

# Revitalization Commission

## Agenda

**Wednesday, April 8, 2026**  
**Council Chambers**  
**749 Main Street**  
**8:00 AM**

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 +1 646 876 9923 or 833 548 0282 (toll free)  
Webinar ID # 852 0147 8768
- You can log in via your computer. Please visit the [City's website](#) to link to the meeting.

The Commission will accommodate public comments during the meeting. Anyone may also [email comments](#) prior to the meeting.

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

### **2. Approval of Agenda**

### **3. Public Comments on Items Not on the Agenda and Items on the Consent Agenda**

Public comments are limited to 3 minutes per speaker. When several people wish to speak on the same position on a given item, a spokesperson may be used to state that position.

### **4. Consent Agenda**

The following items on the City Council Agenda are considered routine by the City Manager and shall be approved, adopted, accepted, etc., by motion of the City Council and voice vote unless the Mayor or a City Council person specifically requests an item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and Council action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Council Minutes in their proper order.

A. Approval of March 11, 2026 Meeting Minutes

B. Approval of March 25, 2026 Special Meeting Minutes

### **5. Regular Business**

A. Grain Elevator Grant Amendment

B. Change July 2026 Meeting Date

C. 2026 Budget Carry-Forwards

**6. Staff Report**

A. Staff Report

B. Development Highlights

**7. Commission Member Comments**

**8. Adjourn**

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**Upcoming Agenda Items**  
**Date Meeting**

This list is not inclusive; items are subject to change; additional items may be added.

- Item
- Item

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**Resident Information**

If you wish to speak at the meeting in person, please fill out a sign-up card and present it to the 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 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](#)

# ***Louisville Revitalization Commission***

## ***Minutes***

**March 11, 2026  
Regular Meeting  
8:00 AM**

**Call to Order** – Chair Williams called the meeting to order at 8:02 a.m.

**Roll Call** was taken and the following members were present:

**Committee Members:** *Corrie Williams - Chair*  
*Councilmember Josh Cooperman*  
*Jeff Lipton*  
*Alexis Alder*  
*Barbara Iglesias*  
*Bob Tofte*

**Staff Present:** *Vanessa Zarate, Economic Vitality Manager*  
*Brian Holihan, Economic Vitality Specialist*  
*Rob Zuccaro, Director of Community Development*  
*Kurt Kowar, Director of Public Works*  
*Iris Belensky, Arts & Special Events Program Manager*

**Others Present:** *LRC Counsel Corey Hoffman*  
*Members of the public*

### **APPROVAL OF AGENDA**

Chair Williams called for approval of the agenda and there were no calls for changes.

**Motion:** Commissioner Lipton moved to approve the agenda. The motion was seconded by Councilmember Alder. **Vote:** All in favor.

### **APPROVAL OF CONESNT AGENDA**

Chair Williams called for changes to the February 11, 2026 meeting minutes.

Committee member Alder noted their name was missing from the February 11, 2026 meeting minutes. **Motion:** Commissioner Tofte moved to approve the consent agenda, the motion was seconded by Councilmember Iglesias. **Vote:** All in favor.

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### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

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#### ***City of Louisville***

*City Council 749 Main Street Louisville CO 80027*  
*303.666.6565 (phone) www.LouisvilleCO.gov*

None.

### **GRAIN ELEVATOR THIRD PARTY REVIEW PRESENTATION**

Andrew Arnold from Pioneer Development company provided a presentation on their third-party review of the Grain Elevator project and an overview of the gap funding analysis.

Councilmember Cooperman asked about the factor of two difference within the commercial retail operating expenses. Andrew Arnold responded that costs that are passed through and are paid for by the ownership group or tenant are not benchmarked to the operating expenses, which is causing the reflected difference.

Committee member Lipton asked about the basis point difference in the GAP Funding Range and what is causing a high sensitivity to a relatively small funding change. Andrew Arnold responded that it reflects the projects sensitivity to changes in costs.

Committee member Lipton asked about remaining risk associated with zoning and land use approval. Director Zuccaro responded that the developers are processing a Planned Unit Development and an SRU, which would head to city council for final approval. Committee member Lipton asked if approval from city council was needed prior to the developers receiving grant funding. Director Zuccaro confirmed.

Public Comment taken on Grain Elevator Third Party Review.

### **GRAIN ELEVATOR FUNDING AWARD RECOMMENDATION AND DECISION**

Manager Zarate presented a staff analysis of the gap funding financial proposal for the grain elevator project and the proposed method of filling the identified \$1.9 million gap from Andrew Arnolds report.

Committee member Alder asked how much money was allocated from LRC for past facade improvement for painting. Manager Zarate responded saying that LRC approved \$14,989.

Committee member Lipton asked about the applicant's ability to utilize additional business support mechanisms that the city offers. Manager Zarate responded that the tenant could take advantage of the Business Assistance program that the Economic Vitality team offers.

Committee member Iglesias asked if there are other facade program applications currently in. Manger Zarate responded that there are currently two applicants planning to submit.

Public Comment taken on Grain Elevator Funding Award Recommendation and Decision.

Committee member Alder motions to approve the gap funding financial proposal for the Grain Elevator Project as recommended by staff with the modification that the TIF rebate does not include a not-to-exceed stipulation. Seconded by Committee Member Iglesias.

Aye: All

Nay: None

Absent: None

Application passes unanimously.

### **FRONT AND CENTER DISCUSSION AND DIRECTION**

Director Kowar recommended postponing the staff update and yields the floor to public comment from the Downtown Business Association and

Public Comment taken on the Front and Center Discussion and Direction.

Lawrence Anderson, the General Manager of the DBA, shared a brief presentation on the Street Faires needs for the Front and Center development.

Iris Belensky, the Arts and Events Program Manager, shared input on the design and its influence on the community and programmed events.

### **STAFF UPDATES**

Manager Zarate directed committee members to the packet for staff updates.

