

# Revitalization Commission

## Agenda

**Wednesday, May 13, 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 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 April 8, 2026 Meeting Minutes

B. Approval of May 6, 2026 Meeting Minutes

C. Facade Improvement Program- 1100 Pine Street 1st Amendment

### 5. Regular Business

- A. Resolution No. 2, Series 2026 - A Resolution Approving a Revised Fourth Amended and Restated Cooperation Agreement Between The City of Louisville and the Louisville Revitalization Commission
- B. Facade Improvement Program Application - 824 South Street

**6. Staff Report**

- A. Staff Report
- B. Business Happenings

**7. Commission Member Comments**

**8. Adjourn**

**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***

**April 8, 2026  
Regular Meeting  
8:00 AM**

**Call to Order** – Chair Williams called the meeting to order at 8:01 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*

**Staff Present:** *Vanessa Zarate, Economic Vitality Manager*  
*Brian Holihan, Economic Vitality Specialist*  
*Rob Zuccaro, Director of Community Development*  
*Samma Fox, Deputy City Manager*  
*Diana Langley, City 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 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 March 25, 2026 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.

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

Mike Kranzdorf asked for an amendment to be made to his existing facade improvement contract to reflect a change in siding material. Manager Zarate responded that nothing can be approved today but an amendment can be brought forward at a future commission meeting.

### **GRAIN ELEVATOR AMENDMENT**

Manager Zarate shared an update regarding gab funding for the grain elevator development and highlighted the miscalculation from the HBC grant by \$36,000. Staff proposed that the additional \$36,000 be filled from the facade improvement funds and used for the windows, which would increase the facade improvement grant total to \$108,500.

Commissioner Lipton question about why LRC funds are being used to fill this miscalculation and if other city funds could be used. Director Zuccaro responded that project eligibility for additional HPC grant awarding was not available.

Commissioner Williams question about how staff determined project eligibility for additional funding. Manager Zarate responded that staff took all of the applicants bid components and highlighted areas that are eligible for the facade improvement program.

Commissioner Lipton question about how staff determines when a project is complete and how funds are distributed. Manager Zarate responded that per the contract, language states that project components are eligible for reimbursement when either a certificate of occupancy is received or when the project component is determined complete by the city's building department.

Commissioner Tofte asked if a project does not move forward, how do we determine that the project is not going to be completed, and if that is the case, when do allocated funds come back to the commission. Manager Zarate responded that dates are identified within the contract with an applicant and project completion needs to be completed by that specific date. If the applicant misses those deadlines, the funds will be returned to the urban renewal fund.

Commissioner Lipton asked about a Business Assistance Program application for the Grain Elevator Development and how that could support the developments funding gap. Manager Zarate responded that an application for a BAP has been submitted and it is largely for a tenant as it will be heavily focused on a sales tax rebate.

Commissioner Alder asked if this request could be moved to later in the year in anticipation of other applications coming in for Facade Improvement Grant funds.

Manager Zarate responded that since it is staff's intention to fill the identified gap that the third-party analysis produced and because HPC is going to City Council at the end of the month, staff prefers to give the applicant an understanding of what to expect in terms of funding support.

Commissioner Lipton motions to approve that the LRC amend the previous facade improvement program funding award from \$72,500 to \$108,500 and that the award be tied towards the successful completion as defined by acquiring a certificate of occupancy. Commissioner Alder seconds the motion.

Aye: All

Nay: None

Absent: Commissioner Dickinson

### **PUBLIC COMMENT ON THE GRAIN ELEVATOR AMENDMENT**

Erik Hartronft (applicant) – confirmed that utilizing the amended \$36,000 for windows is acceptable.

Mike Kranzdorf - expressed support for filling the \$36,000 project gap.

Stephanie Schlager – expressed support for the project.

### **CHANGE JULY 2026 MEETING DATE**

Manager Zarate shared conflicts for staff and council members on the July 8<sup>th</sup> meeting date and is proposing July 1<sup>st</sup> as a meeting date instead or cancelling the meeting all together.

Commissioner Lipton moves to cancel the July meeting with the stipulation that if an application arrives for the month of July, a special meeting will be help. Seconded by Commissioner Alder.

Aye: All

Nay: None

Absent: None

### **2026 BUDGET CARRY FORWARD**

Manager Zarate presented on budget carryforwards for items that were previously approved but were not completed in 2025, and therefore need to be carried-forward into the 2026 budget for payment.

Commissioner Harald question about status of 1303 Empire and when we will know if those funds will be coming back to the commission. Manager Zarate responded that we anticipate this project to be under construction by the end of the year and the applicant is aware that if project deadlines are not met, they are potentially at risk of losing the funds, which would then be returned to the line item.

Commissioner Lipton motions to approve resolution number 1 series 2026 amending the 2026 budget by amending appropriations in the Louisville Revitalization Commission. Commissioner Harald seconds the motion.

Aye: All

Nay: None

Absent: None

### **STAFF UPDATES**

Manager Zarate gave an overview on staff updates and asked for questions.

### **DEVELOPMENT UPDATES**

Manager Zarate gave an overview on the development updates and asked for questions.

### **DOWNTOWN BUSINESS ASSOCIATION UPDATES**

No update.

### **CHAMBER OF COMMERCE UPDATES**

Director Millar shared the advocacy page that is now live in the Chamber of Louisville's website, the Feel Good Festival report is available online, the Broomfield and Louisville Mixer is on April 15 and the Taste of Louisville is sold out.

