

**AGENDA**  
**LOVELAND CITY COUNCIL STUDY SESSION**  
**TUESDAY, FEBRUARY 24, 2015**  
**CITY COUNCIL CHAMBERS**  
**500 EAST THIRD STREET**  
**LOVELAND, COLORADO**

The City of Loveland is committed to providing an equal opportunity for citizens and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act. For more information, please contact the City's ADA Coordinator at [bettie.greenberg@cityofloveland.org](mailto:bettie.greenberg@cityofloveland.org) or 970-962-3319.

**STUDY SESSION AGENDA**

1. **ECONOMIC DEVELOPMENT** (presenter: Mike Scholl; 60 min)  
**MICHAELS DEVELOPMENT COMPANY**  
**Review of the Progress and the Possible Extension of the Exclusive Right to Negotiate with the Michaels Development Company for the South Catalyst Project**  
 In February of 2014, the City Council entered into an Exclusive Right to Negotiate ("ERN") with the Michaels Development Company to be the developer of the South Catalyst Project in Downtown Loveland. Since the agreement was signed, the City has engaged in negotiations to acquire property to facilitate the development. The Michaels Development Company has completed significant design work and has been actively negotiating with a large private tenant that will bring between 300 to 400 jobs to Downtown. In addition, the Michaels team has engaged in negotiations with a movie theater company to include a theater in the design of the Downtown project. In addition, they have engaged in discussions with representatives from Larimer County on the design and coordination of the proposed County Building. Whitney Weller and Joseph Weatherly of the Michaels Development Company will be presenting and answering questions.
  
2. **CITY MANAGER** (presenters: Betsey Hale, Alison Hade, Rick Anderson, Pat Mialy, Chris Carlson, and Rod Wensing)  
**URBAN LAND INSTITUTE FLOOD RESILIENCY REPORT & RECOMMENDATIONS**  
 In June 2014, an Urban Land Institute Advisory Panel was convened in Northern Colorado to review and advise on the topic of community resiliency in the face of the 2013 Flood (and possibly other community emergencies). The ULI panel issued a report which was published late in 2014. The report has been previously distributed to the Council, but this study session item provides an opportunity to become familiar with the report and its findings and recommendations, which cut across a broad variety of public policy issues to better prepare the communities for recovering from disasters and emergencies.

**ADJOURN**



**AGENDA ITEM:** 1  
**MEETING DATE:** 2/24/2015  
**TO:** City Council  
**FROM:** Economic Development Department  
**PRESENTER:** Mike Scholl, Economic Development Manager

**TITLE:**

Review of the Progress and the Possible Extension of the Exclusive Right to Negotiate with the Michaels Development Company for the South Catalyst Project

**RECOMMENDED CITY COUNCIL ACTION:**

No action required. Staff may request consensus of the Council to bring back a resolution to extend the Exclusive Right to Negotiate for a period of time.

**SUMMARY:**

In February of 2014, the City Council entered into an Exclusive Right to Negotiate (“ERN”) with the Michaels Development Company to be the developer of the South Catalyst Project in Downtown Loveland. Since the agreement was signed, the City has engaged in negotiations to acquire property to facilitate the development. The Michaels Development Company has completed significant design work and has been actively negotiating with a large private tenant that will bring between 300 to 400 jobs to Downtown. In addition, the Michaels team has engaged in negotiations with a movie theater company to include a theater in the design of the Downtown project. In addition, they have engaged in discussions with representatives from Larimer County on the design and coordination of the proposed County Building. Whitney Weller and Joseph Weatherly of the Michaels Development Company will be presenting and answering questions.

**BACKGROUND:**

The ERN with the Michaels Development Company is set to expire March 1, 2015. By mutual agreement, the City can extend the ERN for a period of time and include specific deliverables to ensure progress and performance. The purpose of the Study Session to inform the public and City Council on the progress of this project and to get direction on moving forward with the next steps for both the Michaels Development Company and Larimer County. Specifically, staff would like to engage the Council in a series of questions/discussions to help provide clear direction to move forward on the project.