### **DEVELOPMENT UPDATES**

Manager Zarate directed committee members to the packet for staff updates.

### **DOWNTOWN BUSINESS ASSOCIATION UPDATES**

No update.

### **CHAMBER OF COMMERCE UPDATES**

No update.

**COMMISSIONER COMMENTS**

**ADJOURN**

Committee member Williams motions to adjourn. Committee member Iglesias seconds.

Aye: All

Nay: None

Absent: None

Adjourned at 10:01 am

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CCorrie Williams, Chair

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Vanessa Zarate, Economic Vitality Manager

# ***Louisville Revitalization Commission***

## ***Minutes***

**March 25, 2026  
Special Meeting  
8:00 AM**

**Call to Order** – Chair Williams called the meeting to order at 8:03 a.m.

**Roll Call** was taken and the following members were present:

**Committee Members:** *Corrie Williams - Chair*  
*Clif Harald – Vice Chair*  
*Councilmember Caleb Dickinson*  
*Jeff Lipton*  
*Alexis Alder*  
*Bob Tofte*  
*Barbara Iglesias*

**Staff Present:** *Vanessa Zarate, Economic Vitality Manager*  
*Brian Holihan, Economic Vitality Specialist*  
*Diana Langley, City Manager*  
*Kurt Kowar, Director of Public Works*  
*Rob Zuccaro, Director of Community Development*  
*Brandi Cummings, Director of Cultural Services*

**Others Present:** *LRC Counsel*  
*Members of the public*

### **APPROVAL OF AGENDA**

Chair Williams called for approval of the agenda and there were no calls for changes.

**Motion:** Commissioner Dickinson moved to approve the agenda. The motion was seconded by Councilmember Lipton. **Vote:** All in favor.

### **APPROVAL OF MINUTES**

Chair Williams called for changes to the February 11, 2025 meeting minutes. Hearing none, Chair Williams asked for a motion to approve. **Motion:** Commissioner Dickinson moved to approve the minutes, the motion was seconded by Councilmember Lipton.

**Vote:** All in favor.

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### ***City of Louisville***

*City Council 749 Main Street Louisville CO 80027*  
*303.666.6565 (phone) www.LouisvilleCO.gov*

## **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

## **FRONT AND CENTER DISCUSSION AND DIRECTION**

Director Kowar provided a presentation on the current development status of Front and Center and the identified areas that need direction and input from various stakeholders, including the LRC.

Director Kowar asked for consensus from Commissioners on if a structure should be placed to the south of the identified lawn area. Commissioners all agree.

Director Kowar asked for specific comments from Commissioners on lighting.

Vice Chair Harald expressed a perspective of there being too much lighting planned for Main Street and the maintenance needed for the increase of infrastructure.

Commissioner Iglesias shared their concern for excessive lighting and expressed interest in plantings added to the area.

Commissioner Lipton expressed support for lighting on Main Street and also shared concerns of overly cluttering the areas from the increase of infrastructure.

Commissioners' express consensus on carrying lighting from South Street to Elm Street, using a design of keeping the lights in the middle of the streets, and using the least number of poles needed for installation.

Commissioner Iglesias asked about the feasibility of concrete planters along Main Street. Director Kowar responded that this can be included in the design but noted that the costs and maintenance requirements of planters make them difficult.

Commissioner Williams expressed support for increased shade from trees, especially along the south end of Main Street. Williams also expressed support for planters.

Commissioner Lipton asked about the impact to parklets with the Main Street design. Director Kowar responded that parklets will still be included on Main Street and that there is a possibility for more unique parklet activations aside from the Outdoor Dining Patios.

Commissioner Alder expressed interest in including benches along Main Street and the inclusion of an artistic and colorful element that can be a year-round structure.

Brandi Cummings, the Director of Cultural Services shared their perspective on programmatic opportunities for the Front and Center development, along with ways that

activations and space utilization can be used by the Department of Cultural Services and its impact to the community.

Commissioner Lipton asked about cultural services need for outdoor restrooms. Director Cummings responded that while they are not essential, they are an added benefit for users of the space.

Director Kowar confirmed that the splash pad is to stay within the design for now.

No public comment.

### **COMMISSIONER COMMENTS**

No commissioner comments.

### **ADJOURN**

Chair member Williams motions to adjourn. Commission member Iglesias seconds.

Adjourned at 9:28 a.m.

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Corrie Williams, Chair

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Vanessa Zarate, Economic Vitality Manager

**Subject:** Grain Elevator Grant Amendment  
**Date:** April 8, 2026  
**Prepared By:** Vanessa Zarate, Economic Vitality Manager  
**Presented By:** Vanessa Zarate, Economic Vitality Manager

**Summary:**

The Grain Elevator property, located within the Highway 42 Urban Renewal Area, is historically designated and the applicants are working to convert a historic building into a bar and food truck court.

The project has a third-party identified gap of \$1,950,000 and was awarded funds from both the Louisville Historic Preservation Program and Louisville Revitalization Commission urban renewal funds. This included a Historic Preservation Grant of \$1,571,789, a TIF award of \$216,000, Façade Improvement Program funding of \$72,500 and Property Improvement Program funding of \$91,500 totaling \$1,951,789, which provided full gap funding for the project.

However, the grant that was awarded from Louisville’s Historic Preservation Fund miscalculated a portion of the grant award by \$36,000, impacting the total grant awards needed to fill the funding gap. Staff is proposing to fill the remaining gap with \$36,000 of additional Façade Improvement Grant funds.

**Background / Prior Discussions:**

The Grain Elevator, located at 540 County Road (Front St), is a designated local landmark and is listed on the National Register of Historic Places. The Grain Elevator represents a unique part of Louisville’s agricultural history and is among the last remaining historic grain elevators in the State of Colorado. It has been considered a high value property for local historic preservation.

