City Council

Agenda

Wednesday, February 25, 2026
Special Meeting
Council Chambers
749 Main Street
6:00 PM

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 +1 719 359 4580 or 877 853 5247 (toll free)
  Webinar ID #876 9127 0986.
- You can log in via your computer. Please visit the City's website to link to the meeting.

City Council considers written and oral comments equally. Email comments to the Council received after the packet is posted online and before 3pm the day of the meeting will be included in the Council addendum and provided to each Council member prior to the meeting. If you prefer to address Council in person, you may attend the meeting either in person or virtually.

1. **Call to Order & Roll Call**

2. **Pledge of Allegiance**

3. **Regular Business**

   A. Joint Meeting with Revitalization Commission

      i. Discussion / Direction: Fourth Amended and Restated Cooperation Agreement between the City of Louisville and the Louisville Revitalization Commission

         Discussion / Direction provides an opportunity for Council and the LRC to learn about an item, ask questions, and provide feedback to staff. There will be no final decisions made on this item. One round of public comment will be taken. This item may return at a later date for action by Council and the LRC.

      ii. Discussion / Direction: Front & Center Project - 30% Design

         Discussion / Direction provides an opportunity for Council and the LRC to learn about an item, ask questions, and provide feedback to staff. There will be no final decisions made on this item. One round of public comment will be taken. This item may return at a later date for action by Council and the LRC.

iii. Discussion / Direction: New Urban Renewal Area Plans

Discussion / Direction provides an opportunity for Council and the LRC to learn about an item, ask questions, and provide feedback to staff. There will be no final decisions made on this item. One round of public comment will be taken. This item may return at a later date for action by Council and the LRC.

4. Adjourn

Resident Information

If you wish to speak at the City Council meeting in person, please fill out a sign-up card and present it to the City Clerk at the meeting. If you are attending remotely, please use the “raise hand” icon to show you wish to speak in appropriate public comments section.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should email the City Clerk’s Office or call at 303.335.4574

A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al 303.335.4574 o email

City of Louisville
COLORADO • SINCE 1878

City Council Communication
Agenda Item 3.A.i.

Subject: Discussion / Direction: Fourth Amended and Restated Cooperation Agreement between the City of Louisville and the Louisville Revitalization Commission

Discussion / Direction provides an opportunity for Council and the LRC to learn about an item, ask questions, and provide feedback to staff. There will be no final decisions made on this item. One round of public comment will be taken. This item may return at a later date for action by Council and the LRC.

Date: February 25, 2026

Prepared By: Vanessa Zarate, Economic Vitality Manager

Presented By: Vanessa Zarate, Economic Vitality Manager

Summary:

The City and the Louisville Revitilization Commission (LRC) have had a longstanding cooperation agreement addressing the functions of the LRC and providing for support and oversight by the City. In March 2025, the City Council and LRC held a joint meeting to discuss amending the current Cooperation Agreement to streamline the LRC's ability to conduct its business, particularly with contracts and adoption of its annual budget. Additional discussion and direction is necessary to finalize a Fourth Amended and Restated Cooperation Agreement that is supported by the City Council and the LRC.

Background / Prior Discussions:

The City and the LRC have had a longstanding cooperation agreement addressing the functions of the LRC and providing for support and oversight by the City. Amendments to the cooperation agreement were discussed by the City Council and LRC on March 11, 2025, which were intended to streamline the LRC's ability to conduct its business, particularly with contracts and adoption of its annual budget.

A Fourth Amended and Restated Cooperation Agreement (Amended Agreement) was presented to LRC on April 9, 2025, for review and direction. The Amended Agreement then went to City Council on July 8, 2025, and was approved. However, after the meeting, and before it was adopted by LRC, there were concerns expressed by some Council members that the Amended Agreement did not align with Council direction provided at the March 11, 2025 joint meeting. The City Attorney then prepared a revised Amended Agreement that was presented to LRC on September 10, 2025. The LRC did not accept the revised Amended Agreement.

Development Proposal:

N/A

Analysis:

The existing cooperation agreement represents a greater level of oversight by the City Council of LRC matters than is set forth in state statutes. The proposed LRC amendments are intended to more closely follow the structure and functionality of an urban renewal authority under state law. Attached are the following documents:

- Fourth Amended and Restated Cooperation Agreement as proposed by the LRC.
- Fourth Amended and Restated Cooperation Agreement as proposed by the City Council.
- Comparison of both documents

Staff is requesting direction from the City Council and the LRC as to what terms should be included in the Amended Agreement.

Council Work Plan:
This agreement is not identified in the 2026 Council Work Plan, but the LRC plays a key role in many City programs and projects.

Fiscal Impact:
N/A

Alternatives:
1. Do not amend the Cooperation Agreement.
2. Provide direction to staff regarding proposed terms for an Amended Cooperation Agreement.

Recommendation:
Discuss terms of a Fourth Amended and Restated Cooperation Agreement and provide direction to staff.

Attachments:
1. IGA - LRC to Council - Fourth Amended and Restated Cooperation Agreement
2. IGA- Council to LRC Response - Fourth Amended and Restated Cooperation Agreement
3. LRC Cooperation Agreement - Comparison of LRC vs CC

FOURTH AMENDED AND RESTATED COOPERATION AGREEMENT

This Fourth Amended and Restated Cooperation Agreement (the Fourth Amended and Restated Cooperation Agreement) is made as of _____, ~~2023~~ 2025, by and between the CITY OF LOUISVILLE, COLORADO (the City) and the LOUISVILLE REVITALIZATION COMMISSION (the LRC). The City and the LRC are sometimes referred to herein individually as a Party and collectively as the Parties.

RECITALS

A. The City is a home-rule city and municipal corporation duly organized and existing under and pursuant to Article XX of the Colorado Constitution and Charter of the City (the Charter).

B. The LRC is a public body corporate and politic authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the ~~Act~~ Urban Renewal Law).

C. The City and the LRC entered into that Cooperation Agreement dated December 5, 2006 (the "Original Cooperation Agreement").

D. The City and the LRC thereafter entered into that Amended and Restated Cooperation Agreement dated April 5, 2011 (the "First Amended and Restated Cooperation Agreement").

E. The City and the LRC subsequently entered into another Amended and Restated Cooperation Agreement dated November 17, 2015 (the "Second Amended and Restated Cooperation Agreement").

F. The City and the LRC subsequently entered into that Amended and Restated Cooperation Agreement dated May 16, 2023 (the "Third Amended and Restated Cooperation Agreement").

G. The City and the LRC now desire to enter into this Fourth Amended and Restated Cooperation Agreement (the "Fourth Amended and Restated Cooperation Agreement") to memorialize all updated aspects of the relationship between the City and the LRC.

~~C~~H. The Act and Section 18, Article XIV of the Colorado Constitution authorize the Parties to enter into cooperation agreements, and the Parties desire to enter into this Fourth Amended and Restated Cooperation Agreement respecting operating funds, support services, and general oversight of the LRC to be provided by the City to the LRC and related matters.

AGREEMENT

Commented [CH1]: Added previous Agreements for clarity as to effect of this Agreement, and in conjunction with Section 20, clarifies this is the only Cooperation Agreement between the City and the LRC moving forward.

NOW THEREFORE, in consideration of the foregoing and the following terms and conditions, the Parties agree as follows:

1. Advance of Operating Funds by the City. The City may annually advance to the LRC an amount of operating funds (Operating Funds) to be determined by appropriation by the City Council of the City. Operating Funds shall be used by the LRC for operating, administrative, consulting and other costs incurred by the LRC in accordance with the Act, including, without limitation, the costs and expenses of Support Services described in Section 2, below. Operating Funds shall be paid directly to the LRC to be used in accordance with the Act, this Fourth Amended and Restated Cooperation Agreement and the ~~City-approved~~ LRC budget.

2. Support Services. The City agrees to provide administrative and legal support services (Support Services) to the LRC in connection with its operations. The City Manager shall serve as Director of the LRC as provided in the Act and shall have discretion to employ those City staff members as may be required to carry out the duties and operations of the LRC. Support Services may include, without limitation, planning, financing and accounting, engineering, legal, and administrative and outside consulting services.

3. LRC Budget. By December 31 of each year, the LRC shall adopt a budget (the LRC Budget) for the ensuing fiscal year (which shall be the calendar year), which LRC Budget shall be submitted to the City for review ~~and approval~~ prior to LRC adoption, and no later than November 1 of each calendar year. The City shall provide any comments to the LRC by December 1 of each year to allow the LRC to timely adopt the LRC Budget in accordance with the Local Government Budget Law of Colorado, C.R.S. §§ 29-1-101, *et seq.* The LRC Budget shall contain a statement of sources and uses of all funds that are available or that the LRC reasonably expects to become available to LRC to finance its activities, undertakings, and obligations for each budget year. It is the intention of the Parties that the LRC shall use its reasonable best efforts to use other sources of revenue available under the Act as the primary source of its Operating Funds and payment for Support Services as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to any urban renewal plan approved by the City Council of the City.

Commented [CH2]: Proposed language attempts to navigate the City's desire to have oversight over the LRC budget, while remaining consistent with the Local Government Budget Law, and provides specific timing to assure the budget gets timely adopted by the LRC

4. Reimbursement for Operating Funds and Support Services. The Parties shall establish a procedure for documenting the reasonable costs and expenses (the Costs and Expenses) related to the Operating Funds and Support Services provided by the City. The Costs and Expenses shall constitute an indebtedness of the LRC to be repaid to the City from sources of revenue available under the Act as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to an urban renewal plan approved by the City Council of the City.

~~a. It is agreed that the Costs and Expenses incurred by the City up to and including expenses on December 31, 2014 total $9.894.00 . At the election of the City, such amount may be evidenced by a note approved by the Parties and executed by LRC.~~

a~~b~~. Upon request of the LRC, the City agrees to give reasonable consideration to subordinating its right to repayment of Costs and Expenses to any bonds, loans, advances, indebtedness, or other obligation of the LRC.

~~c~~b. Notwithstanding the foregoing, the Parties agree that all Costs and Expenses related to the 550 S. McCaslin Urban Renewal Plan shall be paid by the City.

