



February 12, 2019

A G E N D A

**6:30 P.M. LAFAYETTE URBAN RENEWAL MEETING
CITY COUNCIL CHAMBERS
1290 S. Public Road**

I. 6:30 PM - OPENING OF REGULARLY SCHEDULED MEETING

A. Roll Call

II. PUBLIC INPUT

B. Items from the Public

III. AGENDA ITEMS

C. Approval of November 26, 2018 Minutes

D. Approval of January 8, 2019 Minutes

E. Site Plan / Architectural Review – [404 W. Baseline Rd](#)

F. HPB Monthly Update

IV. NEW BUSINESS/COMMISSIONER REPORTS

V. EXECUTIVE SESSION

According to C.R.S. 24-6-402(4)(e), for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators pertaining to a public/private parking lot agreement.

According to C.R.S. 24-6-402(4)(e), for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators pertaining to a properties on Public Road.

RECORD OF PROCEEDINGS

CITY OF LAFAYETTE LAFAYETTE URBAN RENEWAL AUTHORITY MEETING November 26, 2018

The Front Porch Tour

The Authority toured the under construction Front Porch project. Those in attendance were Chair Muller, Vice Chair Cutler, Commissioners Arrington, Bonner, Gross, and Williams.

Also present was Executive Director Caruso.

Opening of the Regularly Scheduled Meeting

Call to Order

Chair Muller opened the November 26, 2018 meeting of the Lafayette Urban Renewal Authority (LURA) at 6:35 p.m. in the City Council Chambers at 1290 South Public Road, Lafayette, Colorado. Those present were Muller, Vice Chair Cutler, and Commissioners Arrington, Bonner, Gross, and Williams. Commissioner Pomeroy was absent.

Also present was Executive Director Caruso.

Public Input

No input received from the public.

Minutes from the August 6, 2018 HPB / LURA Workshop

Arrington moved to approve the minutes from the August 6, 2018 HPB / LURA Workshop. Cutler seconded. Motion passed unanimously.

Minutes from the September 9, 2018 HPB / LURA Workshop

Gross moved to approve the minutes from the August 6, 2018 HPB / LURA Workshop. Williams seconded. Motion passed unanimously.

Minutes from the September 11, 2018 LURA Meeting

Bonner moved to approve the minutes from the August 6, 2018 HPB / LURA Workshop. Williams seconded. Motion passed unanimously.

Resolution No. 2018-06 / Adoption of the Amended 2018 Budget

Caruso gave a presentation on the Amended 2018 Budget. Caruso stated due to LURA's participation in the gas station purchase, and the upcoming Item H, Purchase of 103 S. Public Rd., staff is recommending amend the 2018 Budget to account for this. Caruso presented a 6-year financial projection statement for revenues and expenses.

Muller opened the public hearing for comment. No comments were received. Cutler asked about process. Commissioners asked additional questions about certain line items, year-to-date expenses, etc. Caruso stated he would respond back to the Commissioners on their questions via e-mail. Cutler moved to approve the Adoption of the Amended 2018 Budget. Gross seconded. Motion passed unanimously.

Resolution No. 2018-07 / Adoption of the 2019 Budget

Caruso gave a presentation on the staff recommended 2019 Budget. Caruso discussed that the 2019 Budget includes a line item for 'Other Assets' which includes the deed-of-trust for the money loaned on the gas stations, and the money (if LURA approves) loaned for 103 S. Public Rd.

Muller opened the public hearing for comment. No comments were received. Gross moved to approve the Adoption of the 2019 Budget. Bonner seconded. Motion passed unanimously.

Resolution No. 2019-08 / Purchase of 103 S. Public Rd.

Caruso stated LURA has had great success in being the middle person to facilitate change on properties within LURA's boundaries. LURA has specifically entered into negotiations to purchase properties, and subsequently assigned the contract to people to redevelop the property. Caruso stated he has been working with the owner of 103 S. Public Rd., Stephen Tebo, on the purchase of the old Miller's Grill. Caruso stated that technically LURA has to approve the ratification of the contract, but the upcoming Item I, Assignment of Real Property Contract for 103 S. Public Rd., Financing for 103 S. Public Rd., and First Right of Refusal and Options Contract for 103 S. Public Rd., assigns the contract to Eric Foster, who is co-founder and owner of Stem Ciders. Caruso stated the contract amount is for \$1,600,000 but Tebo is donating \$475,000 to LURA for their blight removal efforts, taking the price to \$1,125,000.

Arrington made a motion to approve Resolution No. 2019-08 / Purchase of 103 S. Public Rd. Cutler seconded the motion. Motion passed unanimously.

Resolution No. 2018-09 / Assignment of Real Property Contract for 103 S. Public Rd., Financing for 103 S. Public Rd., and First Right of Refusal and Options Contract for 103 S. Public Rd.