In 2012, the City purchased the Louisville Grain Elevator property and the adjoining property to the north (544 County Road) for \$950,000 using Historic Preservation Funds (HPF) in order to avoid the demolition of the historic building. The City then entered into an agreement to sell the property to Louisville Mill Site, LLC for a discounted price of \$200,000 and provided a grant from the HPF for \$500,000 for initial stabilization work on the Grain Elevator. The City also waived public land dedication fees requirements and provided rebates on application fees associated with the redevelopment of the property. The initial stabilization work was completed in 2016 and the property transferred to Louisville Mill Site, LLC.

Since the City’s initial purchase of the property, the City and the URA (LRC) have contributed close to \$1.5M in financial assistance to support preservation and redevelopment of the property.

*Prior City Financial Contributions*

Sale of Property*	\$750,000
HPF Stabilization Grant	\$500,000
Urban Renewal Public Streetscape Improvements**	\$163,526
Urban Renewal Façade Grant for Mural	\$14,989
Public Land Dedication Waiver	\$48,989
Fee Waivers	\$7,986
<b>TOTAL</b>	<b>\$1,485,490</b>

\* \$950,000 acquisition cost minus \$200,000 sale price

\*\* Required Infrastructure by Subdivision Improvement Agreement

The Grain Elevator project applied for a third-party financial review with the LRC in March 2025. That third-party review was finalized in February 2025 and identified a gap of \$1,950,000 for the project.

As part of the collaboration to close the gap, Staff identified a grant package that included funding from Historic Preservation Funds, Façade Improvement Program Funds, Property Improvement Program Funds and a Tax Increment Rebate.

*Approved Grant and TIF Funding*

	<i>Applicant Request</i>	<i>Staff Recommendation</i>
<i>Tax Increment Rebate</i>	\$243,350	\$216,000
<i>Façade Improvement Grant</i>	\$300,000	\$72,500
<i>Property Improvement Grant</i>	\$600,000	\$91,500
<i>Historic Preservation Grant</i>	\$1,571,789	\$1,571,789
<b>Totals</b>	<b>\$2,715,139</b>	<b>\$1,951,789</b>
<i>Third-Party Gap Determination</i>	\$1,950,000	\$1,950,000
<b>Difference</b>	<b>\$765,139</b>	<b>\$1,789</b>

At the regular March 2026 meeting, the LRC moved forward with the Staff Recommended grant awards, to reach the \$1,950,000 gap identified by the third-party analysis.

**Development Proposal:**

**Analysis:**

Since the February 2026 (HPC) and March 2026 (LRC) approvals, it has been identified that a portion of the grant awarded through Historic Preservation funds was miscalculated, resulting in the project awards being \$36,000 short of the identified gap. This difference is due to a miscalculation of the “new construction” grant cap applied to the project, which was \$111,000. The project is only eligible for \$75,000 in “new construction” grant funds based on the date when the property received local landmark designation.

In order to have a combined grant award that reaches the identified \$1,950,000 gap, staff is proposing the identified shortfall be filled with additional Façade Improvement Program Funds, to bring the total facade improvement funds for the project to \$108,500.

The Façade Improvement Program funds were previously allocated as a not-to-exceed of \$72,500 in funding for the creation of outdoor seating areas and landscaping as described in their BID and application materials. In addition, staff is proposing the additional \$36,000 be used to “reconstruct existing eight lite double hung wood windows”. This not-to-exceed of the additional \$36,000 would be paid as a rebate of half of the costs, up to the \$36,000 (project element expected to cost \$74,163).

*Proposed Grant and TIF Funding*

	<i>Applicant Request</i>	<i>Staff Recommendation</i>
<i>Tax Increment Rebate</i>	\$243,350	\$216,000
<i>Façade Improvement Grant</i>	\$300,000	<del>\$72,500</del> <b>\$108,500</b>
<i>Property Improvement Grant</i>	\$600,000	\$91,500
<i>Historic Preservation Grant</i>	\$1,571,789	<del>\$1,571,789</del> <b>\$1,535,789</b>
<b>Totals</b>	<b>\$2,715,139</b>	<b>\$1,951,789</b>
<i>Third-Party Gap Determination</i>	\$1,950,000	\$1,950,000
<b>Difference</b>	<b>\$765,139</b>	<b>\$1,789</b>

**Council Work Plan:**

**Fiscal Impact:**

This would bring the total Façade Improvement Program contribution to the project from \$72,500 to \$108,500.

The LRC has allocated \$300,000 in Façade Improvement Funds in 2026 and has awarded \$17,343.53 to-date in 2026. The new award would leave a remaining \$125,843.53 in Façade Improvement Program Funds for the remainder of 2026.

**Alternatives:**

- Award the Grain Elevator project an additional \$36,000 in Façade

- Improvement Program funding, for a total grant of \$108,500.
- Do not amend the GrainElevator's Façade Improvement Program funding.

**Recommendation:**

Staff recommends that the LRC amend the previous Façade Improvement Program funding award from \$72,500 to \$108,500.