5. Approval of ~~Certain Contracts;~~ Bonds and Other Obligations of the LRC. The Parties agree that the City Council of the City shall provide direction to LRC and oversight of LRC activities as follows:

~~a. Any proposed expenditure by the LRC which has not been previously approved as part of the LRC budget shall be subject to the prior review and approval of the City Council.~~

a~~b~~. Except as provided in Section 6 hereunder, ~~P~~prior to issuing bonds ~~or any other capital financial obligations or financial obligations~~ extending beyond the end of the current fiscal year of the LRC, the LRC shall notify the City Council in writing of its intention to do so, and shall promptly furnish to the City Council such information and documents relating to such bonds ~~or other capital or long-term financial obligations~~ as the City Council may request. Such bonds shall be subject to the prior review and approval of the City Council ~~The LRC shall not commit to or proceed with any such bonds or other capital or long-term financial obligations unless a majority of the City Council has adopted a resolution determining that the City's interests in connection with such bonds or other obligations are adequately protected.~~

b~~c~~. Allocation of any municipal sales tax increment shall occur only upon City Council approval. For any such requested approval, the LRC shall submit a financing plan outlining the proposed amounts and purpose for which the municipal sales tax increments are proposed to be used. City Council may approve or deny such request in its discretion.

~~d. Except as provided in subsection (e), the LRC shall provide to the City Council for review and approval any redevelopment agreement or other contract contemplated to carry to out the purposes of any urban renewal plan or to apply to property in any urban renewal area, prior to the LRC's final approval thereof. Any such approval shall be by City Council resolution.~~

~~e. The LRC shall submit to the City for review and approval any LRC Program. For purposes of this subsection, "LRC Program" means a comprehensive initiative, in furtherance of the purposes of the Act and the Highway 42 Revitalization Area Urban Renewal Plan, aimed at addressing one or more characteristics of blight within the Highway 42 Revitalization Area on a large scale (e.g., downtown business façade improvement), which is not specific to any particular piece of property or development, and is offered to multiple properties of a certain type or types within the Highway 42 Revitalization Area. The LRC's request for approval of an LRC Program shall be accompanied with: (i) a detailed description of the LRC Program objectives and application process; (ii) a proposed LRC Program budget; (iii) a statement~~

~~of the LRC Program's potential impacts on City staff departments, other City boards and commissions, and the City Council; (iv) a proposed application form; and (v) a proposed standard contract for execution between the LRC and LRC program awardees. Following Council approval of the LRC Program, the LRC shall not be required to seek further Council approval to: (1) utilize City staff, boards and commissions, and City Council time as necessary to carry out the objectives of the LRC Program; (2) approve LRC Program applications and enter into contracts with program awardees in substantially the same form as the standard contract; or (3) provide funds to program awardees, subject to the LRC Program budget. Each LRC Program budget shall be submitted annually for City Council approval.~~

~~f~~c. The LRC shall comply with applicable City codes, rules, and regulations related to any other urban renewal activities of the LRC. The City Council shall be informed of the activities, functions, operations, and financial condition of the LRC in the form of reports to the City Council not less than quarterly, and at any other time as requested by the City Council.

d~~g~~. The City agrees that it will make reasonable efforts to act within thirty days of a request for review of any document, agreement, obligation, or action required by this Fourth Amended and Restated Cooperation Agreement. Unless otherwise required by law or provided herein, any approval or other action of the City Council shall be by motion or resolution.

6. Indepdendent Authority of the LRC. Consistent with the Urban Renewal Law, the LRC shall have the authority, without prior approval of the City Council, to enter into redevelopment agreements that implement the urban renewal plans of the City by allocating available property tax increment received by the LRC in the special fund of the LRC in accordance with C.R.S. § 31-25-107(9) to those undertakings and activities that are consistent with the urban renewal plans of the City. The Parties acknowledge and agree that such undertakings and activities are "other obligations" of the LRC within the meaning of C.R.S. § 31-25-103(3), but nothing in this Section 6 shall authorize the LRC to issue general or special obligation bonds (including refunding bonds) and temporary bonds pursuant to C.R.S. § 31-25-109 without City Council approval.

7. Other Powers of the LRC. The Parties acknowledge and agree that as an urban renewal authority created under the Urban Renewal Law, the LRC has the enumerated powers set forth in C.R.S. § 31-25-105. The City specifically directs through this Fourth Amended and Restated Cooperation Agreement that the LRC is empowered to advise the City Council on matters related to the Urban Renewal Law, specifically including advising the City Council regarding potential new urban renewal plan areas pursuant to C.R.S. § 31-25-105(1)(i).

Commented [CH3]: Amendments to Section 5 attempt to capture discussion from March 11 joint study session

Commented [CH4]: New Section 6 attempts to capture authority to enter into redevelopment agreements that allocate available or new property tax increment

Commented [CH5]: New Section 7 attempts to address the LRC being authorized as subject matter experts to recommend new plan areas to the City Council

8. Continuing Cooperation; Additional Agreements. The Parties shall cooperate to carry out and complete the urban renewal plans approved by the City Council. It is contemplated that additional agreements may be required to plan and carry out urban renewal projects in accordance with the provisions of any such urban renewal plan and the Act. The Parties agree to cooperate and give timely consideration to any additional agreements or amendments to this Fourth Amended and Restated Cooperation Agreement that may be necessary or convenient in connection with such activities and undertakings; provided, however, nothing in this Fourth Amended and Restated Cooperation Agreement shall preclude or require the commitment of additional revenue, financing, or services by either Party in connection with such activities and undertakings.

9~~7~~. Obligations Subject to Act, Charter, and Constitution. The covenants, duties and actions required of the Parties under this Fourth Amended and Restated Cooperation Agreement shall be subject to and performed in accordance with the provisions and procedures required and permitted by the Charter, the Act, any other applicable provision of law, and the Colorado Constitution.

~~8~~10. Enforced Delay. Neither Party shall be considered in breach of, or in default in, its obligations with respect to this Fourth Amended and Restated Cooperation Agreement in the event of delay in the performance of such obligations due to causes beyond its control and without its fault, it being the purpose and intent of this provision that if such delay occurs, the time or times for performance by either Party affected by such delay shall be extended for the period of the delay.

~~9~~11. No Third Party Beneficiaries. Neither the City nor the LRC shall be obligated or liable under the terms of this Fourth Amended and Restated Cooperation Agreement to any person or entity not a party hereto.

~~10~~12. Severability. In case any one or more of the provisions contained in this Fourth Amended and Restated Cooperation Agreement or any application thereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of this Fourth Amended and Restated Cooperation Agreement, or any other application thereof, shall not in any way be affected or impaired thereby.

~~11~~13. Binding Effect. Subject to compliance with Section ~~13~~ 15, below, this Fourth Amended and Restated Cooperation Agreement shall be binding upon and inure to the benefit of the Parties, their successors, legal representatives, and assigns.

~~12~~14. City and LRC Separate. Nothing in this Fourth Amended and Restated Cooperation Agreement shall be interpreted in any manner as constituting the City or its officials, representatives, consultants, or employees as the agents of the LRC, or the LRC or its officials, representatives, consultants, or employees as the agents of the City. Each entity shall remain a separate legal entity pursuant to applicable law. Neither of the Parties hereto shall be deemed to hereby assume the debts, obligations, or liabilities of the other. The LRC shall be responsible for carrying out its duties and functions in accordance with the Act and other applicable laws and

regulations, and nothing herein shall be construed to compel either Party to take any action in violation of law.

~~13~~15. Assignment. This Fourth Amended and Restated Cooperation Agreement shall not be assigned in whole or in part by either Party without the prior written approval of the other Party.

~~14~~16. Governing Law. This Fourth Amended and Restated Cooperation Agreement shall be governed by, and construed in accordance with, the laws of the State of Colorado.

~~15~~17. Headings. Section headings in this Fourth Amended and Restated Cooperation Agreement are for convenience of reference only and shall not constitute a part of this Fourth Amended and Restated Cooperation Agreement for any other purpose.

~~16~~18. Additional or Supplemental Agreements; Organizational Matters. The Parties mutually covenant and agree that they will execute, deliver and furnish such other instruments, documents, materials, and information as may be reasonably required to carry out the Fourth Amended and Restated Cooperation Agreement. The LRC's organizational documents shall provide, as permitted by C.R.S. § 31-25-104, that one City Councilmember shall be a member of the LRC. ~~The LRC as an entity will not formally or legally oppose or object to any measure that may be proposed pursuant to C.R.S. § 31-25-115 to transfer the existing authority to the City Council.~~

~~17~~19. Entire Agreement; Amendment. This Fourth Amended and Restated Cooperation Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof. No addition to or modification of the Fourth Amended and Restated Cooperation Agreement shall be effective, except by written agreement authorized and executed by the Parties.

~~18~~20. Supersede. This Fourth Amended and Restated Cooperation Agreement supersedes and replaces in its entirety ~~that~~ those prior ~~certain~~ Cooperation Agreements ~~Amended and Restated Cooperation Agreement, made as of November 17, 2015,~~ by and between the City and the LRC~~, as of the date of this Agreement.~~ dated December 5, 2006, April 5, 2011, November 17, 2015, and May 16, 2023.

IN WITNESS WHEREOF, the Parties have caused this Fourth Amended and Restated Cooperation Agreement to be duly executed and delivered by their respective officers as of the date first above written.

CITY OF LOUISVILLE,
a Colorado municipal corporation

Attest:

_____
Mayor

_____
City Clerk

LOUISVILLE REVITALIZATION COMMISSION

Attest:

_____
Chair

_____
Secretary

FOURTH AMENDED AND RESTATED COOPERATION AGREEMENT

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RECITALS

A. The City is a home-rule city and municipal corporation duly organized and existing under and pursuant to Article XX of the Colorado Constitution and Charter of the City (the "Charter").

B. The LRC is a public body corporate and politic authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the "Act" or "Urban Renewal Law").

Commented [KK1]: Minor clean-up revision, since the agreement references the Act in many places.

C. The City and the LRC entered into that Cooperation Agreement dated December 5, 2006 (the "Original Cooperation Agreement").

D. The City and the LRC thereafter entered into that Amended and Restated Cooperation Agreement dated April 5, 2011 (the "First Amended and Restated Cooperation Agreement").

E. The City and the LRC subsequently entered into another Amended and Restated Cooperation Agreement dated November 17, 2015 (the "Second Amended and Restated Cooperation Agreement").

F. The City and the LRC subsequently entered into that Amended and Restated Cooperation Agreement dated May 16, 2023 (the "Third Amended and Restated Cooperation Agreement").

G. The City and the LRC now desire to enter into this Fourth Amended and Restated Cooperation Agreement (the "Fourth Amended and Restated Cooperation Agreement") to memorialize all updated aspects of the relationship between the City and the LRC.

Commented [CH2]: Added previous Agreements for clarity as to effect of this Agreement, and in conjunction with Section 20, clarifies this is the only Cooperation Agreement between the City and the LRC moving forward.