Caruso stated that this would assign the contract to Eric Foster. Staff proposed LURA loan the entire \$1,600,000 secured by a deed of trust on the property. This would be a 0% loan for 90 days with an allowed extension by the Executive Director if the owner is making substantial progress in rehabilitating the property. Caruso stated this agreement would have LURA reducing the loan by \$475,000 which is the amount Tebo is donating to LURA for our blight removal efforts. The Assignment has LURA being granted an options contract if movement is not made on the rehabilitation of the property, and a First Right of Refusal if the owner receives an offer on the property or wishes to sell the property.

The Commissioners asked additional questions about timing, and anticipated site plan reviews. Williams moved to approve Resolution No. 2018-09 / Assignment of Real Property Contract for 103 S. Public Rd., Financing for 103 S. Public Rd., and First Right of Refusal and Options Contract for 103 S. Public Rd. Arrington seconded the motion. Motion passed unanimously.

Resolution No. 2018-10 / Cooperative Intergovernmental Agreement

Caruso stated that staff presented to Council a proposal to allow LURA to borrow future revenues from the City. Caruso stated the agreement allows LURA to borrow up to the maximum of the future unencumbered revenue, up to \$5,700,000. Upon LURA determining the need to draw upon The Fund, the process to borrow money will be the Executive Director requesting the funds and providing the City Administrator and Finance Director adequate information to be certain the funds can be repaid within LURA's remaining TIF period. The borrowing costs would be the City's lost income should the City have invested the funds, per State statutes.

Bonner made a motion to approve Resolution No. 2018-10 / Cooperative Intergovernmental Agreement. Cutler seconded the motion. Motion passed unanimously.

Front Porch Update / Changes

Caruso stated the Front Porch is nearing completion. Unfortunately, due to weather, the landscaping must be delayed until the spring. Caruso stated he would keep the Authority updated on the progress. A spring kick-off event will be scheduled in the future.

HPB / LURA Workshop (9.9.18)

Caruso gave background information on the workshops that have happened between HPB and LURA. Caruso stated the Chair and Vice Chair of HPB and LURA have met, and discussed challenges and potential solutions. Caruso stated that would be brought forward at a future meeting for review by the Commissioners. Bonner stated the workshops for helpful for her. Muller stated the walking tour was really beneficial and always helpful for the commissioners to see the area.

New Business Commissioners Reports

Muller discussed the meeting the Chair and Vice Chair had in more detail. Muller asked where to go from here. Caruso stated the next step could be for HPB / LURA to come together to review the challenges/solutions. Cutler thought it would be better for each board to discuss independently and then regroup together. The Authority asked to put an agenda item on the January meeting that would allow them to discuss this in more detail. Caruso stated he will follow-up with the HPB staff liaison and find a path forward.

Adjourn

Meeting was adjourned by Muller at 7:50 p.m.

LAFAYETTE URBAN RENEWAL AUTHORITY, COLORADO

ATTEST:

Kevin Muller, Chair

Roger Caruso, Executive Director/Secretary

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.

RECORD OF PROCEEDINGS

CITY OF LAFAYETTE LAFAYETTE URBAN RENEWAL AUTHORITY MEETING January 8, 2019

Opening of the Regularly Scheduled Meeting

Call to Order

Chair Muller opened the January 8, 2019 meeting of the Lafayette Urban Renewal Authority (LURA) at 6:31 p.m. in the City Council Chambers at 1290 South Public Road, Lafayette, Colorado. Those present were Muller, Vice Chair Cutler, and Commissioners Arrington, Bonner, Gross, and Williams. There is one (1) vacant position.

Also present was Executive Director Caruso.

Public Input

No input received from the public.

Discussion of HPB / LURA Opportunities

Muller introduced the topic. Muller stated there were multiple meetings with the Historic Preservation Board during 2018 regarding improving the communication between the two and partnering on projects within the B-1/LURA area. The Authority discussed the options. Caruso stated he would give Historic Preservation Board staff liaison Greg Thompson LURA's feedback.

Front Porch Update / The Collective Sign Update

Caruso stated the Front Porch Project has been a success. Except minor punch list corrections, and the landscaping which is to be installed in the spring, the project is complete. Caruso gave an honorable mention for the work Melanie Asquith put into the project – no doubt she saved LURA monies by assisting. Caruso stated The Collective Sign (a reimaging of the historic 'Coors on Tap' sign) has been installed. Caruso thanks the Arts and Cultural Resources Department for partnering on the project. Caruso stated that a plaque has been commissioned for the building to honor outgoing City Administrator Gary Klaphake and his work on the reconstruction of this important building. Caruso stated he would let LURA know of the date and time of the plaque dedication and sign lighting. Muller and Williams stated their pleasure with how the sign turned out and stated multiple compliments have been received.