**Attachments:**

1. Staff Identified Project Eligibility

Program	Applicant Component	Applicant Stated Eligibility	Comments
<b>Façade Improvement Program</b>			
	<b>3.1 Site Improvements</b>		
	Parking areas and bike parking	\$ 102,125 No	Not public parking
	Creation of outdoor seating areas, landscaping, etc. (BOSC)	\$ 145,000 Yes	
	<b>3.3 Building Structural System - Reconstruction of Original Historic Details</b>		
	Reconstruct wagon ramp, porte cochere & boardwalk	Yes	
	Reconstruction of original Porte Cochere wall and roof to cover wagon ramp	\$ 29,121 Yes	
	Reconstruct wagon ramp with grate at boot pit opening per original. Area of wagon ramp beyond wood framing to be concrete slabs and ADA ramp.	\$ 31,353 Yes	
	Reconstruct wood Boardwalk along west side of building with stairs on each end. Add railings for safety where required (to be differentiated from original construction per NPS guidelines)	\$ 49,413 Yes	
	Allowance to disassemble scales, move and reassemble scale equip. & Infill excavated scale pit at existing site, including scale platform is BOSC. (cost not included in this scope bid detail.	\$ 35,000 Maybe	disassemble and reassemble where? If moving offsite then not eligible
	<b>3.4 Exterior Wall Construction</b>		
	Selective repair or replacement of severely damaged wood shiplap siding (extensive at section 5 and upper north wall of section 3 completed). Addl. siding replacement as required (VIF w/Arch)	Yes	
	Selective repair or replacement of severely damaged wood tongue and groove siding (VIF w/Arch)	\$ 71,115 Yes	
	Repaint exterior of building - repainting with moderate prep required & some siding repair remains	Yes	
	Paint new elements with primer + 2 coats (boardwalk, porte cochere, wagon ramp)	\$ 60,447 Yes	
	<b>3.5 Envelope - Roofing &amp; Waterproofing</b>		
	Metall roofing, flashings gutters & downspouts - Porte Cochere only	\$ 13,319 Yes	
	Membrane roofing, flashing, etc. at wagon ramp over basement space	\$ 3,897 Yes	
	Below Grade Dampproofing for entire perimeter of existing building	\$ 6,245 Yes	
	Reconfigure gutters as required for proper drainage, discharge to rain gardens for WQ	\$ 24,230 Yes	
	<b>3.6 Windows &amp; Doors</b>		
	Restore/replace all windows		
	Replace (7) eight lite double hung wood windows and frames to match original	Yes	Can you please describe the energy efficiency of the new windows
	Replace (4) two lite double hung windows	Yes	
	Repair (2) fixed four lite windows (2'x2') section 5	Yes	
	Reconstruct existing eight lite double hung wood window (no glass - inside section 3)	\$ 74,163 Yes	
	Restore Doors		
	Replace 50% of the wood on the sliding doors (6'x7')	Yes	
	Sand and refinish 4 panel wood door, refurbish hardware non-operating	Yes	
	Replace 50% of the wood boards composing exterior doors (3'x7')	Yes	
	Restore/Replace Hardware		
	Remove, wire brush and oil all hardware that remains	Yes	
	Install hardware to match historic as closely as possible	Yes	
	New barn door rollers and track for sliding door to match original	\$ 26,113 Yes	
	New Entry Doors (in former sliding barn door locations)	Yes	
	At 2 main entry doors on Boardwalk, provide code-compliant steel and glass entry/egress doors	\$ 11,116 Yes	
Program Stated Component Total		\$ 682,657	
	Stated Soft Costs	\$ 190,846	
Total Façade Total Stated Eligibility		\$ 873,503	
LRC Half of Stated Eligibility		\$ 436,752	
Applicant Ask		\$ 300,000	
<b>Property Improvement Program</b>			
	<b>3.1 Site Utilities</b>		
	Water Service - 1" Domestic, 4" Fire Service	\$ 137,254 No	Not public infrastructure
	Sanitary Sewer Service	\$ 84,102 No	
	<b>3.5 Envelope - Energy Efficiency</b>		
	Provide code compliant wall and roof/attic insulation enclosing conditioned spaces in existing bldg.	\$ 79,764 Yes	
	<b>3.7 Interior Rehabilitation (Code, Safety, and Function)</b>		
	Provide new mezzanine in Section 5 and new stair in Bin 3 for access	Yes	
	Provide new floor areas in 5 bins including door openings, ceiling panels, etc. for additional seating.	\$ 167,861 Yes	
	Provide mesh dividers in basement to crawspace areas.	Yes	
	Provide Bar construction (partially BOSC) including all plumbing and electrical requirements.	\$ 10,705 Yes	Please describe how these two components are permanent to the building and not mobile
	Provide code compliant stair from first to second level and from first level to basement in similar location to existing. Remove non-compliant access ladders (ship ladders).	Yes	
	Replace finish floor board (BOSC) & subfloor - all Sections (varies from 1"x6" or 1"x8" or x 10) - Allowance	\$ 84,223 Yes	
	Media blast wood surfaces in the building - (Tenant option BOSC - Only at peeling painted areas or similar). Treat charred wall areas to avoid dusting for safety. BOSC	TBD Maybe	Need additional information and cost
	<b>3.8 Mechanical Systems and Fire Protection (includes only cost for existing building)</b>		
	Provide crawspace ventilation to mitigate moisture and potential wood deterioration and mold.	\$ 26,724 Yes	
	Provide fire sprinkler system in existing building to protect structure - dry system to avoid freezing	Maybe	Program speaks to upgrades and improvements, concern around creating new system
	Provide fire alarm system in existing building to protect structure (required with fire sprinklers)	\$ 136,226 Maybe	
	Provide plumbing system rough-in (no interior tenant finish) in existing building only	\$ 269,929 Maybe	
	Provide all electric heat pump system for conditioning the occupied portions of existing building	\$ 187,417 Maybe	
	<b>3.9 Electrical Systems (includes only cost for existing building)</b>		
	Electric Main Switchgear and Service to Transformer (Xcel cost by owner)	No	Not upgrading or public infrastructure
	Branch Circuits, Panels, Outlets & Lighting for existing building only (no specialty fixtures)	\$ 370,482 Maybe	
	Xcel Service Cost Allowance	\$ 50,000 No	
Program Stated Component Total		\$ 1,604,687	
	Stated Soft Costs	\$ 448,611	
Total Property Stated Eligibility		\$ 2,053,298	
LRC Half of Stated Eligibility		\$ 1,026,649	
Applicant Ask		\$ 600,000	
<b>LRC Total Stated Component Eligibility</b>		\$ 2,926,801	
<b>Stated Total LRC Eligibility Potential (50%) between programs</b>		\$ 1,463,401	
<b>Staff Recommendation</b>			
	<b>Façade Improvement Program (not to exceed)</b>	\$ 72,500	
	Creation of outdoor seating areas, landscaping, etc. (BOSC)		Roughly half of the estimated cost (\$145,000)
	<b>Property Improvement Program (not to exceed)</b>	\$ 91,500	almost half of total cost (\$205,290)
	Provide new mezzanine in Section 5 and new stair in Bin 3 for access		
	Provide new floor areas in 5 bins including door openings, ceiling panels, etc. for additional seating.		
	Provide mesh dividers in basement to crawspace areas.		
	Provide Bar construction (partially BOSC) including all plumbing and electrical requirements.		
	Provide crawspace ventilation to mitigate moisture and potential wood deterioration and mold.		
	<b>TIF Rebate (90%)</b>	\$ 216,000	
<b>Total</b>		\$ 380,000	to close the gap of \$1,950,000 after the \$1,570,000 HPC grant