~~C~~H. The Act and Section 18, Article XIV of the Colorado Constitution authorize the Parties to enter into cooperation agreements, and the Parties desire to enter into this Fourth Amended and Restated Cooperation Agreement respecting operating funds, support services, and general oversight of the LRC to be provided by the City to the LRC and related matters.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing and the following terms and conditions, the Parties agree as follows:

1. Advance of Operating Funds by the City. The City may annually advance to the LRC an amount of operating funds ("Operating Funds") to be determined by appropriation by the City Council of the City. Operating Funds shall be used by the LRC for operating, administrative, consulting and other costs incurred by the LRC in accordance with the Act, including, without limitation, the costs and expenses of Support Services described in Section 2, below. Operating Funds shall be paid directly to the LRC to be used in accordance with the Act, this Fourth Amended and Restated Cooperation Agreement and the City-approved ~~City-approved~~ LRC budget.

2. Support Services. The City agrees to provide administrative and legal support services ("Support Services") to the LRC in connection with its operations. The City Manager shall serve as Director of the LRC as provided in the Act and shall have discretion to employ those City staff members as may be required to carry out the duties and operations of the LRC. Support Services may include, without limitation, planning, financing and accounting, engineering, legal, and administrative and outside consulting services.

3. LRC Budget.

a. By December 31 of each year, the LRC shall adopt a budget (the "LRC Budget") pursuant to the Local Government Budget Law of Colorado, C.R.S. § 29-1-101, *et seq.*, for the ensuing fiscal year (which shall be the calendar year), which LRC Budget shall be submitted to the City for review and approval ~~and approval~~ prior to LRC adoption, and no later than November 1 of each calendar year. ~~The City shall provide any comments to the LRC by December 1 of each year to allow the LRC to timely adopt the LRC Budget in accordance with the Local Government Budget Law of Colorado, C.R.S. §§ 29-1-101, *et seq.*~~ The LRC Budget shall contain a statement of sources and uses of all funds that are available or that the LRC reasonably expects to become available to LRC to finance its activities, undertakings, and obligations for each budget year. It is the intention of the Parties that the LRC shall use its reasonable best efforts to use other sources of revenue available under the Act as the primary source of its Operating Funds and payment for Support Services as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to any urban renewal plan approved by the City Council of the City.

b. During each fiscal year, the LRC may approve minor amendments to the adopted budget, but only after providing the City Council with at least thirty days' notice prior to the LRC hearing on the budget amendments. For purposes of this Section 3, a "minor amendment" shall mean any amendment that increases total budgeted amounts less than one hundred thousand dollars ($100,000.00) for the fiscal year. Any amendment to the adopted LRC budget that is not a "minor amendment" shall be approved by the City Council prior to LRC adoption.

4. Reimbursement for Operating Funds and Support Services. The Parties shall establish a procedure for documenting the reasonable costs and expenses (the "Costs and Expenses") related to the Operating Funds and Support Services provided by the City. The Costs

Commented [KK3]: City Council wants to still approve the LRC budget at the fund level, with the LRC to make minor amendments with notice to the Council.

Commented [CH4]: Proposed language attempts to navigate the City's desire to have oversight over the LRC budget, while remaining consistent with the Local Government Budget Law, and provides specific timing to assure the budget gets timely adopted by the LRC

and Expenses shall constitute an indebtedness of the LRC to be repaid to the City from sources of revenue available under the Act as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to an urban renewal plan approved by the City Council of the City.

~~a. It is agreed that the Costs and Expenses incurred by the City up to and including expenses on December 31, 2014 total $9.894.00 . At the election of the City, such amount may be evidenced by a note approved by the Parties and executed by LRC.~~

a~~b~~. Upon request of the LRC, the City agrees to give reasonable consideration to subordinating its right to repayment of Costs and Expenses to any bonds, loans, advances, indebtedness, or other obligation of the LRC.

~~c~~b. ~~Notwithstanding the foregoing, the Parties agree that all Costs and Expenses related to the 550 S. McCaslin Urban Renewal Plan shall be paid by the City.~~

5. Approval of Certain Contracts ~~Certain Contracts;~~ Bonds and Other Obligations of the LRC. The Parties agree that the City Council of the City shall provide direction to LRC and oversight of LRC activities as follows:

a. Any proposed contract, program, or expenditure by the LRC that ~~which~~ has not been previously approved as part of the LRC budget, or that does not qualify as a "minor amendment" to the LRC budget pursuant to Section 3.b of this Agreement, shall be subject to the prior review and approval of the City Council.

b. Except as provided in Section 6 hereunder, ~~P~~prior to issuing general or special obligation bonds (including refunding bonds) and temporary bonds pursuant to C.R.S. § 31-25-109 ~~or any other capital financial obligations or financial obligations~~ extending beyond the end of the current fiscal year of the LRC, the LRC shall notify the City Council in writing of its intention to do so, and shall promptly furnish to the City Council such information and documents relating to such bonds ~~or other capital or long-term financial obligations~~ as the City Council may request. Such bonds shall be subject to the prior review and approval of the City Council ~~The LRC shall not commit to or proceed with any such bonds or other capital or long-term financial obligations unless a majority of the City Council has adopted a resolution determining that the City's interests in connection with such bonds or other obligations are adequately protected.~~

c. Allocation of any municipal sales tax increment shall occur only upon City Council approval. For any such requested approval, the LRC shall submit a financing plan outlining the proposed amounts and purpose for which the municipal sales tax increments are proposed to be used. City Council may approve or deny such request in its discretion.

d. Except as provided in subsection (e), the LRC shall provide to the City Council for review and approval any redevelopment agreement or other contract contemplated to carry to out the purposes of any urban renewal plan or to apply to property in any urban renewal area, prior to the LRC's final approval thereof. Any such approval shall be by City Council

Commented [KK5]: No longer relevant, this Urban Renewal Plan was completed in 2015.

Commented [KK6]: Restored this subsection with proposed revision.

Commented [KK7]: Revised this language to avoid a broader conflict between the sections, since the definition of "bonds" in CRS § 31-25-103(3) includes "other obligations"

resolution.

e. The LRC shall submit to the City for review and approval any LRC Program. For purposes of this subsection, "LRC Program" means a comprehensive initiative, in furtherance of the purposes of the Act and the Highway 42 Revitalization Area Urban Renewal Plan, aimed at addressing one or more characteristics of blight within the Highway 42 Revitalization Area on a large scale (e.g., downtown business façade improvement), which is not specific to any particular piece of property or development, and is offered to multiple properties of a certain type or types within the Highway 42 Revitalization Area. The LRC's request for approval of an LRC Program shall be accompanied with: (i) a detailed description of the LRC Program objectives and application process; (ii) a proposed LRC Program budget; (iii) a statement of the LRC Program's potential impacts on City staff departments, other City boards and commissions, and the City Council; (iv) a proposed application form; and (v) a proposed standard contract for execution between the LRC and LRC program awardees. Following Council approval of the LRC Program, the LRC shall not be required to seek further Council approval to: (1) utilize City staff, boards and commissions, and City Council time as necessary to carry out the objectives of the LRC Program; (2) approve LRC Program applications and enter into contracts with program awardees in substantially the same form as the standard contract; or (3) provide funds to program awardees, subject to the LRC Program budget. Each LRC Program budget shall be submitted annually for City Council approval.

Commented [KK8]: Kept this language about Council approval of new programs. As with the budget, this still gives the LRC broad latitude to implement programs Council has approved, so seems to strike the balance that was the focus of the discussion between Council and LRC at the joint session.

f. The LRC shall comply with applicable City codes, rules, and regulations related to any other urban renewal activities of the LRC. The City Council shall be informed of the activities, functions, operations, and financial condition of the LRC in the form of reports to the City Council not less than quarterly, and at any other time as requested by the City Council.

g. The City agrees that it will make reasonable efforts to act within thirty days of a request for review of any document, agreement, obligation, or action required by this Fourth Amended and Restated Cooperation Agreement. Unless otherwise required by law or provided herein, any approval or other action of the City Council shall be by motion or resolution.

6. Independent Authority of the LRC. Subject to City Council approval for LRC Programs required by Section 5.e, for expenditures included in the adopted LRC budget and Cconsistent with the Urban Renewal Law, the LRC shall have the authority, without prior approval of the City Council, to enter into redevelopment agreements that implement the urban renewal plans of the City by allocating available property tax increment received by the LRC in the special fund of the LRC in accordance with C.R.S. § 31-25-107(9) to those undertakings and activities that are consistent with the urban renewal plans of the City. The Parties acknowledge and agree that such undertakings and activities are "other obligations" of the LRC within the meaning of C.R.S. § 31-25-103(3), but nothing in this Section 6 shall authorize the LRC to issue general or special obligation bonds (including refunding bonds) and temporary bonds pursuant to C.R.S. § 31-25-109 without City Council approval.

Commented [CH9]: New Section 6 attempts to capture authority to enter into redevelopment agreements that allocate available or new property tax increment

7. Other Powers of the LRC. Subject to the terms of this Fourth Amended and Restated Cooperation Agreement, ~~T~~the Parties acknowledge and agree that as an urban renewal authority created under the Urban Renewal Law, the LRC has the enumerated powers set forth in C.R.S. § 31-25-105. The City specifically directs through this Fourth Amended and Restated Cooperation Agreement that the LRC is empowered to advise the City Council on matters related to the Urban Renewal Law, specifically including advising the City Council regarding potential new urban renewal plan areas pursuant to C.R.S. § 31-25-105(1)(i).

Commented [CH10]: New Section 7 attempts to address the LRC being authorized as subject matter experts to recommend new plan areas to the City Council

8. Continuing Cooperation; Additional Agreements. The Parties shall cooperate to carry out and complete the urban renewal plans approved by the City Council. It is contemplated that additional agreements may be required to plan and carry out urban renewal projects in accordance with the provisions of any such urban renewal plan and the Act. The Parties agree to cooperate and give timely consideration to any additional agreements or amendments to this Fourth Amended and Restated Cooperation Agreement that may be necessary or convenient in connection with such activities and undertakings; provided, however, nothing in this Fourth Amended and Restated Cooperation Agreement shall preclude or require the commitment of additional revenue, financing, or services by either Party in connection with such activities and undertakings.

9~~7~~. Obligations Subject to Act, Charter, and Constitution. The covenants, duties and actions required of the Parties under this Fourth Amended and Restated Cooperation Agreement shall be subject to and performed in accordance with the provisions and procedures required and permitted by the Charter, the Act, any other applicable provision of law, and the Colorado Constitution.

~~8~~10. Enforced Delay. Neither Party shall be considered in breach of, or in default in, its obligations with respect to this Fourth Amended and Restated Cooperation Agreement in the event of delay in the performance of such obligations due to causes beyond its control and without its fault, it being the purpose and intent of this provision that if such delay occurs, the time or times for performance by either Party affected by such delay shall be extended for the period of the delay.

~~9~~11. No Third Party Beneficiaries. Neither the City nor the LRC shall be obligated or liable under the terms of this Fourth Amended and Restated Cooperation Agreement to any person or entity not a party hereto.