DCI Conference

Caruso stated that three commissioners are signed up for the DCI Conference in Aspen in April. Caruso recommended LURA apply for the Governor's Awards. Caruso recommends the Best Use of Public/Private Space be for the public/private parking lots. In addition, Best New Public Space for the Front Porch. Cutler asked the possibility to nominate Art Night Out for a category. Caruso stated he would research the categories and criteria and let the board know recommendations on what LURA could apply for.

Comprehensive Plan – Selection of Member for Steering Committee

Caruso stated that Lafayette just entered into a contract with Rick Engineering Company for a new City Comprehensive Plan. The project should take approximately 18 months. As part of the project, a steering committee will need to be set up. The steering committee is not the decider of what does or does not enter the comprehensive plan – instead, they are a group of citizens who meet approximately once a month to get an update from the consultant on how the plan is progressing,

and issues to date, and gives feedback and recommendations on how to address issues. In addition, they review to give feedback that all members of Lafayette’s community have had a chance to participate in the process. Caruso stated Klaphake would like LURA to nominate one (1) person from the group to the steering committee. Arrington, Cutler, and Muller showed interest. Muller pulled his name due to other commitments. Arrington and Cutler discussed their respective interests in the committee. Cutler pulled her name since Arrington showed interest. The Authority nominated Arrington to the steering committee.

New Business Commissioners Reports

Cutler gave mention to the Matthew Hoffman Exhibit at The Collective and encouraged people to visit and see the exhibit. Muller discussed the LURA seat vacated by Commissioner Bill Pomeroy’s resignation. Caruso stated mentioned that he will work on commissioning a plaque for Pomeroy. There may be an opportunity to present the plaque to him at the next LURA meeting.

Adjourn to Executive Session

Arrington moved to adjourn to Executive Session, according to C.R.S. 24-6-402(4)(e), for determining positions relative to matters that may be subject to negotiations developing strategy for negotiations and instructing negotiators pertaining to property on Baseline Rd. Williams seconded the motion. The motion passed unanimously.

Meeting adjourned at 8:32 p.m.

LAFAYETTE URBAN RENEWAL AUTHORITY, COLORADO

ATTEST:

Kevin Muller, Chair

Roger Caruso, Executive Director/Secretary

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STAFF REPORT

To: Lafayette Urban Renewal Authority
From: Roger Caruso, LURA Executive Director
Date: February 7, 2019
RE: Approval with Conditions of Site Plan/Architectural Review of 404 W. Baseline Rd.

Recommendation: Approval of the Site Plan/Architectural Review for 404 W. Baseline Rd. with Seven (7) Recommended Conditions.

Applications have been made to the City for: 1) Preliminary Plan/PUD, Special Use Review, Site Plan/Architectural Review, and a Minor Subdivision for 404 W. Baseline Road. LURA's review is limited to the Site Plan/Architectural Review application and LURA may choose to recommend Planning Commission/City Council: 1) approve the application as submitted; 2) approve the application with conditions (either recommended by staff or additional as LURA desires); or 3) deny the application.

Overall, the project is a demolition of the existing structure and the construction of a mixed-use development which includes three (3) buildings (two (2) buildings are along Baseline Road and one (1) building is along the alley on the south end of the property). The two (2) buildings along Baseline Road include a total of four (4) residential units, and two commercial spaces (2,255 square feet and 2,115 square feet). The building along the alley is an eight-unit residential building. The applicant is requesting PUD approval for 16 dwelling units per acre (for reference East Simpson Townhomes is 28 units per acre). In addition, PUD amendments include but may not be limited to a reduction in the front (8' vs. 25') and rear (8' vs. 10') and open areas (14.2% vs. 15.0%).

Planning Department staff has worked closely with the applicant on a first-round of site plan/architectural changes. The applicant made all requested changes prior to the formal submittal. Based on these updated and formally submitted plans, staff recommends approval of the Site Plan/Architectural Review subject to seven (7) recommended conditions:

- 1) The applicant shall work with staff to find a more compatible brick color that more closely matches the historic Lafayette orange brick color;
- 2) The applicant shall work with staff on front door and garage door colors which provide color variety;
- 3) Brick shall be added to the alley elevation of the south building from the ground to the top of the garage doors;
- 4) Sidewalk material, sidewalk design, and tree grates shall match the adjacent property at 408 W. Baseline Road (Take-a-Break Childcare);
- 5) Commercial building signage shall be channel letters and/or logos only. Illuminated signage on the north façade only. No freestanding signage shall be allowed;
- 6) The trash enclosure shall be enlarged to be able to accommodate compost, recycling, and trash;

- 7) The applicant shall either change the fencing materials along Baseline Road to a more durable fencing material such as a trex-type, or if wood is desired, work with staff on a compatible paint or stain color. Regardless of the materials, the fencing shall remain in a non-faded/non-peeling condition.

ATTACHMENTS

Applicant's Submittals