**Subject:** Change July 2026 Meeting Date  
**Date:** April 8, 2026  
**Prepared By:** Vanessa Zarate, Economic Vitality Manager  
**Presented By:** Vanessa Zarate, Economic Vitality Manager

**Summary:**

The City of Louisville has recently been made aware of an event taking place on July 8th, starting at 8:30 a.m. This event invited many City Staff and Council Members, staff is proposing that the Louisville Revitalization Commission move their regularly scheduled meeting from July 8th to July 1 at 8:00 a.m.

**Background / Prior Discussions:**

At the January 2026 meeting, the LRC decided to move forward with a monthly meeting schedule, with meetings to be held the second Wednesday of each month at 8:00 a.m. At that time, the Economic Vitality Manager noted that meeting dates can be added or changed as needed throughout the year to accommodate personal and project needs.

**Development Proposal:**

**Analysis:**

The LRC intends to hold monthly meetings, on the second Wednesday of the month, throughout the year. Meeting dates and times can be added or changed depending on personnel and project needs. A conflict has arisen surrounding the July 8th 2026 date, an event where many staff are hoping to be in attendance.

As the dates/times overlap, Staff is proposing we move the July 2026 meeting date to July 1, 2026 at 8:00 a.m.

**Council Work Plan:**

**Fiscal Impact:**

There is no fiscal impact to moving the July 2026 meeting date.

**Alternatives:**

- Do not move the July 2026 meeting date
- Move the July 2026 meeting date to an alternatively identified date
- Cancel the July 2026 meeting date

**Recommendation:**

- Staff recommends the LRC move and/or cancel the July 2026 meeting.

**Attachments:**

None

**Subject:** 2026 Budget Carry-Forwards  
**Date:** April 8, 2026  
**Prepared By:** Vanessa Zarate, Economic Vitality Manager  
**Presented By:** Vanessa Zarate, Economic Vitality Manager

**Summary:**

Every year, the Louisville City Council and the Louisville Revitalization Commission each create budgets for their operations. These budgets are independent of one another and created to support each entity's goals and objectives. The LRC and City Council often work together to partner on incentives and infrastructure projects.

There were multiple projects that were previously approved that were not completed in 2025, and therefore need to be carried-forward into the 2026 budget for payment. Carry-forwards include

- \$650,000 in Public Infrastructure Grants for 1303 Empire Road (Ironton Distillery)
- \$63,500 in Professional Services Fees
  1. Third-Party TIF Reviews
  2. Additional Services as needed
- \$225,480 in Façade Improvement Program
  1. For projects that were awarded and not yet completed/paid out
- Total: \$938,000

In addition, staff has identified some additional budgetary needs to move the LRC's plans and objectives forward. These budget amendments include

- Actual property value assessments were received, and property tax needs to increase by \$161,530 to align with final assessment valuations.
- Staff anticipates construction starting on Front and Center in 2026, resulting in a need to increase the budget by \$1,982,600.
- Total: \$2,144,130

The LRC amendment is scheduled to go before City Council for approval on 20, 2026.

**Background / Prior Discussions:**

The Louisville Revitalization Commission (LRC) must approve a budget each year for the Urban Revitalization District (URD). The annual budget proposed by the LRC is then submitted to the Louisville City Council for review and approval prior to final LRC adoption before the end of the year.

The LRC originally recommended approval of the budget at their 2026 October 15, 2025 meeting. City Council approved the 2026 budget at their November 3, 2025 meeting. The LRC formally adopted their 2026 budget at a public hearing on November 12, 2025. If approved, these budget amendments and carry-forwards will be approved at the May 19, 2026 City Council meeting.

**Development Proposal:**

**Analysis:**

The budget carry-forward amendments are for ongoing projects, existing incentive agreements and other City of Louisville and LRC priority projects. These budget amendments will allow the LRC to continue to move forward with agreed upon projects and incentive agreements.

These changes come from funds that were allocated in previous years and not yet spent, or changes to the projected property tax received by the urban renewal authorities. This change is not taking funding away from any other line item within the urban renewal fund.

If the budget amendments and carry-forwards are approved, the net impact to the urban renewal fund is \$2,760,050.

**Council Work Plan:**

This action supports Economic Vitality goals and support of budget needs.

**Fiscal Impact:**

The fiscal impact to the budget will have a net-impact to the urban renewal fund of \$2,760,050.

This increase will come from carry-forwards, alignment with real property tax assessments and a reallocation of Front & Center funds.

**Alternatives:**

- Do not carry-forward or amend the budget

**Recommendation:**

Staff recommends the LRC review and approve the budget carry-forwards and

amendments as proposed.