~~10~~12. Severability. In case any one or more of the provisions contained in this Fourth Amended and Restated Cooperation Agreement or any application thereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of this Fourth Amended and Restated Cooperation Agreement, or any other application thereof, shall not in any way be affected or impaired thereby.

~~11~~13. Binding Effect. Subject to compliance with Section ~~13~~ 15, below, this Fourth Amended and Restated Cooperation Agreement shall be binding upon and inure to the benefit of the Parties, their successors, legal representatives, and assigns.

~~12~~14. City and LRC Separate. Nothing in this Fourth Amended and Restated Cooperation Agreement shall be interpreted in any manner as constituting the City or its officials, representatives, consultants, or employees as the agents of the LRC, or the LRC or its officials, representatives, consultants, or employees as the agents of the City. Each entity shall remain a separate legal entity pursuant to applicable law. Neither of the Parties hereto shall be deemed to hereby assume the debts, obligations, or liabilities of the other. The LRC shall be responsible for carrying out its duties and functions in accordance with the Act and other applicable laws and regulations, and nothing herein shall be construed to compel either Party to take any action in violation of law.

~~13~~15. Assignment. This Fourth Amended and Restated Cooperation Agreement shall not be assigned in whole or in part by either Party without the prior written approval of the other Party.

~~14~~16. Governing Law. This Fourth Amended and Restated Cooperation Agreement shall be governed by, and construed in accordance with, the laws of the State of Colorado.

~~15~~17. Headings. Section headings in this Fourth Amended and Restated Cooperation Agreement are for convenience of reference only and shall not constitute a part of this Fourth Amended and Restated Cooperation Agreement for any other purpose.

~~16~~18. Additional or Supplemental Agreements; Organizational Matters. The Parties mutually covenant and agree that they will execute, deliver and furnish such other instruments, documents, materials, and information as may be reasonably required to carry out the Fourth Amended and Restated Cooperation Agreement. The LRC's organizational documents shall provide, as permitted by C.R.S. § 31-25-104, that one City Councilmember shall be a member of the LRC. The LRC as an entity will not formally or legally oppose or object to any measure that may be proposed pursuant to C.R.S. § 31-25-115 to transfer the existing authority to the City Council.

Commented [KK11]: Retained this language because Council and LRC did not discuss removing it at the joint session.

~~17~~19. Entire Agreement; Amendment. This Fourth Amended and Restated Cooperation Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof. No addition to or modification of the Fourth Amended and Restated Cooperation Agreement shall be effective, except by written agreement authorized and executed by the Parties.

~~18~~20. Supersede. This Fourth Amended and Restated Cooperation Agreement supersedes and replaces in its entirety ~~that~~ those prior ~~certain~~ Cooperation Agreements ~~Amended and Restated Cooperation Agreement, made as of November 17, 2015,~~ by and between the City and the LRC~~, as of the date of this Agreement.~~ dated December 5, 2006, April 5, 2011, November 17, 2015, and May 16, 2023.

IN WITNESS WHEREOF, the Parties have caused this Fourth Amended and Restated Cooperation Agreement to be duly executed and delivered by their respective officers as of the date first above written.

CITY OF LOUISVILLE,

a Colorado municipal corporation

Attest:

_____
Mayor

_____
City Clerk

LOUISVILLE REVITALIZATION COMMISSION

Attest:

_____
Chair

_____
Secretary

Item	Current IGA	LRC Requested Modifications	City Council Requested Modifications	Notes
LRC Agreements/Contracts	Section 5a language: "Any proposed expenditure by the LRC which has not been previously approved as part of the LRC budget shall be subject to the prior review and approval of the City Council."	Delete Section	Section 5a language: "Any proposed contract, program, or expenditure by the LRC that has not been previously approved as part of the LRC budget, or that does not qualify as a "minor amendment" to the LRC budget pursuant to Section 3.b of this Agreement, shall be subject to the prior review and approval of the City Council."	Proposed 3b language: During each fiscal year, the LRC may approve minor amendments to the adopted budget, but only after providing the City Council with at least thirty days' notice prior to the LRC hearing on the budget amendments. For purposes of this Section 3, a "minor amendment" shall mean any amendment that increases total budgeted amounts less than one hundred thousand dollars ($100,000.00) for the fiscal year. Any amendment to the adopted LRC budget that is not a "minor amendment" shall be approved by the City Council prior to LRC adoption.
LRC Financial Obligations	Section 5b language: "Prior to issuing bonds or any other capital financial obligations or financial obligations extending beyond the end of the current fiscal year of the LRC, the LRC shall notify the City Council in writing of its intention to do so, and shall promptly furnish to the City Council such information and documents relating to such bonds or other capital or long-term financial obligations as the City Council may request. The LRC shall not commit to or proceed with any such bonds or other capital or long-term financial obligations unless a majority of the City Council has adopted a resolution determining that the City's interests in connection with such bonds or other obligations are adequately protected."	"Except as provided in Section 6 hereunder, prior to issuing bonds ~~or any other capital financial obligations or financial obligations~~ extending beyond the end of the current fiscal year of the LRC, the LRC shall notify the City Council in writing of its intention to do so, and shall promptly furnish to the City Council such information and documents relating to such bonds ~~or other capital or long-term financial obligations~~ as the City Council may request. ~~The LRC shall not commit to or proceed with any such bonds or other capital or long-term financial obligations unless a majority of the City Council has adopted a resolution determining that the City's interests in connection with such bonds or other obligations are adequately protected."~~ Such bonds shall be subject to the prior review and approval of the City Council."	"Except as provided in Section 6 hereunder, prior to issuing general or special obligation bonds (including refunding bonds) and temporary bonds pursuant to C.R.S. § 31-25-109 ~~or any other capital financial obligations or financial obligations~~ extending beyond the end of the current fiscal year of the LRC, the LRC shall notify the City Council in writing of its intention to do so, and shall promptly furnish to the City Council such information and documents relating to such bonds ~~or other capital or long-term financial obligations~~ as the City Council may request. Such bonds shall be subject to the prior review and approval of the City Council. ~~The LRC shall not commit to or proceed with any such bonds or other capital or long-term financial obligations unless a majority of the City Council has adopted a resolution determining that the City's interests in connection with such bonds or other obligations are adequately protected."~~	Mostly Agree
LRC Agreements/Contracts	Section 5d language: "Except as provided in subsection (e), the LRC shall provide to the City Council for review and approval any redevelopment agreement or other contract contemplated to carry out the purposes of any urban renewal plan or to apply to property in any urban renewal area, prior to the LRC's final approval thereof. Any such approval shall be by City Council resolution."	Delete Section	Keep Original Language	LRC does not want the City Council to review and approve any redevelopment agreement or other urban renewal plan related contract.

Item	Current IGA	LRC Requested Modifications	City Council Requested Modifications	Notes
LRC Programs	Section 5e language: "The LRC shall submit to the City for review and approval any LRC Program. For purposes of this subsection, “LRC Program” means a comprehensive initiative, in furtherance of the purposes of the Act and the Highway 42 Revitalization Area Urban Renewal Plan, aimed at addressing one or more characteristics of blight within the Highway 42 Revitalization Area on a large scale (e.g., downtown business façade improvement), which is not specific to any particular piece of property or development, and is offered to multiple properties of a certain type or types within the Highway 42 Revitalization Area. The LRC’s request for approval of an LRC Program shall be accompanied with: (i) a detailed description of the LRC Program objectives and application process; (ii) a proposed LRC Program budget; (iii) a statement of the LRC Program’s potential impacts on City staff departments, other City boards and commissions, and the City Council; (iv) a proposed application form; and (v) a proposed standard contract for execution between the LRC and LRC program awardees. Following Council approval of the LRC Program, the LRC shall not be required to seek further Council approval to: (1) utilize City staff, boards and commissions, and City Council time as necessary to carry out the objectives of the LRC Program; (2) approve LRC Program applications and enter into contracts with program awardees in substantially the same form as the standard contract; or (3) provide funds to program awardees, subject to the LRC Program budget. Each LRC Program budget shall be submitted annually for City Council approval."	Delete Section	Keep Original Language	LRC does not want the City Council to review and approve any LRC program.
Yearly Budget	"By December 31 of each year, the LRC shall adopt a budget (LRC Budget) for the ensuing fiscal year (which shall be the calendar year), which LRC Budget shall be submitted to the City for review and approval prior to LRC adoption. The LRC Budget shall contain a statement of sources and uses of all funds that are available or that the LRC reasonably expected to become available to LRC to finance its activities, undertakings, and obligations for each budget year.	"By December 31 of each year, the LRC shall adopt a budget (LRC Budget) for the ensuing fiscal year (which shall be the calendar year), which LRC Budget shall be submitted to the City for review ~~and approval~~ prior to LRC adoption, and no later than November 1 of each calendar year. The City shall provide any comments to the LRC by December 1 of each year to allow the LRC to timely adopt the LRC Budget in accordance with the Local Government Budget Law of Colorado, C.R.S. §§ 29-1-101, et seq. The LRC Budget shall contain a statement of sources and uses of all funds that are available or that the LRC reasonably expected to become available to LRC to finance its activities, undertakings, and obligations for each budget year.	By December 31 of each year, the LRC shall adopt a budget (the “LRC Budget”) pursuant to the Local Government Budget Law of Colorado, C.R.S. § 29-1-101, *et seq.,* for the ensuing fiscal year (which shall be the calendar year), which LRC Budget shall be submitted to the City for review and approval prior to LRC adoption, and no later than November 1 of each calendar year. The LRC Budget shall contain a statement of sources and uses of all funds that are available or that the LRC reasonably expects to become available to LRC to finance its activities, undertakings, and obligations for each budget year.	LRC - City Council reviews the budget, and may provide comments on the budget, but does not approve it. City Council - City Council reviews and approves the budget.