*Michaels Development Company*

1. Continue an exclusive right to negotiation with the Michaels development company for a period to be determined.

Council can direct staff to extend the ERN for a period of time less than six months and establish clear deliverables for moving forward including:

- Completion of a Development Agreement
- Secured a commercial tenant(s) for the project
- Complete final design concepts in partnership with the City for public spaces
- Completion of financials and capital sources for the project.

Given the City's commitment to the project, staff is recommending that any extension include clear milestones that need to be met to continue to move forward with the partnership.

2. Continue negotiations with the Michaels Development Company without extending the ERN.

The Michaels Development Company may be cautious about continuing with negotiations absent assurances from the City that they have the exclusive right to the development project. Progress has been made with the large company locating in Downtown, however no formal commitment has been finalized.

3. Do not renew the ERN.

City Council may direct staff to not renew the ERN and could direct staff to engage in a search for a different development partner for the South Catalyst project. If the City were to move in a different direction, there would invariably be a delay and it would cost the project time. While there has been some interest expressed in this project within the development community, there are also no guarantees that a new developer could be identified and approved in a timely manner.

#### *Larimer County Project*

Staff is seeking direction from the Council on the relocation of the Courts and District Attorney from their existing location at the Police and Courts Building to the downtown project location. A portion of the space at Police and Courts would be backfilled by the County's Adult and Youth Probation office. Staff is estimating that this may add up to \$5 million in additional cost to the project.

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#### **REVIEWED BY CITY MANAGER:**

*William A. Cavill*

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#### **LIST OF ATTACHMENTS:**

- a. Exclusive Right to Negotiate (2/14) & Extension
- b. Area Map
- c. Preliminary Design Concepts
- d. Michaels Development Power Point Presentation



**CITY OF LOVELAND**  
CITY MANAGER'S OFFICE

Civic Center • 500 East Third • Loveland, Colorado 80537  
(970) 962-2303 • FAX (970) 962-2900 • TDD (970) 962-2620

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February 4, 2014

Whitney Weller, Senior Vice President  
Michaels Development Company  
3 East Stow Road, Suite 100, P.O. Box 994  
Marlton, NJ 08053

RE: Downtown Loveland/Exclusive Right to Negotiate

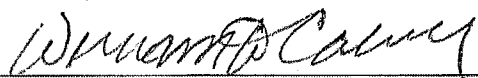
Dear Whitney,

I am pleased to inform you that after a thorough review of your response to our Request for Expressions of Interest to be the developer for the 3<sup>rd</sup> Street catalyst project, the City of Loveland would like to extend to Michaels Development Company a right of exclusive negotiation for up to 180 days subject to the terms and conditions on the following page. We look forward to negotiations and a successful development partnership.

Any development agreement negotiated by staff is subject to Council approval. If we reach an agreement, an item will be added to the Council agenda for consideration. We make no guarantees that Council will provide a favorable vote, only that it will be considered.

Thank you for your interest in investing in Downtown Loveland. Mike Scholl from the City's Economic Development Department will be the project manager for the City and will be contacting you to initiate negotiations. Again, we look forward to a successful catalyst project in Downtown.

Sincerely,



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William D. Cahill, City Manager  
City of Loveland

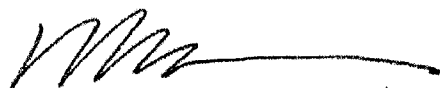
## Terms of Agreement

- Parties:** Michaels Development Corporation (MDC) & the City of Loveland (City)
- Terms:** Both parties agree to engage in negotiations for the development of City owned property on 3<sup>rd</sup> Street between Lincoln and Cleveland Avenue. The project may include the proposed Larimer County office building on 2<sup>nd</sup> Street.
- Scope of Work:** At the conclusion of 180 days the parties wish to complete the following:
- Scope of work and preliminary design concept for the 3<sup>rd</sup> Street Catalyst project
  - Financial analysis and cost estimate to include a sources and uses statement.
  - Completion of a "term sheet" based on the information above that will serve as the basis for the Development and Disposition Agreement.
- Project:** The City anticipates that the project will be a market rate, mixed-use development. The project may include:
- 200,000 to 300,000 square feet of new development to include market rate residential, anchor retail and commercial office
  - Multi-purpose parking structure that may incorporate Larimer County's proposed new facility
  - Streetscape and infrastructure improvements
- Right of Renewal:** Subject to the completion of the deliverables and notice to the Loveland City Council not later than 180 days from approval, MDC and the City may extend the negotiation period for an additional 180 days for the purposes of negotiating a Development and Disposition Agreement

**No Contractual Obligation:**

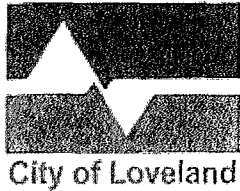
The agreement is non-binding and does not constitute a commitment to go forward with a project. Any agreement resulting from the negotiations will be subject to review and approval by the Loveland City Council.