### **COMMISSIONER COMMENTS**

None.

### **ADJOURN**

Commissioner Williams motions to adjourn. Commissioner Litpton seconds. Meeting is adjourned at 9:12 am.

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CCorrie Williams, Chair

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Vanessa Zarate, Economic Vitality Manager

# ***Louisville Revitalization Commission***

## ***Special Meeting Minutes***

**May 6, 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 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*  
*Samma Fox, Deputy City Manager*  
*Brandi Cummings, Director of Cultural Services*  
*Kurt Kowar, Public Works and Utilities Director*  
*Jordan Jefferies, Assistant City Engineer*  
*Cameron Folkes, City Engineer*

**Others Present:** *LRC Counsel Kunal Parikh*  
*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.

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

None.

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

Director Kowar provided a presentation with an update on the Front and Center project and the current status of major and minor design elements.

Commissioner Adler asked if the updated Front and Center costs include the secondary structure that is proposed. Director Kowar responded that yes, the updated cost closer to \$7 million reflects the inclusion of the secondary structure.

Commissioner Adler asked for confirmation if crisscross is more expensive for the light fixtures than the zig-zag pattern. Director Kowar confirmed that it is roughly \$300,000 more expensive.

Director Kowar asked for confirmation from commissioners on support for the secondary structure that was included in the design. All commissioners confirm their support for the secondary structure.

Director Kowar asked for commissioners' opinions on stage height. All commissioners express support for a stage height of four feet.

Director Kowar asked for commissioner's opinions on lighting styles. All commissioners express interest in the crosscross lighting pattern but are in agreement that the zigzag lighting patten is an acceptable alternative and recognize its cost saving ability.

## **PUBLIC COMMENTS ON ITEMS ON THE AGENDA**

Rick Kron – DBA Board Member – Expressed concern of the skating rinks footprint, shared that the street faire chiller trunk could be placed in the identified parking lot, shared concerns about rain and hail protection underneath the roofed structures, and shared support for the temporary play structures being placed on the patio.

Gillian Millar – Executive Director of Louisville Chamber – expressed support for the better lighting on Main Street and the secondary structure that was included in the design, along with noting the need for keeping acoustics and weather protection in mind.

## **COMMISSIONER COMMENTS**

None.

**ADJOURN**

Commissioner Williams motions to adjourn. Commissioner Adler seconds. All in favor.  
Meeting is adjourned at 9:32 am.

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CCorrie Williams, Chair

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Vanessa Zarate, Economic Vitality Manager

**Subject:** Facade Improvement Program- 1100 Pine Street 1st Amendment  
**Date:** May 13, 2026  
**Prepared By:** Vanessa Zarate, Economic Vitality Manager  
**Presented By:** Vanessa Zarate, Economic Vitality Manager

**Summary:**

At the December 10, 2025 Louisville Revitalization Commission meeting, the LRC approved a Façade Improvement Grant for 1100 Pine Street. In that agreement, the LRC approved a not-to-exceed amount of \$164,987 for the following items.

- Update the exterior of the building- introduce stucco material onto the building and add columns to the façade and replace windows with energy efficient windows - \$95,920 •
- Courtyard- replace parking spaces in front of the building with an enclosed concrete courtyard - \$21,727 •
- Parking Lot- replace the asphalt parking lot - \$71,110

The applicant came to Economic Vitality staff after the agreement was executed to ask about amending the agreement to allow him to use one of two materials for the façade work. This amendment is changing the language to allow him to use stucco or cement board material. All other components and expectations of the agreement remain the same.

**Background / Prior Discussions:**

The LRC is the City's urban renewal authority, working to eliminate blight in urban renewal areas. The LRC created the Façade Improvement Program in 2022 to assist property owners in reinvesting in their properties, to prevent and remove blight. The program has been used by multiple property owners in the Highway 42 Urban Renewal Area to add additional investment into their properties. The program is rebate based, and reimbursed once the approved work is completed. The tiered rebate, allows the LRC to support private investment in the urban renewal area.

The LRC approved the original Facade Improvement Program application request in December 2025, with a not to exceed of \$164,987.

**Development Proposal:**

**Analysis:**

The proposed change is still aligned within the Facade Improvement Program parameters and eligible components. The change allows the property owner to have slightly more flexibility in facade materials, so that the best decision can be made for reinvestment in the building.

**Council Work Plan:****Fiscal Impact:**

There will be no fiscal impact to adopting this first amendment. The only change is to the material options available to use on the facade. The remainder of the contract components, including the not-to-exceed of \$164,987 will remain the same.

**Alternatives:**

- Do not approve the First Amendment to the Facade Improvement Program Grant Agreement for 1100 Pine Street.

**Recommendation:**

Staff recommends that the Louisville Revitalization Commission approve the First Amendment to the Façade Improvement Program Grant Agreement for 1100 Pine Street.

**Attachments:**

1. 1st Amdt to Facade Improvement Agreement- 1100 Pine Street

**FIRST AMENDMENT TO FACADE IMPROVEMENT GRANT AGREEMENT**

THIS FIRST AMENDMENT TO FACADE IMPROVEMENT GRANT AGREEMENT is made and entered into this \_\_\_\_ day of May, 2026 by and between the **LOUISVILLE REVITALIZATION COMMISSION**, a Colorado urban renewal authority and a body corporate and politic of the State of Colorado (the "LRC") and Amterre Pine II, LLC ("Recipient"), the owner/tenant of the commercial building located at 1100 Pine Street, Louisville, CO 80027 (sometimes referred to individually as "party" or collectively as "parties").