Item	Current IGA	LRC Requested Modifications	City Council Requested Modifications	Notes
Authority to Enter Into Redevelopment Agreements That Allocate Available or New Property Tax Increment	N/A - Proposed New Section 6	Independent Authority of the LRC. Consistent with the Urban Renewal Law, the LRC shall have the authority, without prior approval of the City Council, to enter into redevelopment agreements that implement the urban renewal plans of the City by allocating available property tax increment received by the LRC in the special fund of the LRC in accordance with C.R.S. § 31-25-107(9) to those undertakings and activities that are consistent with the urban renewal plans of the City. The Parties acknowledge and agree that such undertakings and activities are "other obligations" of the LRC within the meaning of C.R.S. § 31-25-103(3), but nothing in this Section 6 shall authorize the LRC to issue general or special obligation bonds (including refunding bonds) and temporary bonds pursuant to C.R.S. § 31-25-109 without City Council approval.	Independent Authority of the LRC. Subject to City Council approval for LRC Programs required by Section 5.e, for expenditures included in the adopted LRC budget and consistent with the Urban Renewal Law, the LRC shall have the authority, without prior approval of the City Council, to enter into redevelopment agreements that implement the urban renewal plans of the City by allocating available property tax increment received by the LRC in the special fund of the LRC in accordance with C.R.S. § 31-25-107(9) to those undertakings and activities that are consistent with the urban renewal plans of the City. The Parties acknowledge and agree that such undertakings and activities are "other obligations" of the LRC within the meaning of C.R.S. § 31-25-103(3), but nothing in this Section 6 shall authorize the LRC to issue general or special obligation bonds (including refunding bonds) and temporary bonds pursuant to C.R.S. § 31-25-109 without City Council approval.	LRC - LRC have the authority to enter into redevelopment agreements without Council approval. City Council - City Council to approve agreements for any LRC program, but LRC may approve minor amendments (increases total budgeted amount by less than $100,000).
Enabling Language - LRC Authorized as Subject Matter Experts to Recommend New Plan Areas to the City Council	N/A - Proposed New Section 7	Other Powers of the LRC. The Parties acknowledge and agree that as an urban renewal authority created under the Urban Renewal Law, the LRC has the enumerated powers set forth in C.R.S. § 31-25-105. The City specifically directs through this Fourth Amended and Restated Cooperation Agreement that the LRC is empowered to advise the City Council on matters related to the Urban Renewal Law, specifically including advising the City Council regarding potential new urban renewal plan areas pursuant to C.R.S. § 31-25-105(1)(i).	Other Powers of the LRC. Subject to the terms of this Fourth Amended and Restated Cooperation Agreement, the Parties acknowledge and agree that as an urban renewal authority created under the Urban Renewal Law, the LRC has the enumerated powers set forth in C.R.S. § 31-25-105. The City specifically directs through this Fourth Amended and Restated Cooperation Agreement that the LRC is empowered to advise the City Council on matters related to the Urban Renewal Law, specifically including advising the City Council regarding potential new urban renewal plan areas pursuant to C.R.S. § 31-25-105(1)(i).	Agreement - Just written slightly different.

City of Louisville
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City Council Communication
Agenda Item 3.A.ii.

Subject: Discussion / Direction: Front & Center Project - 30% Design

Discussion / Direction provides an opportunity for Council and the LRC to learn about an item, ask questions, and provide feedback to staff. There will be no final decisions made on this item. One round of public comment will be taken. This item may return at a later date for action by Council and the LRC.

Date: February 25, 2026

Prepared By: Vanessa Zarate, Economic Vitality Manager

Presented By: Vanessa Zarate, Economic Vitality Manager, Kurt Kowar, Director

Summary:

The Front & Center Project ("project") is the implementation of the adopted Downtown Vision Plan. The project will include infrastructure improvements throughout downtown, with a focus on the Steinbaugh Pavilion area and Main Street. Through the Downtown Vision Plan process, feedback from the focus group, and engagement with stakeholders, City staff and the project team have prepared 30% design plans for the project. Staff would like direction from the City Council and the Louisville Revitilization Commission (LRC) regarding the proposed elements so that the design and estimate can be further refined.

Background / Prior Discussions:

The Front & Center Project is the first phase of implementation of Louisville's Downtown Vision Plan, which was initiated by the LRC in 2023 and officially adopted by City Council on November 19, 2024. The Downtown Vision Plan laid out a vision for improving the downtown area to revitalize and enhance economic activity in the area and to create a sense of place and destination for residents and visitors. The Vision Plan laid out a plan to implement improvements over the next decade. The Front & Center Project is focused on implementing "short-term" improvements outlined in the Vision Plan.

Development Proposal:

N/A

Analysis:

The Front & Center Project kicked off in early March 2025 when RVI Planning & Landscape Architecture was hired as the design consultant. The City has also engaged ECI to provide construction-manager-at-risk services for the project, which allows the city to get valuable input on project costs, constructability, construction sequencing, value engineering, and public communications.

The 30% design has been completed with input from the LRC, a focus group, and

stakeholders that will use the Front & Center space such as Street Faire, the Farmer's Market, the Winter Ice Rink, and the Cultural Services Department. The next step is to receive input from the City Council and the LRC to refine the scope of work so that design of the improvements can continue. With further refinement of the design, staff will have a better understanding of the schedule and timeline for the improvements and potential impacts to downtown businesses.

Council Work Plan:
This item is specifically included as an Economic Vitality priority item in Council's Work Plan.

Fiscal Impact:
The current 30% design construction cost estimate is approximately $9,200,000, which exceeds the current budget of approximately $7,800,000 in LRC funds. The estimate also does not take into consideration any construction mitigation for surrounding businesses. Staff need direction on elements to remove from the design in order keep the project within budget, or options to utilize City capital funds to supplement the budget.

Alternatives:
N/A

Recommendation:
Receive presentation, discuss, and provide direction to staff regarding design modifications.

Attachments:
1. Front and Center - 30 pct Design Presentation

Front and Center. The Past vs Present vs Future

Many Moving Parts, Many Current Dynamics, The Future is Now

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Steinbaugh Usage through the Year

Heavily Used and Heavily Loved

January **April** **July** **October** **December**

Old Town Skate

Street Faire (8 events)

Winter Skate

Farmers Market (25 ish events)

Real FARMERS MARKET LOUISVILLE, COLORADO

Best of the Rest (15-45 events)

- Spiritual Services
- Birthday Parties
- Memorial Services
- Weddings
- Fundraisers
- School Bands
- Library Programming
- Class Reunions
- Community Concerts

Annual Events

PREFERRED CONCEPT PLAN

OPEN HOUSE #2 LOUISVILLE DOWNTOWN VISION PLAN FOR STREETSCAPES AND PUBLIC SPACES

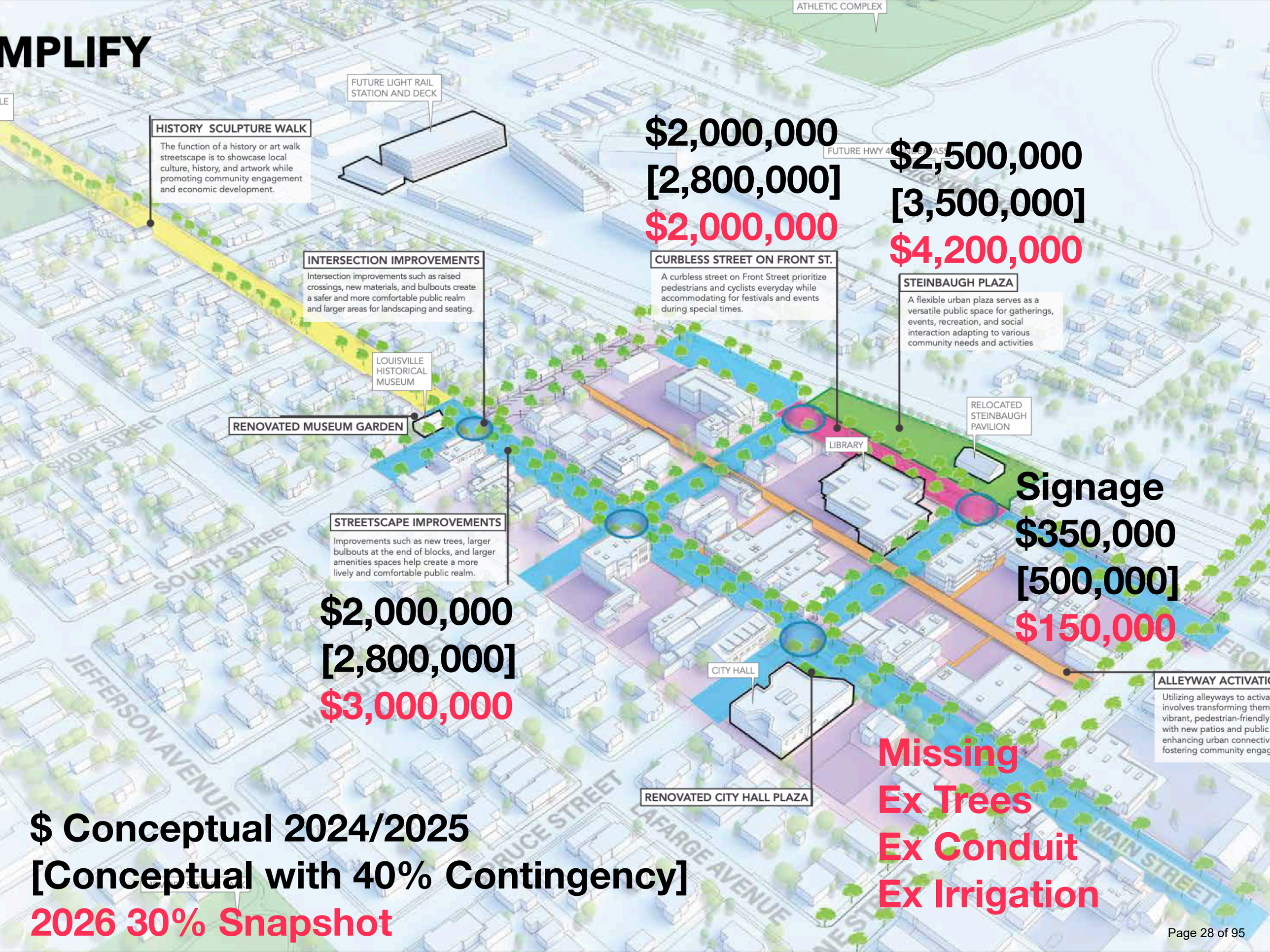
City of Louisville MIG ARTHOUSE DESIGN FEHR PEERS

Downtown Vision Plan

2024/2025 Discussions

2026 Budget Realities

MPLIFY



$ Conceptual 2024/2025
[Conceptual with 40% Contingency]
2026 30% Snapshot

30% Conceptual Design Budget

$10,000,000 Bonding Capacity

South Street ~ $1,000,000

Design ~ $1,200,000

Construction ~ $7,800,000

Plaza (High Impact) ~ $6,200,000

Main Street (Low Impact) ~ $3,000,000

Need $9,200,00 have $7,800,000

What isn't a priority to reduce?

What is a priority to invest more in?