In acknowledgment that the Michaels Development Company agrees to the terms set forth herein




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Whitney Weller, Senior Vice President  
Michaels Development Company



**CITY OF LOVELAND**  
CITY MANAGER'S OFFICE

Civic Center • 500 East Third • Loveland, Colorado 80537  
(970) 962-2303 • FAX (970) 962-2900 • TDD (970) 962-2620

August 26, 2014

Whitney Weller, Senior Vice President  
Michaels Development Company  
3 East Stow Road, Suite 100, P.O. Box 994  
Marlton, NJ 08053

RE: Downtown Loveland/ Extension of the Exclusive Right to Negotiate

Dear Whitney:

The City of Loveland would like to extend the right of exclusive negotiation with the Michaels Development Company to March 1, 2015 subject to the terms and conditions on the following page. We look forward to continued negotiations and a successful development project and partnership.

Since the beginning of our partnership, the City has taken steps to acquire most of the property in the two block area. We are closing on the first property this week and anticipating gaining full control by the end of the year. City Staff has also worked with your team on tenant recruitment and design. The City is interested in continuing to work with your team to create exceptional public spaces that will enhance the Downtown.

Any development agreement negotiated by staff is subject to Council approval. If we reach an agreement, an item will be added to the Council agenda for consideration. We make no guarantees that Council will provide a favorable vote, only that it will be considered.

Thank you for your interest in investing in Downtown Loveland. Mike Scholl from the City's Economic Development Department will be the project manager for the City and will be contacting you to initiate negotiations. Again, we look forward to a successful catalyst project in Downtown.

Sincerely,



William D. Cahill, City Manager  
City of Loveland

## Terms of Agreement

**Parties:** Michaels Development Corporation (MDC) & the City of Loveland (City)

**Terms:** Both parties agree to engage in negotiations for the development of City owned property on 3<sup>rd</sup> Street between Lincoln and Cleveland Avenue. The project may include the proposed Larimer County office building on 2<sup>nd</sup> Street.

**Scope of Work:** By March 1, 2015 the parties wish to complete the following:

- Financial analysis and cost estimate to include a sources and uses statement.
- Completion of a "term sheet" based on the information above that will serve as the basis for the Development and Disposition Agreement.
- Development and disposition agreement for the 3<sup>rd</sup> Street Catalyst project.

**Project:** The City anticipates that the project will be a market rate, mixed-use development. The project may include:

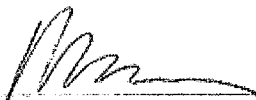
- 200,000 to 300,000 square feet of new development to include market rate residential, anchor retail and commercial office
- Multi-purpose parking structure that may incorporate Larimer County's proposed new facility
- Streetscape and infrastructure improvements

**Right of Renewal:** Subject to the completion of the deliverables and notice to the Loveland City Council not later than 180 days from approval, MDC and the City may extend the negotiation period for an additional 180 days for the purposes of negotiating a *Development and Disposition Agreement*.

**No Contractual Obligation:**

The agreement is non-binding and does not constitute a commitment to go forward with a project. Any agreement resulting from the negotiations will be subject to review and approval by the Loveland City Council.

*In acknowledgment that the Michaels Development Company agrees to the terms set forth herein*



Whitney Weller, Senior Vice President  
Michaels Development Company



# Project A

 Project A

NOTE: All calculations were made using best available data and should be considered approximate.

