

MINUTES
LOVELAND CITY COUNCIL
STUDY SESSION
TUESDAY, SEPTEMBER 23, 2014
CITY COUNCIL CHAMBERS
500 EAST THIRD STREET
LOVELAND, COLORADO

6:30 P.M. STUDY SESSION - City Council Chambers
STUDY SESSION AGENDA

Councilors present: Gutierrez, Farley, Clark, Trenary, Shaffer, McKean and Krenning. City Manager, Bill Cahill was also present.

1. **POLICE** **(presenters: Ken Cooper, Mark Belford, Bill Booth; 60 min)**
REGIONAL TRAINING CAMPUS FOR LAW ENFORCEMENT

Loveland Police Chief, Luke Hecker introduced this item to give an update on the project plan and seek direction from Council. Facilities Operations Manager, Ken Cooper along with Regional Training Campus consultants, Bill Booth and Mark Belford presented findings and recommendations for discussion and review. The plan includes a phased capital investment shared equally between the cities of Fort Collins and Loveland, and an operations plan that anticipates campus use by many other regional law enforcement agencies. Discussion ensued. Council directed staff to return the next time with a more refined business plan, which includes agreements that focus on serving the two police departments and developing a more-detailed budget. Council thanked the group for the presentation.

2. **ECONOMIC DEVELOPMENT** **(presenter: Mike Scholl; 60 min)**
CONSIDERATION OF A PROPOSED INCENTIVE AGREEMENT WITH EVERGREEN DEVELOPMENT COMPANY

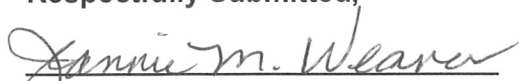
City Manager, Bill Cahill introduced this item to Council. Economic Development Manager, Mike Scholl formally announced the anchor tenant as Sprouts Farmers Market and introduced Director of Real Estate, Elizabeth Hoxworth, to give a short presentation. Erica Shorter and Tyler Carlson of Evergreen Development Company, a large regional developer (<http://evgre.com/>) were present to address Council and answer questions. The developer has asked the City for assistance with the \$9.7 million infill development project at the corner of Highway 34 and US 287 (see attached map). Evergreen has the parcels under control and they expect to close contingent on the incentive agreement being approved and the ability to complete design review without major issues. The City's design review team has worked proactively with Evergreen over the last three months and the review process has moved forward smoothly. Sprouts Farmers Market is a well-known national grocery chain not currently located in Loveland.

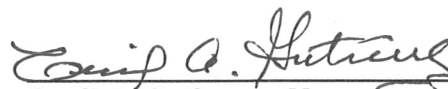
Evergreen is seeking a \$2.2 development loan from the City that would be repaid with interest through the normal collection of sales tax. Based on the projections provided by the tenant, the loan would be repaid within six years. They have also requested a waiver of the Construction Materials Use tax not to exceed \$97,000. To address any potential shortfall, Evergreen has agreed to provide a completion guarantee and guarantee a minimum loan payment to the City until the debt is repaid. Council discussion ensued. Council directed staff to move forward with negotiations toward a final incentive agreement for formal consideration at a regular meeting.

ADJOURNMENT

Having no further business to come before Council, the September 23, 2014 Study Session was adjourned at 11:15 p.m.

Respectfully Submitted,


Jeannie M. Weaver, Deputy City Clerk


Cecil A. Gutierrez, Mayor