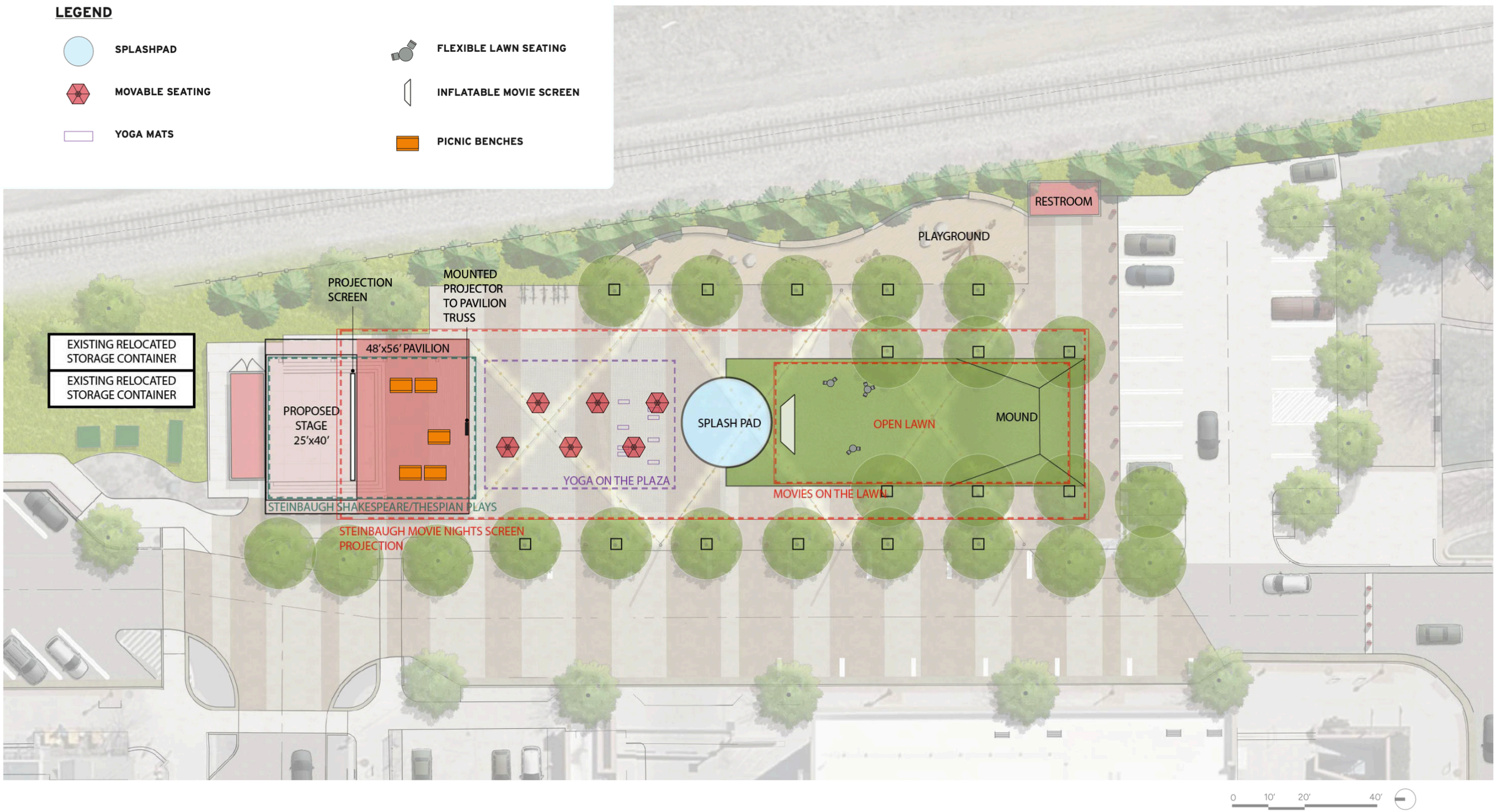
Does City have interest in investing more?

City of Louisville

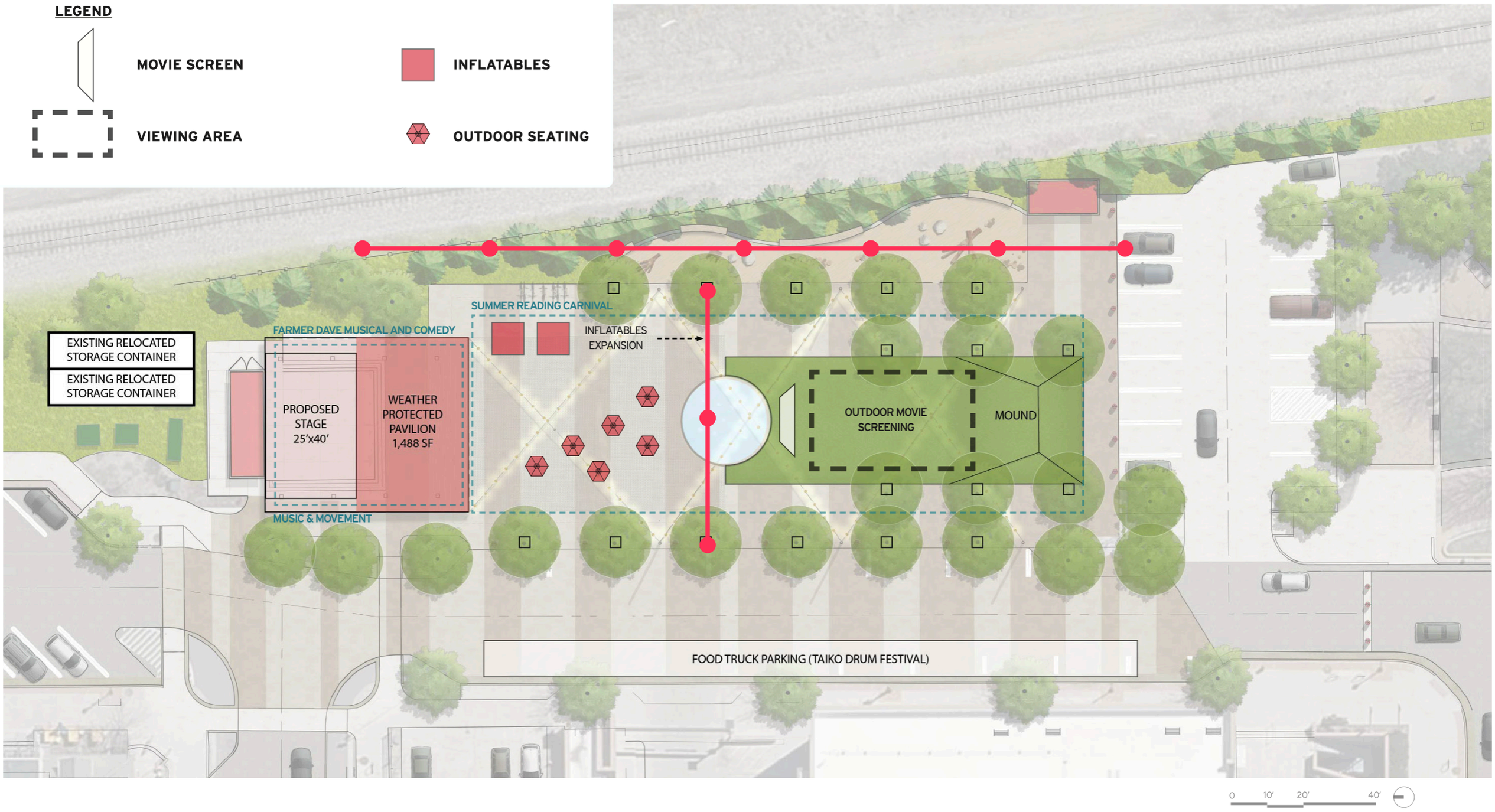
Day to Day and Library Programming

Priority Goal - Improve Day to Day Activation of the Space

PROPOSED DAY TO DAY PROGRAMMING



PROPOSED LIBRARY PROGRAMMING LAYOUT



City of Louisville

RVi

2025.11.14

Downtown Louisville - Front & Center - Phase 1

Street Faire

8 ish Friday Night Concerts

Challenges:

Desired Weather Tent in Middle of Pavilion Interfere’s with Other Programming

Seasonal Permanent Beer Sales Areas will Overlap with Other Programming

824 FRONT STREET
STEINBAUGH
PAVILION

824 FRONT STREET
STEINBAUGH
PAVILION
1957
2003

824 FRONT STREET
STEINBAUGH
PAVILION
BUILT 1957
RESTORED 2003

New Orientations

Length vs Width

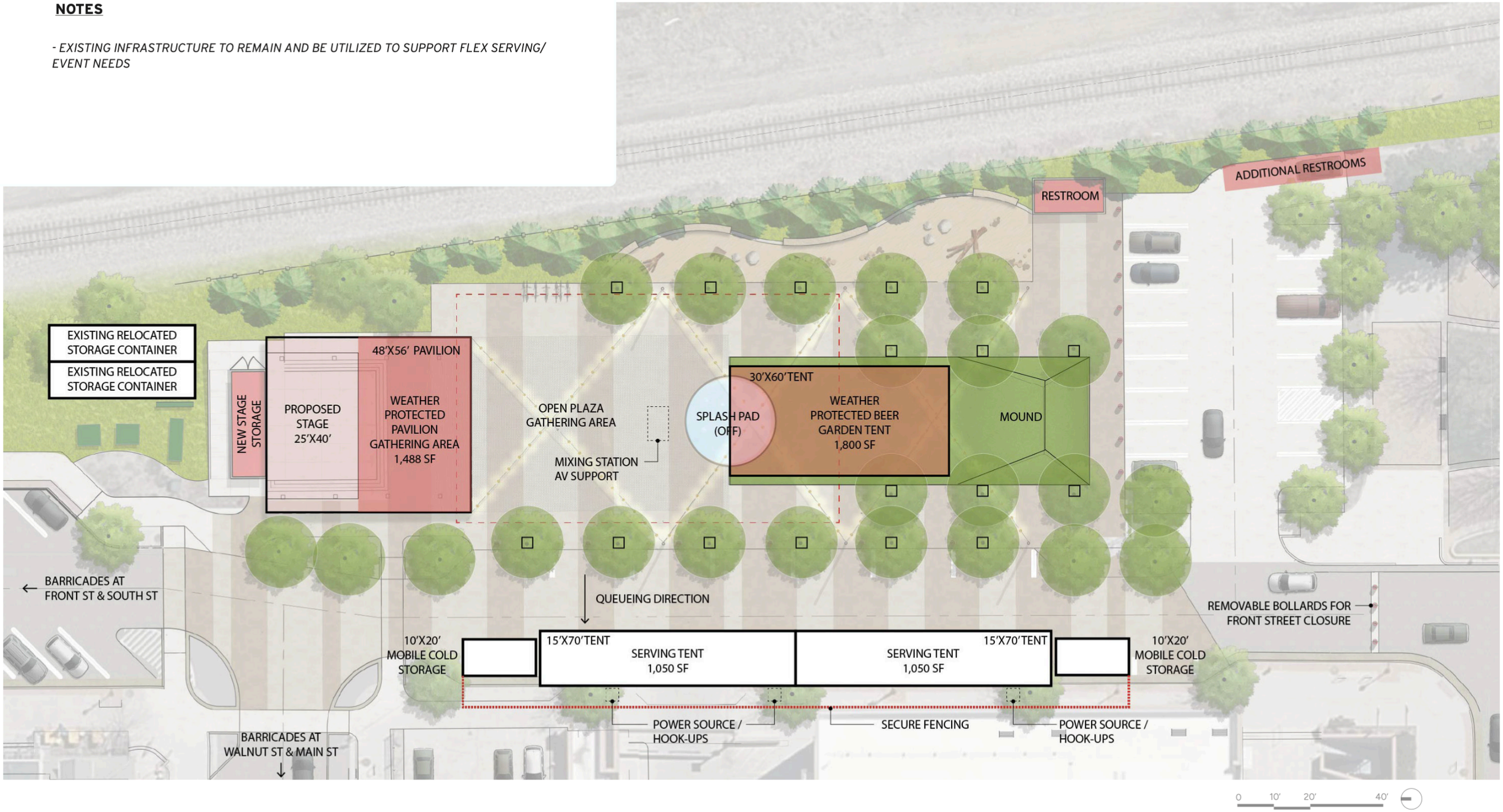
80 Feet Wide
200 Feet Long

STEINBAUGH
PARKING

PROPOSED STREET FAIRE SET UP

NOTES

- EXISTING INFRASTRUCTURE TO REMAIN AND BE UTILIZED TO SUPPORT FLEX SERVING/ EVENT NEEDS



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Downtown Louisville - Front & Center - Phase 1