**WHEREAS**, the parties entered into that Facade Improvement Grant Agreement dated the February 25, 2026 (the "Original Agreement"); and

**WHEREAS**, the parties wish to amend the Original Agreement as described herein.

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained herein the LRC and the Recipient agree as follows:

A. In Exhibits A and Exhibit B to the Agreement, the word “stucco” is hereby replaced with the words “stucco or cement board.”

B. Except as amended herein, all other terms, conditions, and provisions of the Original Agreement are unchanged and remain in full force and effect.

**RECIPIENT:**

**Amterre Pine II LLC**

\_\_\_\_\_  
Michael Kranzdorf, Manager

**LOUISVILLE REVITALIZATION COMMISSION**

**By:**

\_\_\_\_\_  
Corrie Williams, Chair

**ATTEST:**

\_\_\_\_\_  
Barbie Iglesias, Secretary

**Subject:** Resolution No. 2, Series 2026 - A Resolution Approving a Revised Fourth Amended and Restated Cooperation Agreement Between The City of Louisville and the Louisville Revitalization Commission

**Date:** May 13, 2026

**Prepared By:** Vanessa Zarate, Economic Vitality Manager

**Presented By:** Vanessa Zarate, Economic Vitality Manager

**Summary:**

The City and the Louisville Revitalization 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.

The City Council and LRC held another joint meeting in February 2026 to further discuss amendments to the Cooperation Agreement, resulting in the amendments reflected in the revised Fourth Amended and Restated Cooperation Agreement attached.

**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.

The City Council and LRC met again on February 25, 2026 to discuss revisions to the

Cooperation Agreement. The proposed Fourth Amended and Restated Cooperation Agreement recommended for approval has been reviewed by staff from the City and LRC, and reflects the discussion at the February 2026 joint meeting.

**Development Proposal:**

**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.

**Council Work Plan:**

**Fiscal Impact:**

**Alternatives:**

- Do not amend the Cooperation Agreement.
- Provide direction to staff regarding proposed terms for an Amended Cooperation Agreement.

**Recommendation:**

Approve a Revised Fourth Amended and Restated Cooperation Agreement between the City of Louisville and the Louisville Revitalization Commission.

**Attachments:**

1. Resolution No. 2, Series 2026- Amended Cooperation Agreement
2. Fourth Amended and Restated Cooperation Agr (updated redline)
3. Fourth Amended and Restated Cooperation Agr (revised clean)

**LOUISVILLE REVITALIZATION COMMISSION  
RESOLUTION NO. 2026-2**

**TITLE: A RESOLUTION APPROVING THE FOURTH AMENDED AND RESTATED COOPERATION AGREEMENT, AS REVISED, BETWEEN THE CITY OF LOUISVILLE AND THE LOUISVILLE REVITALIZATION COMMISSION**

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LOUISVILLE REVITALIZATION COMMISSION:**

Section 1. The Fourth Amended and Restated Cooperation Agreement between the City of Louisville and the Louisville Revitalization Commission, as revised and approved by the City Council on April 21, 2026, attached hereto as **Exhibit A**, is hereby approved, and the Chair of the Commission is authorized to execute the same on behalf of the Commission.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Corrie Williams, Chair

ATTEST:

By: \_\_\_\_\_  
Barbie Iglesias, Secretary

**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 2026, 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.

CH. 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 ~~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 in accordance with the Local Government Budget Law of Colorado, C.R.S. § 29-1-101, et seq. (the LRC Budget) for the ensuing fiscal year (which shall be the calendar year), which LRC Budget shall be submitted to the City by no later than November 1 of each calendar year 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.

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.~~

**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

**Commented [KK3R2]:** City Council will still approve annual budget per direction at the Feb 25, 2026 joint meeting.

ab. 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.

eb. ~~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.~~

**Commented [KK4]:** No longer relevant, this Urban Renewal Plan was completed in 2015.

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.~~

ab. ~~Except as provided in Section 6 hereunder, Pprior 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.~~

be. 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.

fc. 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.

dg. 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. 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 [CH5]:** Amendments to Section 5 attempt to capture discussion from March 11 joint study session

**Commented [CH6]:** New Section 6 attempts to capture authority to enter into redevelopment agreements that allocate available or new property tax increment

**Commented [CH7]:** 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.

97. 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.

810. 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.

911. 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.

1012. 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.

1113. 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.

1214. 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.

~~1315.~~ 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.

~~1416.~~ 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.

~~1517.~~ 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.

~~1618.~~ 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. ~~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 [KK8]:** Language in existing agreement restored.

~~1719.~~ 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.

~~1820.~~ 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:

Christopher M. Leh, Mayor

Genny Kline, City Clerk

LOUISVILLE REVITALIZATION  
COMMISSION

Attest:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

## **FOURTH AMENDED AND RESTATED COOPERATION AGREEMENT**

This Fourth Amended and Restated Cooperation Agreement (the Fourth Amended and Restated Cooperation Agreement) is made as of \_\_\_\_\_, 2026, 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 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.

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 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 in accordance with the Local Government Budget Law of Colorado, C.R.S. § 29-1-101, *et seq.* (the LRC Budget) for the ensuing fiscal year (which shall be the calendar year), which LRC Budget shall be submitted to the City by no later than November 1 of each calendar year 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 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.

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.

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.