**Attachments:**

1. LRC Revenues and Expenditures
2. LRC Budget Change Summary
3. Budget Carry-Forward Resolution
4. LRC Budget

## Revenue/Expenditure Balances

Object		2023	2024	2025	2026
Object	Object Title	Actual	Actual	Actual	2026 Rev Budget
<b>Fund: 221 – Urban Revitalization Dist Fund</b>					
<b>Beginning Fund Balance</b>		3,606,166	4,161,288	3,395,014	<b>3,219,530</b>
<b>Account Type: Revenue</b>					
411000	Property Tax	2,095,246	2,378,979	2,351,698	<b>2,385,530</b>
441540	City Skate	78,309	120,258	36,759	-
461100	Interest Earnings	166,642	231,154	191,447	<b>158,000</b>
461110	Net Incr (Decr) in Fair Value	48,017	-	-	-
493100	Bond Proceeds	-	-	-	<b>10,125,000</b>
Total Revenue		2,388,213	2,730,391	2,579,904	<b>12,668,530</b>
<b>Account Type: Expenditure</b>					
530830	Facade Impr Programming	237,134	47,014	74,520	<b>525,480</b>
530831	Property Impr Programming	-	-	5,600	<b>350,000</b>
531100	CitySkate	405,458	161,236	-	-
532000	Advertising/Marketing	261	-	2,000	-
532300	Support Services-City of Louis	50,000	50,000	50,000	<b>50,000</b>
532303	Commission and Board URA Proje	-	-	13,880	-
532313	Cap Contr - COL - Undergroundg	-	120,000	-	-
532319	Cap Cont - COL - Downtown Stre	106	395,295	94	-
532320	Repay TIF Revenue to BoCo	147,563	192,330	165,624	<b>172,450</b>
532323	Cap Cont - COL - Downtown ADA	87,663	-	-	-
532324	Cap Contr - COL - Dwntn Vis Pl	-	-	417,400	<b>8,582,600</b>
532325	Cap Contr - COL - S St Undrpss	-	-	-	<b>1,000,000</b>
532330	Repay TIF Revenue to Fire Dist	36,833	63,050	50,850	<b>54,210</b>
537212	Assist Agreement - 950 Spruce	-	1,083,314	-	-
537213	Asst Agrmnt - 1303 Empire Rd	-	-	-	<b>650,000</b>
538250	Bond Maint Fees-Paying Agent	7,865	7,865	-	<b>7,150</b>
540410	Prof Serv-Investment Fee	5,225	8,226	2,366	<b>5,000</b>
540900	Prof Serv-Other	15,610	10,824	26,504	<b>108,500</b>
570100	Principal-Bonds	607,000	959,000	1,753,631	<b>1,776,631</b>
570500	Interest-Bonds	232,374	189,884	90,020	<b>54,420</b>
630015	Pymts fr Contr Fund-DELO Devel	-	81,648	102,761	-
630177	Downtown Vision Plan Streetsca	-	126,979	138	-
Total Expenditure		1,833,091	3,496,664	2,755,388	<b>13,336,441</b>
<b>Ending Fund Balance</b>		<b>4,161,288</b>	<b>3,395,014</b>	<b>3,219,530</b>	<b>2,551,619</b>

**Appendix F**  
**City of Louisville, Colorado**  
**2026 Budget Amendment Detail**  
**Adjustments to 2026 Urban Revitalization Budget**

Account Number	Account Description	Current Budget	Proposed Amendment	Proposed Budget	Comments/Notes
221065-411000	Property Tax	(2,224,000)	(161,530)	(2,385,530)	Increased to align with Final A/V 12.2.25
<b>221 Total</b>			<b>(161,530)</b>		
221120-532324	Cap Contr - COL - Dwntn Vis Pl	6,600,000	<b>1,982,600</b>	8,582,600	Timing of Bond funded projects
221120-532713	Asst Agrmnt - 1303 Empire Rd	-	650,000	650,000	Project continuing into 2026
221120-530830	Facade Impr Programming	300,000	225,480	525,480	Carry forward of remaining 2025 budget
221120-540900	Prof Serv-Other	45,000	63,500	108,500	Carry forward of remaining 2025 professional Service budget for additional TIF reviews and other professional services
<b>221 Total</b>			<b>2,921,580</b>		
<b>Net Impact to Fund</b>			<b>2,760,050</b>		

**RESOLUTION NO. XX  
SERIES 2026**

**A RESOLUTION AMENDING THE 2026 BUDGET BY AMENDING  
APPROPRIATIONS IN THE LOUISVILLE REVITALIZATION COMMISSION**

**WHEREAS**, the need exists to amend the 2026 budget by amending appropriations in the Louisville Revitalization Commission; and

**WHEREAS**, the need to amend the 2026 budget arises:

1. To carryforward unused appropriations from 2025 to 2026 for projects that Council approved for 2025 but, for various reasons, needed to extend into 2026;

**WHEREAS**, the need exists to increase certain budget line items to align with project needs for 2026,

**WHEREAS**, funding for any increase in appropriations will come from new/increased revenue, bond proceeds or from fund reserves.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

**SECTION 1.** That the 2026 Louisville Revitalization Commission revenues be increased by \$161,530, from \$12,507,000 to \$12,668,530

**SECTION 2.** That the 2026 Louisville Revitalization Commission appropriation be increased by \$2,271,586 from \$11,064,861 to \$13,336,441.