We Are A Bit Wider

Our Tree Spacing is
a bit Tighter. (5 feet tighter)

Our Depth is Twice as Long

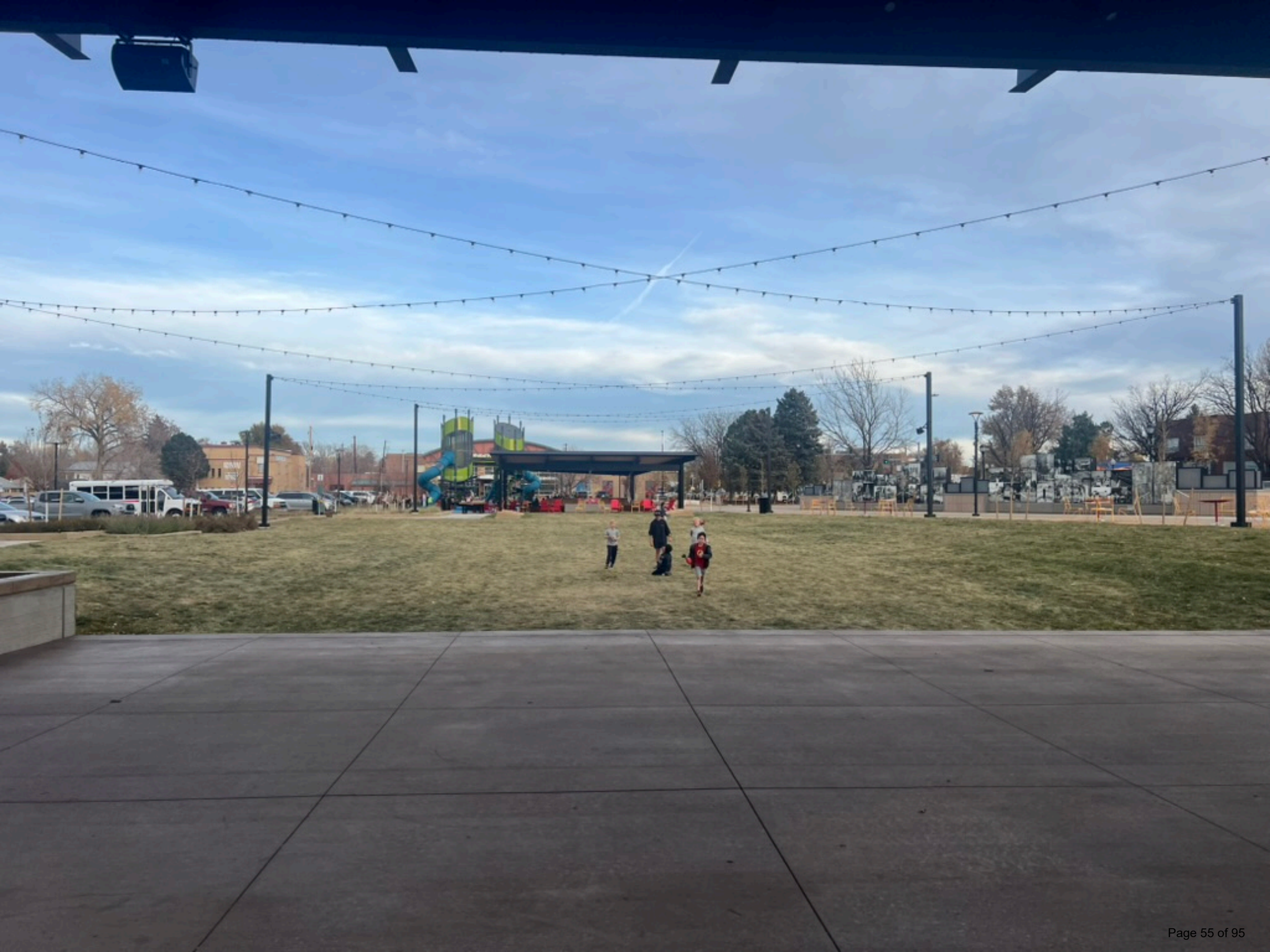
op

BEER

Our Stage Size

Artificial Turf
New Belgium
Move from Grass to Artificial
Artificial is No Brainer

Grass
Extended Warm Seasons
Grass Will Become Mud in High Use Areas



Current Budget Assumes Colored/Scored Concrete

Alternative Beer Ideas

RoxBox Beercan

LEFT HAND

ASPEN GROVE CENTER
BARBOX BEER GARDEN

ROXBOX MODEL | MOBILE STRUCTURE

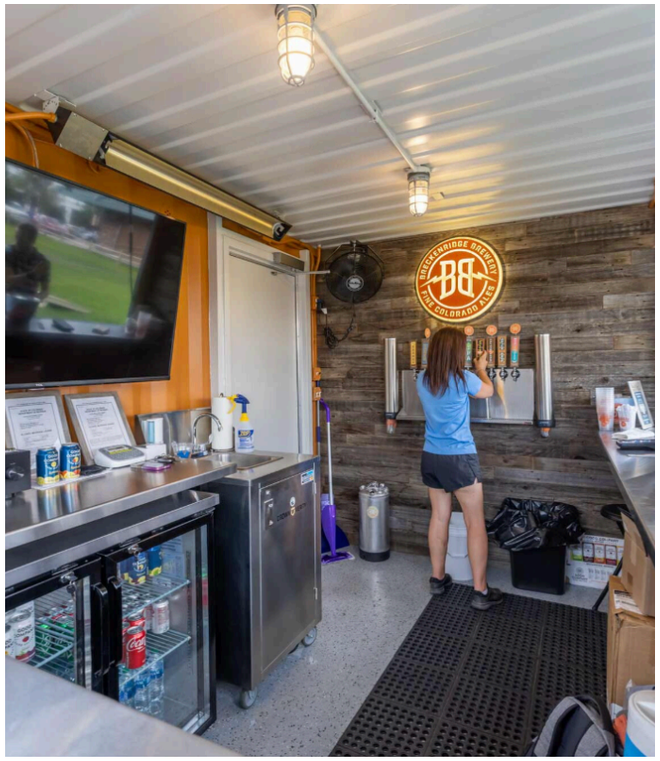
ROXBOX collaborated with Aspen Grove Center in Littleton, Colorado, to design and build this 20′ BeerCan Pro. This innovative bar is the centerpiece of the BarBox Beer Garden, a new addition to this popular outdoor shopping complex.

The BeerCan Pro features a sleek, modular design tailored for high-volume service and an engaging customer experience. Equipped with a 10-tap system, merchandiser refrigerators, and a walk-in cooler, the container bar is designed to serve a wide variety of beverages while seamlessly integrating into the vibrant atmosphere of Aspen Grove Center. With its eye-catching aesthetic and functional layout, the BeerCan Pro enhances the beer garden's appeal as a community gathering space, creating a destination for visitors to relax, enjoy drinks, and socialize.

This project highlights ROXBOX's expertise in creating functional, stylish, and mobile food and beverage solutions that align with the unique needs of each client and location.

ASPEN SNOWMASS SKI RESORT
STEEL FRAME MODULAR KITCHEN + SHIPPING CONTAINER BAR

WINTER PARK SKI RESORT
MOBILE COMMERCIAL KITCHEN



Local Product Starting At ~ $75,000

Farmers Market

25 ish Saturday Morning Events

Challenges

Overlap with Street Faire Needs.

Changing up some Tent Patterns along Library.