5. Approval of 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. Except as provided in Section 6 hereunder, prior to issuing bonds 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 as the City Council may request. Such bonds shall be subject to the prior review and approval of the City Council

b. 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.

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. 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. 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).

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. 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.

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.

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.

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.

13. Binding Effect. Subject to compliance with Section 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.

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.

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.

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.

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.

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.

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.

20. Supersede. This Fourth Amended and Restated Cooperation Agreement supersedes and replaces in its entirety those prior Cooperation Agreements by and between the City and the LRC 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:

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

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

LOUISVILLE REVITALIZATION  
COMMISSION

Attest:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

**Subject:** Facade Improvement Program Application - 824 South Street

**Date:** May 13, 2026

**Prepared By:** Vanessa Zarate, Economic Vitality Manager

**Presented By:** Vanessa Zarate, Economic Vitality Manager

**Summary:**

The owner of 824 South Street, home to South Street Market, submitted a Façade Improvement Program application to add a mural to the west facing side of their building. The building is located within the Highway 42 Urban Renewal area and is eligible for program participation. The building was built after 1955 and would not require a Historic Preservation review.

The owner, Barbie Iglesias , submitted an application to ask the LRC for assistance in putting a mural up on the side of their building, with an estimated cost of \$12,725. Staff is proposing approval of the application, with a not-to-exceed amount of \$14,000. This not-to-exceed amount would allow for a 10% contingency and could assist with any permits needed to install the mural.

The applicant will be required to submit for all necessary planning, zoning and building permits and applications. Reimbursement will be provided once all relevant City teams have provided

**Background / Prior Discussions:**

The Façade Improvement program was created in 2022 to help assist businesses in the prevention and remediation of blight in the urban renewal area. This property has submitted a full application with all supporting documents to include the application, project narrative, rendering and estimates for the work, and has not received a Façade Improvement Program grant previously.

Should the LRC approve the request, the applicant will enter into the Façade Improvement Grant Agreement with the LRC. As indicated in the agreement, the applicant will be eligible for reimbursement once all eligible improvements have been completed and the applicant has received a certificate of completion.

**Development Proposal:**

**Analysis:**

Staff has determined that the application is full and the project eligible for Façade Improvement Program funding based on the work being done and project parameters. As per the adopted program rebate tier-structure, there would not be a match required by the property owner for the project.

Staff is recommending a not-to-exceed of \$14,000 to support the mural being installed, assist with any permits needed and allow for a small contingency on the project. The entire project would need to be completed and paid for by the property owner, and once complete reimbursement could be made based on the program details and contract.

**Council Work Plan:**

**Fiscal Impact:**

The LRC has allocated \$300,000 in Façade Improvement Program funds in 2026 and has awarded \$125,843.53 to-date in 2026. If this agreement is approved with a not-to-exceed of \$14,000, there would be \$160,156.47 available in Façade Improvement Program Funds for the remainder of 2026.

**Alternatives:**

- Do not approve and enter into a Façade Improvement Program agreement with the owner of 824 South Street
- Approve and enter into a Façade Improvement Program agreement at a different not-to-exceed amount.

**Recommendation:**

Staff is recommending the LRC approve the Façade Improvement Program Application for 824 South Street, and enter into an agreement with a not-to-exceed amount of \$14,000

**Attachments:**

1. South Street Market Mural Application
2. South Street Market Mural Rendering and Cost Estimate
3. 824 South Street- Façade Improvement Program Contract May 2026

## View results

Respondent

10

Anonymous

**50:07**

Time to complete

## Program Info

### Program Eligibility

- All commercial properties located within the Highway 42 Urban Renewal Area (URA); please see URA map
- Business entities must be registered with the Colorado Secretary of State and be current on filings and payment

### Program Requirements

- A completed Application must be submitted to the LRC, which includes all of the following:
  - Detailed project narrative;
  - Pictures of existing façade;
  - Proposed building elevations;
  - Cut sheets for windows;
  - W9 for business entity
  - Estimated cost of improvements/BIDs; and
  - Confirmation of year building constructed.
- If the business rather than the property owner is the applicant, they must submit a letter from the property owner authorizing the work
- Requests for buildings built prior to 1955 must also complete a review with the Louisville Historic Preservation Commission
- Significant changes must also complete a review with Planning
- Upon approval, applicant must agree to and execute an improvement agreement with the LRC
- Applicant must obtain all required permits and complete improvements prior to receiving program reimbursement

### Reimbursement Schedule

Eligible project costs are considered for reimbursement as follows:

- \$0 - \$15,000: 100% reimbursable
- \$15,000.01 - \$50,000: 75% reimbursable
- \$50,000.01 - \$100,000: 50% reimbursable
- \$100,000.01+: Reviewed on a case-by-case basis

### Eligible Improvements

The following improvements are considered eligible for reimbursement under the Facade Improvement Program: improvements outside of this list that are conducted in the same scope will be excluded from funding:

- Restoration and cleaning of masonry (brick, stone and concrete);
- Repair or replacement of windows (historic windows should be repaired);
- Lighting attached to the building;
- Restoration and repair of original architectural details;
- Removal of inappropriate façade materials;
- Installation or repair of awnings or canopies;
- Improvements to alley entryways;
- Parking lot/infrastructure improvements that are accessible to the general public

- (landscaping, bike racks, etc.);
- Creation of or improvements to outdoor seating areas (only permanent changes, not including furniture or fixtures);
- Repair or replacement of primary/main doors;
- Painting (when determined to be of an appropriate nature for the character of the property and neighborhood);
- Permanent or reusable signage that meets sign code requirements (when determined to be of an appropriate nature for the character of the property and neighborhood); and
- Zoning review fees or architectural costs.