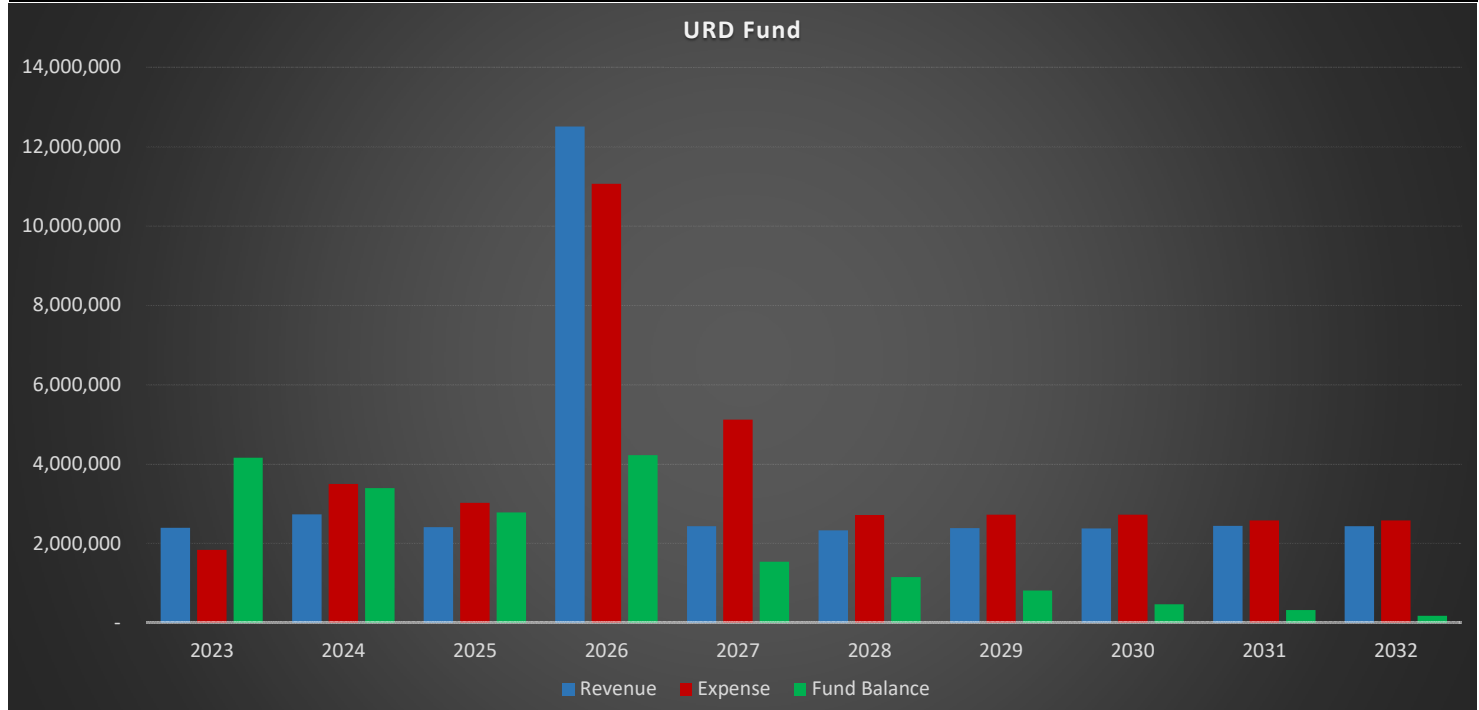
**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ May \_\_\_\_\_ 2025.

\_\_\_\_\_  
Christopher M Leh, Mayor

ATTEST:

\_\_\_\_\_  
Genny Kline, Interim City Clerk

Object	2023	2024	2025	2025	2026	2027	2028	2029	2030	2031	2032
Object	Actual	Actual	Adjusted Budget	Estimate	2026 Base Budget	Projection	Projection	Projection	Projection	Projection	Projection
<b>Fund: 221 – Urban Revitalization Dist Fund</b>											
<b>Beginning Fund Balance</b>	3,606,166	4,161,288	3,395,014	3,395,014	<b>2,780,538</b>	4,222,677	1,539,748	1,149,103	810,015	460,459	320,298
<b>Account Type: Revenue</b>											
411000 Property Tax	2,095,246	2,378,979	2,249,755	2,249,755	<b>2,224,000</b>	2,290,720	2,290,720	2,359,442	2,359,442	2,430,225	2,430,225
441540 City Skate	78,309	120,258	-	-	-	-	-	-	-	-	-
461100 Interest Earnings	166,642	231,154	153,899	153,899	<b>158,000</b>	141,961	34,245	24,083	13,617	9,442	5,146
461110 Net Incr (Decr) in Fair Value	48,017	-	-	-	-	-	-	-	-	-	-
493100 Bond Proceeds	-	-	2,250,000	-	<b>10,125,000</b>	-	-	-	-	-	-
<b>Total Revenue</b>	<b>2,388,213</b>	<b>2,730,391</b>	<b>4,653,654</b>	<b>2,403,654</b>	<b>12,507,000</b>	<b>2,432,681</b>	<b>2,324,965</b>	<b>2,383,525</b>	<b>2,373,058</b>	<b>2,439,666</b>	<b>2,435,371</b>
<b>Account Type: Expenditure</b>											
530830 Facade Impr Programming	237,134	47,014	300,000	300,000	<b>300,000</b>	300,000	300,000	300,000	300,000	300,000	300,000
530831 Property Impr Programming	-	-	350,000	350,000	<b>350,000</b>	350,000	350,000	350,000	350,000	200,000	200,000
531100 CitySkate	405,458	161,236	-	-	-	-	-	-	-	-	-
532000 Advertising/Marketing	261	-	5,000	5,000	-	-	-	-	-	-	-
532300 Support Services-City of Louis	50,000	50,000	50,000	50,000	<b>50,000</b>	50,000	50,000	50,000	50,000	50,000	50,000
532303 Commission and Board URA Proje	-	-	13,880	13,880	-	-	-	-	-	-	-
532313 Cap Contr - COL - Undergroundg	-	120,000	-	-	-	-	-	-	-	-	-
532319 Cap Cont - COL - Downtown Stre	106	395,295	-	-	-	-	-	-	-	-	-
532320 Repay TIF Revenue to BoCo	147,563	192,330	169,070	169,070	<b>172,450</b>	177,624	177,624	182,952	182,952	188,441	188,441
532323 Cap Cont - COL - Downtown ADA	87,663	-	-	-	-	-	-	-	-	-	-
532324 Cap Contr - COL - Dwntrn Vis Pl	-	-	2,250,000	-	<b>6,600,000</b>	2,400,000	-	-	-	-	-
532325 Cap Contr - COL - S St Undrps	-	-	-	-	<b>1,000,000</b>	-	-	-	-	-	-
532330 Repay TIF Revenue to Fire Dist	36,833	63,050	53,230	53,230	<b>54,210</b>	55,836	55,836	57,511	57,511	59,237	59,237
537212 Assist Agreement - 950 Spruce	-	1,083,314	-	-	-	-	-	-	-	-	-
537213 Asst Agrmnt - 1303 Empire Rd	-	-	650,000	-	<b>650,000</b>	-	-	-	-	-	-
538250 Bond Maint Fees-Paying Agent	7,865	7,865	7,150	7,150	<b>7,150</b>	7,150	7,150	7,150	7,150	7,150	7,150
540410 Prof Serv-Investment Fee	5,225	8,226	5,000	5,000	<b>5,000</b>	5,000	5,000	5,000	5,000	5,000	5,000
540900 Prof Serv-Other	15,610	10,824	90,000	90,000	<b>45,000</b>	20,000	20,000	20,000	20,000	20,000	20,000
570100 Principal-Bonds	607,000	959,000	1,977,000	1,754,000	<b>1,776,631</b>	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000
570500 Interest-Bonds	232,374	189,884	122,840	90,100	<b>54,420</b>	-	-	-	-	-	-
630015 Pymts fr Contr Fund-DELO Devel	-	81,648	130,700	130,700	-	-	-	-	-	-	-
630177 Downtown Vision Plan Streetsca	-	126,979	-	-	-	-	-	-	-	-	-
<b>Total Expenditure</b>	<b>1,833,091</b>	<b>3,496,664</b>	<b>6,173,870</b>	<b>3,018,130</b>	<b>11,064,861</b>	<b>5,115,610</b>	<b>2,715,610</b>	<b>2,722,614</b>	<b>2,722,614</b>	<b>2,579,828</b>	<b>2,579,828</b>
<b>Ending Fund Balance</b>	<b>4,161,288</b>	<b>3,395,014</b>	<b>1,874,798</b>	<b>2,780,538</b>	<b>4,222,677</b>	<b>1,539,748</b>	<b>1,149,103</b>	<b>810,015</b>	<b>460,459</b>	<b>320,298</b>	<b>175,841</b>