Sauce Sale!
GLUTEN FREE

SUPPORT
LOCAL

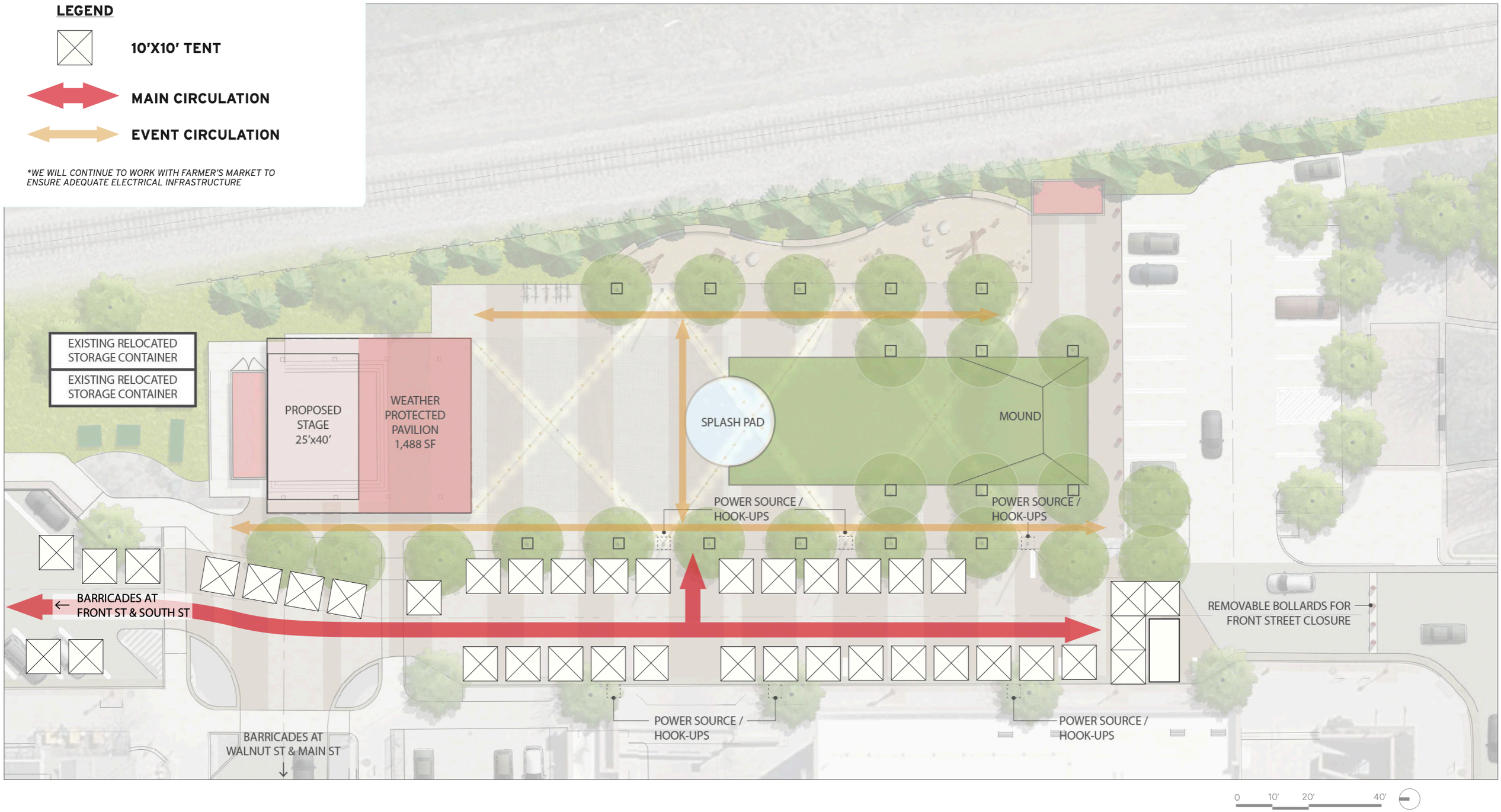
THE ARGENTOS
EMPANADAS
Fresh

PROPOSED FARMERS MARKET SET UP

LEGEND

- 10'X10' TENT
- MAIN CIRCULATION
- EVENT CIRCULATION

**WE WILL CONTINUE TO WORK WITH FARMER'S MARKET TO ENSURE ADEQUATE ELECTRICAL INFRASTRUCTURE*



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Downtown Louisville - Front & Center - Phase 1

Winter Skate

Challenges

Chiller and Back of House Location/Operations

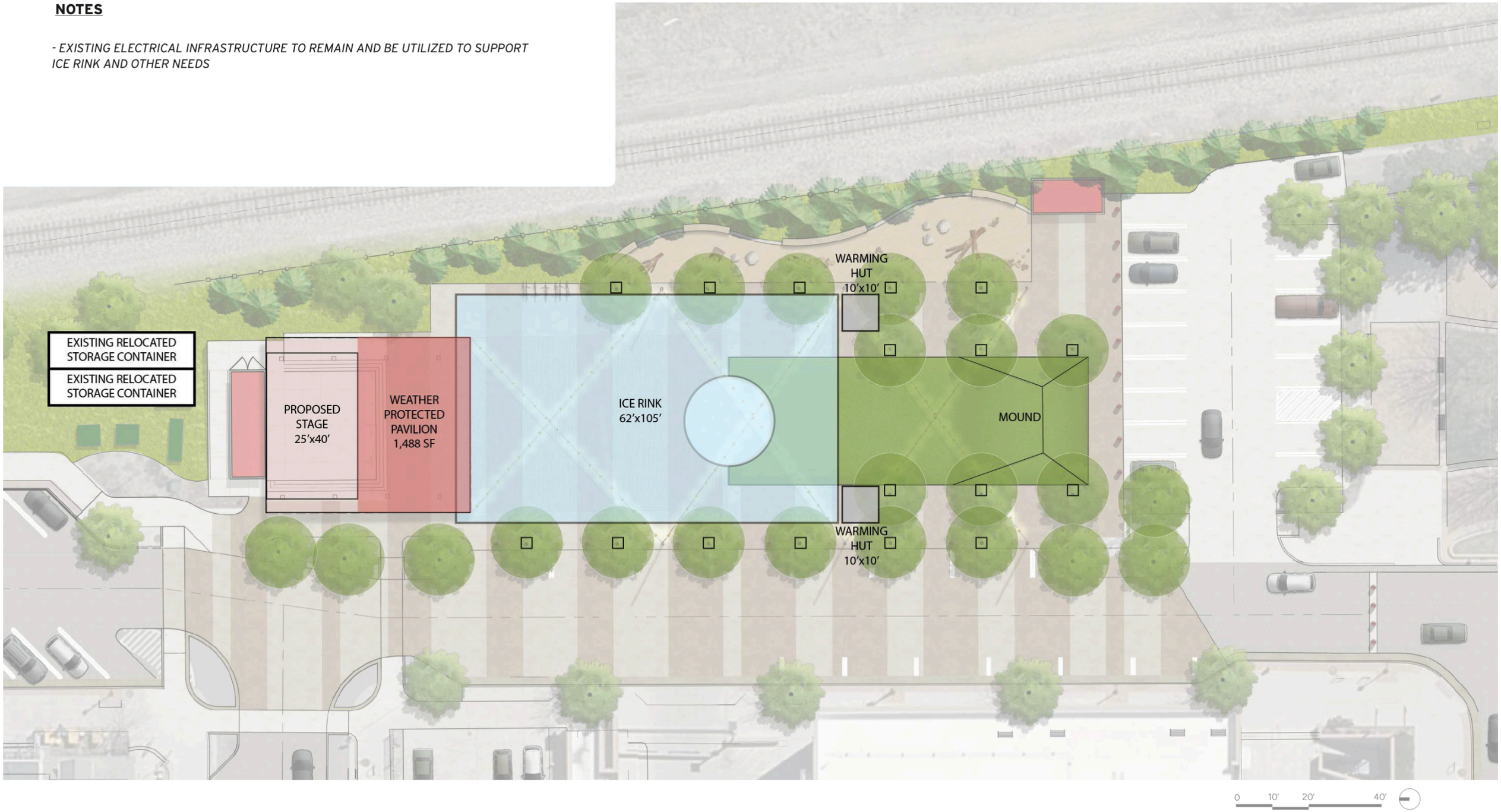
LOUISVILLE DOWNTOWN
OLD TOWN SKATE

TRANE
711
463
700
360

PROPOSED ICE RINK LAYOUT

NOTES

- EXISTING ELECTRICAL INFRASTRUCTURE TO REMAIN AND BE UTILIZED TO SUPPORT ICE RINK AND OTHER NEEDS



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2025.11.14

Downtown Louisville - Front & Center - Phase 1

Alternative Ice Ideas

Artificial Ice

City of Louisville

BEN&JERRY'S

19
OLD TOWN SQUARE

1888
F.MILLER
BLOCK
Santa's Workshop

Main Street

Corner Improvements
Intersection Lighting

297 N. LINCOLN

N. LINCOLN
ANYTIME

N. LINCOLN

ARROW
STAGE LINES
Linden

SPACE

Construction Concerns

Schedule will Determine Phasing
Phasing Will Determine Who Is Impacted When
City Will Work With Businesses and Residents to Minimize Impacts

ROAD
CLOSED
DETOUR
KING
STORAGE
NP

URBAN
PIZZA
FIELD
FirstLove Coffee
Bank of Colorado
ATM LIVE
open
FIRST NATIONAL BANK
desk chair
CAT

CAT
DESTRIAN
ACCESS
pen
WATCH FOR
EVEN GROUND
Tapas
Dinner

City of Louisville
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City Council Communication
Agenda Item 3.A.iii.

Subject: Discussion / Direction: New Urban Renewal Area Plans

Discussion / Direction provides an opportunity for Council and the LRC to learn about an item, ask questions, and provide feedback to staff. There will be no final decisions made on this item. One round of public comment will be taken. This item may return at a later date for action by Council and the LRC.

Date: February 25, 2026

Prepared By: Vanessa Zarate, Economic Vitality Manager

Presented By: Vanessa Zarate, Economic Vitality Manager

Summary:

The Louisville Revitalization Commission (LRC) is the urban renewal authority for the City of Louisville. In partnership with the City Council, the LRC and City Council can approve new area plans across the City of Louisville to meet urban renewal goals.

City staff are interested in creating new area plans, which would require approval from both the City of Louisville and the LRC. In order to create new plan areas, or amend existing plan areas, the City's urban renewal authority needs to become H.B. 15-1348 compliant, adding new members to the urban renewal board. In addition, new plan areas would require some additional negotiation with taxing entities within the planned areas.

Background / Prior Discussions:

The Louisville Revitalization Commission (LRC) is responsible for conducting urban revitalization activities throughout the City. Under state law, the LRC is charged with assisting the City in eliminating and preventing slums and blighted areas through urban renewal. The City currently has two Urban Renewal Plans:

- On December 5, 2006, the City Council adopted a Conditions Survey and Urban Renewal Plan related to the Highway 42 Revilalization Project.
- On September 1, 2015, the City Council approved an Urban Renewal Plan for 550 S. McCaslin Boulevard, which is the former Sam's Club location.

Development Proposal:

N/A

Analysis:

HB 15-1348, enacted in 2015, significantly reformed Colorado's Urban Renewal Law to increase transparency, collaboration, and fairness in how Urban Renewal Authorities (URA's) operate and allocate tax increment financing (TIF). Each urban renewal board

which is required to comply with HB 15-1348 must add three additional commissioners representing the following taxing bodies: counties, special districts, and school districts. The URA must negotiate an agreement with the taxing bodies concerning what tax revenues may be included in the plan and how they will be spent. Implementation consists of appointment of new board members, developing agreements with the taxing bodies, and analysis of existing urban renewal plans/financing.

If the City Council and LRC would like to consider new urban renewal area plans, then the LRC would need to be modified to comply with HB 15-1348 and agreements would need to be negotiated with the applicable taxing bodies.

Staff thinks there is viability in exploring new urban renewal areas in Louisville to capture TIF funding to facilitate improvements and development projects. Staff would like direction from the City Council and the LRC to determine if there is a desire for staff to explore new urban renewal area plans further and make recommendations to the City Council and the LRC.

Council Work Plan:
While this is not directly in Council's 2026 Work Plan, it could support Council's Economic Vitality priority.

Fiscal Impact:
The creation of new area plans could allow the capture of tax increments to facilitate improvements and development within those areas.

Alternatives:
N/A

Recommendation:
Provide feedback and direction to staff regarding interest in creating new area plans.

Attachments:
None