Improvements that were completed prior to application, in-progress improvements that did not receive all required permits, improvements that are covered by insurance, and improvements that are not compatible with the original character of the building or neighborhood are also not eligible for reimbursement through the Façade Improvement Program.

## Approval Process

The process begins with the submittal of a complete application and ends once the applicant has completed the improvements. The approval will likely take a minimum of four weeks, since each application must be submitted to the LRC after staff review.

Improvements to buildings that were built prior to 1955 or improvements that constitute a substantial change will require additional reviews by the Historic Preservation Commission (HPC) or Planning, respectively.

- Business submits completed application to EV
- Staff reviews application for completeness and scope of work
- EV draft review and recommendation to LRC
- Application reviewed @ LRC meeting
- If approved, applicant signs project agreement
- EV confirms applicant has obtained or is in process for building permit
- Project improvement completed
- EV verifies all approvals and permit completion
- Issue program rebate

## Application

1. Email Address \*

barbie@southstmarket.com

2. Business Name \*

South Street Market

3. Business Address \*

824 South Street Louisville Co 80027

4. Contact Person \*

Barbie

5. Contact Phone Number \*

720-891-1580

6. Is applicant the property owner? \*

Yes

No

7. Property Owner (if different than the applicant) \*

Barbie Iglesias

8. Property Owner Address \*

556 Lincoln Ave Louisville CO 80027

9. Building Square Footage \*

10. Year Building was constructed \*

11. Current Use \*

12. Future Use \*

13. Project Description \*

14. Project Will Include the Following: \*

- Restoration and cleaning of masonry (brick, stone and concrete)
- Repair or replacement of windows (historic windows should be repaired)
- Lighting attached to the building
- Restoration and repair of original architectural details
- Removal of inappropriate facade materials
- Installation or repair of awnings or canopies
- Improvements to alley entryways
- Parking lot/infrastructure improvements that are accessible to the general public
- Creation of or improvement to outdoor seating areas
- Repair or replacement of primary/main doors
- Painting
- Permanent or reusable signage (must meet sign code requirements)
- Zoning review fees or architectural costs

15. List Proposed Improvements (Please email an itemized budget/detailed cost breakdown and BIDS to [EconomicVitality@LouisvilleCO.gov](mailto:EconomicVitality@LouisvilleCO.gov)) \*

Mural Painted on the West Side of building facing the alley

16. Estimated Total Cost of Improvements \*

12725.00

17. Facade Funding Requested from LRC \*

18. Project Start Date \*

19. Project Completion Date \*

20. I believe I meet all eligibility requirements as stated in the program. \*

Agree

21. Are you making any additional improvements aside from those stated in the application? \*

Yes

No

22. If Yes to the above, please describe the additional improvements.

23. I acknowledge that these improvements have not yet been completed, and that any improvements will be approved through the required City processes. \*

Agree

Disagree

# South Street Market Mural #1

## John Aaron - Concept

FORMATION OF GRESSE

MARKET OF DELI

STEINBAUGH PAVILION

LOUISVILLE COWBOY BROS

LOUISIANA STRONG

30 MINUTE PARKING

shadows?

what is the height of the pavilion?

RD 2021 SOUTH STREET MARKET



Mural Design for the South Street Market West Wall  
 The Steinbaugh Pavilion Remembered

Width from seam to seam: 134" + 125" + 96"; total 355" 29.58'  
 Height of first horiz seam: 63"; height from 1st seam to top of upper light: 75"; from top of upper light to eave (guess) 78"  
 Total: 216" or 18' Mural: 18' x 30' JOHN AARON, Designer

Project requested by Barbie Iglesias

The South Street Market Wall Mural Tribute  
to the Steinbaugh Pavilion and Louisville Street Faire  
John Aaron Designer and Artist

This proposal is to design, prepare and create a painted mural onto the West wall of the South Street Market, 824 South Street, Louisville, CO at the request of Barbie Iglesias, Proprietor. The mural's central focus is a populated portrait of the Steinbaugh Pavilion during a concert. Based upon several portraits I've created of the Steinbaugh, the artwork contains numerous local illuminaries and an enthusiastic collection of dogs and other wildlife attending the show.

As an unofficial official Artist of the Louisville Street Faire for the past three years, with a pop-up booth prepared each Friday during the Street Faire festivities, the History of the place and energy is a key to creating a memorable tribute to the Steinbaugh's final season before its transformation to a modern venue.



The wall of textured stucco requires a special painting technique the Artist is familiar with; and the upper reaches of the wall are accessed by a scissor lift in the sky area of the mural that will take 3-4 days. Similar to the above.

The completion of the mural will take about three weeks from its start. The Artist's commitment to meet and exceed standards of Public Art in Colorado maintain the highest caliber of execution and will serve as a vibrant and colorful remembrance of the Concert venue.

