Progress		\$2,500,000		2021-09-01		Project AH Description		Project AH Location		2021-09-01		2021-12-31		2021-12-31		Project AH Notes	
Project AI		AI035		Anthony Vanadium		On Hold		\$780,000		2022-09-01		Project AI Description		Project AI Location		2022-09-01		2022-12-31		2022-12-31		Project AI Notes	

[illegible]

SUBJECT: STAFF UPDATES

DATE: NOVEMBER 6, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

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

Enterprise Zone

At their October 2025 meeting, the Colorado Economic Development Commission approved the North Metro Enterprise Zone. Louisville is located within this zone and the new areas will go into effect January 1, 2026. Economic Vitality will be sending out information to all eligible businesses ahead of January 1 to inform businesses about the zone and encourage them to pre-certify to start taking advantage of the available tax credits as soon as the new year. If there are questions, please reach out to Vanessa at VZarate@Louisvilleco.gov

Economic Development Council of Colorado Annual Conference

Economic Vitality staff attended the EDCC Annual Conference in Pueblo during October. This conference convenes economic development professionals from across the state for four days of learning, collaboration and networking. Sessions included updates on legislative policy, innovation in child-care across the state, finance best practices, recruitment updates and more.

SUBJECT: DEVELOPMENT UPDATES

DATE: NOVEMBER 6, 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)	The building is under contract and they have submitted plans to the City for reuse of the building.
809 Main Street (old Waterloo)	Project has completed a majority of the façade and shell construction, and is touring potential businesses. 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. Site has been relisted on line for sale.
833 Main Street (former Chase)	Staff is working with ownership to assist with reinvestment on site. Staff has executed a lease of the parking spaces through at least the end of the year.
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)	Birdie Bar, an eatertainment use with a bar/restaurant and simulated (virtual) golf games is open!
1303 Empire Road (Ironton)	Ironton has approved plans for a new distillery and event center.

SUBJECT: DEVELOPMENT UPDATES**DATE: NOVEMBER 6, 2025****PAGE 2 OF 2**

540 County Road (Louisville Grain Elevator)	The Grain Elevator has new owners that have engaged the City to turn the building into an activated space. Their TIF review has been started with Pioneer Development Company.
1171 W Dillon Road (former Lowe's)	The New King Soopers Marketplace plans were approved by City Council and they continue working through the process. The project is now under construction with a planned summer 2026 opening.
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 has opened to the public!
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.