**SUBJECT: STAFF UPDATES**

**DATE: APRIL 8, 2026**

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER  
BRIAN HOLIHAN, ECONOMIC VITALITY SPECIALIST**

**SUMMARY:**

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

*Downtown Patio Program*

The Downtown Patio Program is back for 2026. Patios will begin being installed on Monday, April 20<sup>th</sup> with road closures occurring down main street for the start of the week. Patios will remain installed until November 2, 2026. Please reach out to Brian Holihan with additional questions.

*Commercial Sustainability Rebate Launch*

The City of Louisville has launched the redesign of its Commercial Sustainability Rebate Program, offering local businesses financial support for projects that reduce waste, lower emissions, and improve overall sustainability. Eligible businesses can apply for tiered rebates of \$ 1,000, \$ 5,000, or \$ 10,000 to help fund energy efficiency upgrades, composting and recycling systems, decarbonization projects, and other impactful sustainability initiatives. The application opened on March 2, 2026. Applicants can apply through May 1, 2026. All applications will be reviewed from May 4 through May 15, 2026, with awardees notified within two weeks of the final day of the review timeline. Please reach out to Brian Holihan with additional questions.

*Sundance Film Festival*

City Staff continues to work with Sundance Institute Staff and regional partners to prepare for the upcoming festival in 2027. In addition to internal working meetings, Staff has met with partners for economic vitality, transportation, housing and cultural services workshops and focus groups. A first hearing for a temporary short-term rental program will be held at the April 7, 2026 City Council meeting.

*April Business Beat*

The April Business Beat meeting will be held on April 30<sup>th</sup> from 4:00 – 5:30 pm. This month's roundtable will focus around apprenticeships and we will be joined by Workforce Boulder and City of Lafayette. Please reach out to Brian Holihan with additional questions.

*City of Louisville and LRC IGA*

Staff believes we have reached an agreement draft for the new update to the cooperation agreement between the City of Louisville and the LRC. Staff is planning to

**SUBJECT: STAFF UPDATES**

**DATE: APRIL 8, 2026**

**PAGE 2 OF 2**

present the IGA to City Council first for approval, then will bring to the LRC for final adoption.

**SUBJECT: DEVELOPMENT HIGHLIGHTS**

**DATE: APRIL 8, 2026**

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**

**SUMMARY:**

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.

<b>Site</b>	<b>Update</b>
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 complete the core/shell for the building and continues to look for a new tenant for the space. Potential tenants continue to tour the building, but no signed tenant to date.
816 Main Street (former Empire)	Site is listed for sale and staff is working with the real estate representatives to garner interest in the building.
833 Main Street (former Chase)	Staff is working with ownership to assist with reinvestment on site. Site has been listed for sale.
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.
947 Pine Street (former gas station)	Birdie Bar is open to the public!
1303 Empire Road (Ironton)	Ironton has approved plans for a new distillery and event center. They have opened their temporary tasting room and are welcoming patrons.
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. TIF review is complete.

**SUBJECT: DEVELOPMENT HIGHLIGHTS****DATE: APRIL 8, 2026****PAGE 2 OF 2**

Coal Creek Village (SWC South Boulder Road and HW 42)	A mixed use commercial and residential development, with 13,500 sf of commercial space and 186 dwelling units under review through our planning process.
1171 W Dillon Road (former Lowe's)	The New King Soopers Marketplace has started construction for the new store. They anticipate a mid-year 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.
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.