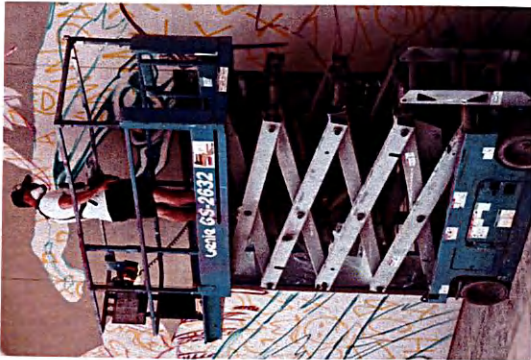
The earlier books *Color Me Boulder* and *Aspen* and my epic times at the Faire provide a solid basis for creating a joyful portrait of a Louisville icon in Oldtown. Through rain, sleet, wind and hail, witnesses will tell you I've been there, in the eye of the storm; and it's a great idea that Barbie came up with, because it's such a stellar wall. The Steinbaugh Pavilion is a great Building to commemorate. Best time for this project to take place would be in May, when the weather is normally pleasant with less chance of excessive heat. Work will be undertaken in the early morning through the mid afternoon when the Wall is in shade. Weather permitting, longer hours will be worked to complete the project as quickly as possible.

Am ready to rock anytime you are.

Thank you for considering this project.

John Aaron  
805-861-8546  
colorme boulder19@gmail.com  
1045 1/2 Lafarge Ave. Louisville, CO 80027

**Equipment required: 1 Scissor Lift similar to the ones pictured. Please see additional info on Budget Page.**



### **Optional Community Art Project 4th of July 250th Celebration Mural**

The parking lot cinderblock wall facing north has enough space for a moveable painted plywood panel 4' x 8' as a cooperative project well suited for schools, churches, Scout troops, Teams and other community groups.

Finished panels could even be transferred to the organization or facility whose community created it. That would allow other groups to create their own story panels, so over time, many members of the community might have the opportunity to express themselves creatively on South Street Market's Art Wall Of Unity. (?)

A thought.

Materials for the Steinbaugh Project that are left over after the Mural's completion are dedicated to the Optional Community Art Project, should the idea be considered.

**South Street Market Mural Project**  
*Steinbaugh Pavilion Remembered*  
John Aaron Artist and Designer  
Requested by Barbie Iglesias, Proprietor



The South Street Market Wall Mural Tribute  
to the Steinbaugh Pavilion and Louisville Street Faire  
John Aaron Designer and Artist  
2026 Project Budget

Material, Equipment Costs

Paints— Color Palette 15 qts @ \$40. /qt.....	\$600.
Posca line paint pens.....	40.
10% Paint contingency cost.....	60.
Brushes.....	125.
Paint Rollers, Buckets.....	125.
Misc.	
Gloves, rags, tarps/ addition. Ground surface.....	100.
20' height capacity Scissor lift 1 week rental.....\$300 deposit.....	1050.
Consultation— Muralist and Designer Jennifer Chaparro— 10 hrs.....	500.
Painting Assistance—Jon Machen— 3 days.....	500.
Initial Design and Presentation preparation 40 hrs.....\$35/hr.....	1400.
Initial Mural layout line work directly on wall 15 hrs.....\$50/hr.....	750.
Mural process— painting wall to completion 100 hrs.....\$70/hr.....	7000.
Printing costs.....Morrell Printers.....	125.
Photodocumentation.....Benko Photo.....	350.
	<u>\$12,725.</u>

## FACADE IMPROVEMENT GRANT AGREEMENT

THIS FACADE IMPROVEMENT GRANT AGREEMENT ("Agreement") is made and entered into this 11th day of March, 2026 ("Effective Date"), by and between the **LOUISVILLE REVITALIZATION COMMISSION** (the "LRC") and 824 South Inc. ("Recipient"), the owner and tenant of the commercial building located at 824 South Street, Louisville, CO 80027 (sometimes referred to individually as "party" or collectively as "parties").

**WHEREAS**, 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"); and

**WHEREAS**, the LRC has created a Facade Improvement Grant Program (the "Program") through which the LRC provides grant funding to offset certain eligible costs associated with projects undertaken by owners/tenants to improve the exterior facades of commercial properties within the Highway 42 Revitalization Area (the "Plan Area"), in furtherance of the Highway 42 Revitalization Area Urban Renewal Plan (the "Plan"); and

**WHEREAS**, the Program furthers the public purpose of addressing blight within the Plan Area by incentivizing improved facade aesthetics, with the goal of attracting customers to Downtown Louisville; and

**WHEREAS**, Recipient is the owner/tenant of the commercial building (the "Building") located at 824 South Street (the "Property"), which Building and Property are within the Plan Area; and

**WHEREAS**, Recipient has submitted to the LRC the Recipient's application (the "Application") for a grant to offset a portion of the eligible costs associated with the Recipient's proposed facade improvements to the Building (the "Project"), as more particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference ("Eligible Improvements");

**WHEREAS**, pursuant to the Colorado Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, and the Urban Renewal Plan, the LRC may finance undertakings pursuant to the Plan by any method authorized under the Act or any other applicable law, including without limitation issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of the Plan; borrowing of funds and creation of indebtedness; advancement of reimbursement agreements; agreements with public or private entities; and loans, advances and grants from any other available sources; and the Plan authorizes the LRC to pay the principal and interest on any such indebtedness from property tax increment, or any other funds, revenues, assets or properties legally available to the LRC; and

**WHEREAS**, the LRC has approved the Application, and has offered to reimburse a portion of the costs associated with the Project, subject to and in accordance with the terms and conditions of this Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained herein the LRC and the Recipient agree as follows:

**A. Recipient Obligations.** The Recipient shall fulfill each of the following obligations ("Recipient Obligations"):

1. Apply for and obtain all approvals and permits from the City as required pursuant to the City Code for the construction of the Project.

2. Complete the Project, including the Eligible Improvements, with Recipient's own funds, in accordance with applicable requirements of the City Code and City-adopted building and fire codes, and the terms and conditions of City-approved plans, permits, and approvals applicable to the Eligible Improvements.

3. No later than ten (10) days after the Project is completed, or discrete components of the Project are completed, request inspection by the City.

4. Obtain acceptance of the Project, including the Eligible Improvements from the City, or obtain acceptance of discrete components of the Eligible Improvements as mutually agreed upon by the Parties hereto. If the Eligible Improvements or a mutually agreed upon discrete component of the Eligible Improvements are satisfactory, the City shall grant acceptance and the LRC shall provide reimbursement as set forth in Section B of this Agreement. If the Eligible Improvements are unsatisfactory, the City shall provide written notice to Recipient of the repairs, replacements, construction or other work required to receive acceptance.

5. Recipient shall provide the LRC with certified statement of Eligible Improvement costs no later than thirty (30) days after Recipient obtains City acceptance of the Project completion, or completion of a discrete component of the Eligible Improvements as provided hereunder.

6. Recipient agrees that final payment shall not be made by the LRC until Recipient has obtained a Certificate of Occupancy or certificate of completion as applicable for the entire Project, including the completion of all Eligible Improvements

**B. Reimbursement.**

1. Subject to Section C, upon Recipient's fulfillment of the Recipient Obligations, the LRC will authorize the payment of the Reimbursement. For purposes of this Agreement, "Reimbursement" means one hundred percent (100%) of certified Eligible Improvement costs up to \$15,000, and seventy-five percent (75%) of certified Eligible Improvement costs between \$15,000.01 and \$50,000 and by agreement for projects over \$50,001. The total reimbursement pursuant to this Agreement shall not exceed \$14,000.

2. The LRC and Recipient may agree upon mutually acceptable discrete components of the Eligible Improvements for which Recipient may seek acceptance and reimbursement for eighty percent (80%) of the certified statement of Eligible Improvement costs for such discrete component, provided that the entirety of the discrete component of any such Eligible Improvement is completed and accepted by the City. Such discrete components shall be detailed in Exhibit B to this Agreement. Upon completion of all Eligible Improvements, and Recipients fulfillment of all Recipient

Obligations, the LRC shall authorize payment of the remainder of the reimbursements for the discrete components previously reimbursed.

**C. Termination.** The LRC and Recipient expressly agree that time is of the essence with regard to fulfillment of the Recipient Obligations and completion of the Eligible Improvements, and failure by Recipient to fulfill the Recipient Obligations and complete the Project including the Eligible Improvements shall relieve the LRC of any obligation under this Agreement without liability. In the event that Recipient fails to fulfill the Recipient Obligations by December 31, 2026, this Agreement and the LRC's obligation to pay the Reimbursement shall immediately terminate. If the Recipient fails to complete the Project, including all Eligible Improvements, on or before the deadline set forth in this subsection, Recipient shall, within thirty (30) days following such deadline and without demand from the LRC, repay the LRC all amounts that have been received by the Recipient pursuant to this Agreement.

**D. Recipient's Post-Reimbursement Obligations.**

1. In consideration of the LRC's payment of the Reimbursement, the Recipient agrees that the Property shall not be redeveloped within three (3) years of the LRC's payment of the Reimbursement, unless otherwise approved in writing by the LRC.

2. For a Two (2) year period from the date of City acceptance of the Eligible Improvements, Recipient shall, at its own expense, take all actions necessary to maintain said improvements and make all needed repairs or replacements which, in the reasonable opinion of the City or LRC, shall become necessary. The Recipient and each successor owner of the Building shall be responsible for the maintenance obligations provided for herein.

3. This Section D shall survive termination of this Agreement.

**E. Damages Waiver.** Recipient shall not be entitled to any payment or compensation of any kind from the LRC or the City for lost profits; direct, indirect, or consequential damages; or costs or expenses of any kind, including but not limited to costs of extended overhead, arising because of delay, disruption, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference be caused by the City or LRC, reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable.

**F. Indemnification.** To the fullest extent permitted by law, the Recipient agrees to indemnify and hold harmless the LRC, and its appointed officers and employees, and the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with this Agreement or the construction of the Eligible Improvements, whether by Recipient or Recipient's contractor, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Recipient or any contractor of the Recipient, or any officer, employee, or agent of the Recipient or Recipient's contractor, or any other person for whom Recipient is responsible. The Recipient shall further bear all other costs and expenses incurred by the City, the LRC,

or the Recipient, which are related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if a court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Recipient or any person for whom Recipient is responsible. The City and LRC shall be entitled to costs and attorneys' fees incurred in any action to enforce the provisions of this Section F. The Recipient's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City or the LRC. This Section F shall survive termination of this Agreement.

**G. Miscellaneous.**

1. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. The exclusive venue for any lawsuit concerning the subject matter of this Agreement shall be in the District Court for Boulder County, Colorado. The LRC shall have no obligation to make any payment hereunder during the pendency of any legal challenge concerning the subject matter of this Agreement. In any action brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover its costs of litigation, including reasonable attorneys' fees.

2. Nothing in this Agreement is intended or shall be construed to create a joint venture between the Recipient and the LRC and the City, and neither the LRC nor the City shall never be liable or responsible for any debt or obligation of the Recipient.

3. This Agreement shall inure to the benefit of and shall be binding upon the LRC and Recipient and their respective successors.

4. This instrument shall constitute the entire agreement between the LRC and Recipient and supersedes any prior agreements between the parties and their agents or representatives, all of which are merged into and revoked by this Agreement with respect to its subject matter. Contact information is as follows:

**Recipient:**

824 South Inc.  
824 South Street  
Louisville, CO 80127  
[Barbie@SouthStMarket.com](mailto:Barbie@SouthStMarket.com)

**LRC:**

Louisville Revitalization Commission  
Attn: Economic Vitality  
749 Main Street  
Louisville, CO 80027  
303.335.4531  
[economicvitality@louisvilleco.gov](mailto:economicvitality@louisvilleco.gov)

5. This Agreement is personal to Recipient and Recipient may not assign any of the obligations, benefits or provisions of the Agreement in whole or in any part without the expressed written authorization of the LRC. Any purported assignment, transfer, pledge, or encumbrance made without such prior written authorization shall be voidable by the LRC.

6. Neither the LRC nor the City has legal rights to or ownership interest in the materials chosen by the recipient and as such disclaims all warranties, express, implied or statutory, regarding construction materials utilized in the eligible improvements, including the implied warranties of merchantability, accuracy, satisfactory quality, title, security, noninfringement, uninterrupted or error-free use, and fitness for a particular purpose, and any implied warranty arising from course of performance, course of dealing, usage or trade.

7. None of the provisions, terms and conditions contained in this Agreement may be added to, modified, superseded or otherwise altered, except by written instrument executed by the LRC and Recipient.

8. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the LRC, the City, and Recipient, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than the LRC, the City, or Recipient receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

9. Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

This Facade Improvement Reimbursement Agreement is effective on the date first above written.

**RECIPIENT:**

**824 South Inc.**

\_\_\_\_\_  
NAME

Name: Barbie Iglesias

Title: Owner

LOUISVILLE REVITALIZATION COMMISSION By:

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Corrie Williams, Chair

ATTEST:

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Clif Harold, Vice Chair

## **Exhibit A: Improvements**

List of Proposed Improvements:

- Labor and Materials for Mural, estimated at \$12,725
- 10% contingency to assist with increased costs or permit costs.

**SUBJECT: STAFF UPDATES**

**DATE: MAY 13, 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.

*Boulder Chamber Events*

Economic Vitality works closely with the Boulder Chamber and their Economic Council. The Boulder Chamber hosts a variety of events from networking, meet-and-greets, educational, celebratory and deep dives. [Visit their website](#) to learn more and register for events.

*State of the State*

The Denver Metro Chamber will be hosting the 2026 State of the State on Tuesday, May 19. This event will share information on how the legislative session went, how it might impact you and what we can expect for the year. The event brings together business leaders and policymakers to discuss changes and implementation. [Visit the website](#) to learn more.

*Basic Economic Development Course*

The Economic Council of Colorado will host their annual Basic Economic Development Course in Denver from June 8-12. This course provides a week long overview from theory to fundamentals to implementation, covering the multiple areas of economic development practice. The course is taught by economic development practitioners and partners, and intended to provide an overview of practice, new trends, innovative development tools and more. [Visit the website](#) to learn more and to register.

*Colorado Real Estate Journal Events*

The Colorado Real Estate Journal hosts multiple events throughout the year, themed to provide an overview and update on various sectors across the state. The sessions educate on where the market is, where it might be going, what we can expect and highlights new projects that are being built here in Colorado. [Visit the website](#) to learn more.

**SUBJECT: BUSINESS HAPPENINGS**

**DATE: MAY 13, 2026**

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

**SUMMARY:**

In the following, staff provides updates on recent and upcoming business happenings within the community.

**New Commercial Development Applications (April 9 to May 7)**

No current applications at this time.

**Chamber Events and Ribbon Cuttings (May 14 to June 11)**

Wednesday, May 20 | 3 – 7 pm

Ribbon Cutting - First American Title

- Celebrate the relocation of Dori Van Lone's office to its new Louisville location.
- Ribbon cutting ceremony begins at 5:00 PM.
- Location: 1025 Cannon Street, Suite 1D

Friday, June 5 | 5 – 8 pm

Dinner on Main

- Annual summer kickoff event hosted by the Chamber.
- Features community dining and downtown festivities.
- Tickets are sold out.

Friday, June 5<sup>th</sup> | 8:30 – 10:30 pm

Silent Disco

- Community Silent Disco following Dinner on Main.
- No tickets required to attend.

Saturday, June 6 | 9:00 am – 3:00 pm

SummerFest

- Live music, farmers market, craft market, car show, family-friendly activities and more

Saturday, June 6 | 9 – 10:30 am

Fun Run and Dog Jog

- A 5K fun run for community members and their dogs.
- Part of the broader Taste of Louisville festivities.

**In The News (articles published between April 9 and May 7)**

BizWest: Solid Power reports revenue drop, lower net loss

BizWest: Gaia to shift customer-acquisition focus from third-party video streaming platforms

BizWest: Biodesix touts 'clear path toward profitability'

BizWest: Louisville looks to update incentive program with new small biz benefits

BizWest: Retired Space Force lieutenant general joins Sierra Space board

BS News Article: Dark Horse bar plans to relocate to a different Colorado city after closing down in Boulder.

Axios Boulder: Scoop: Dark Horse bar to reopen in Louisville

Hoodline: King Soopers snaps up shuttered Louisville Lowe's for big-box comeback

The Mirage: Boulder Imaging gains Lime Rock New Energy investment