120 60 0 120 Feet







01.15.2015

RENJ





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**AGENDA ITEM:** 2  
**MEETING DATE:** 2/24/2015  
**TO:** City Council  
**FROM:** William D. Cahill, City Manager  
**PRESENTERS:** Betsy Hale, Economic Development Director  
Alison Hade, Community Partnership Administrator  
Rick Anderson, Natural Areas Manager  
Pat Mialy, Emergency Manager  
Chris Carlson, Civil Engineer  
Rod Wensing, Assistant City Manager

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**TITLE:**  
Urban Land Institute Flood Resiliency Report and Recommendations

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**SUMMARY:**

In June 2014, an Urban Land Institute Advisory Panel was convened in Northern Colorado to review and advise on the topic of community resiliency in the face of the 2013 Flood (and possibly other community emergencies). The ULI panel issued a report which was published late in 2014. The report has been previously distributed to the Council, but this study session item provides an opportunity to become familiar with the report and its findings and recommendations, which cut across a broad variety of public policy issues to better prepare the communities for recovering from disasters and emergencies.

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**BACKGROUND:**

Following the September 2013 Flood, the Northern Colorado Community Foundation arranged for the Urban Land Institute (ULI) to provide an advisory panel to the region on the topic of community resiliency and recovery following emergencies and disasters. ULI provides leadership worldwide in land use issues, and uses its membership of experts to provide an advisory panel program. An advisory panel is generally a weeklong convocation of ULI experts from around the country (or world) focusing their skills on a specific local or regional issue.

The Northern Colorado Advisory Panel was supported by a grant from the Kresge Foundation, as well as significant financial support from the Northern Colorado Community Foundation, and contributions from three participating communities: Loveland, Fort Collins, and Estes Park. The Panel interviewed community representatives, conducted additional research and analysis, and presented their conclusions in a public presentation on June 27, 2014.

It's important to recognize that the focus of the panel was on long-term recovery and community resiliency after an event, and specifically and deliberately NOT on initial emergency response.

The panel's findings and recommendations represent a glimpse into the region from external observers and experts, and furnish a different perspective than what we might have locally. Because of the emphasis on the ability of the communities to recover in the long term, the panel's report ranges wide over topics like affordable housing, regional economic development, and financial tools.

Although these topics may not immediately come to mind when discussing recovery from disasters, the view of the panel was that a community which is vigorous and healthy to begin with is much more effective at rebounding from emergency events. That perspective is reflected in the scope of the panel report and may furnish interesting background for many different kinds of policy discussions.

This session is informational only and no Council direction is requested.

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**REVIEWED BY CITY MANAGER:**



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**LIST OF ATTACHMENTS:**

1. Brief Tabular Summary of ULI Report
2. ULI Report: <http://www.cityofloveland.org/modules/showdocument.aspx?documentid=22902>
3. Presentation Slides

*ULI Report: Recommendation Outline*

GENERAL RECOMMENDATION	SPECIFIC TASK	WORK TEAM	STATUS	NOTES
Flood/Disaster Management				
1	Allow rivers to act as rivers	Stormwater Engineering	Active	Use acquired floodplain land to restore the ecological function of a river as a community amenity and implement appropriate recommendations from the Big Thompson River Restoration Master Plan.
2	Update floodplain maps	Stormwater Engineering	Active	For 100-year and 500-year floods
3	Prohibit development in floodplain/adopt planning regulation	Stormwater Engineering	Pending	Building not allowed in the creek corridor or the 100-year floodplain and should be limited to the 500-year floodplain. Where prohibition is not possible, regulations should be introduced that require finished floors to be at least 24 inches above the base flood elevation. Any floatable materials on the site to be secured. All essential facilities should be located outside the 500-year floodplain.
4	Consider surface release planning to protect developed areas	Stormwater Engineering	Pending	Patterns of development should be organized to allow floodwaters to move through and return to the river channel with minimal damage to buildings, infrastructure, or other improvements to developed land. Roadways and open spaces may be used to route flood waters, while structures can be flood proofed.
5	Undertake strategic land acquisition for river enhancement where appropriate.	Stormwater Engineering	Pending	Strategic acquisition of property or development rights (easements) from willing sellers is necessary to expand the natural water corridors to better mimic their predevelopment footprint. Acquisition or relocation of residences located in the most vulnerable areas should be prioritized. *** To support future acquisition of land or easements, the one-quarter-cent sales tax should be extended to provide ongoing funding, including maintenance and operations.

GENERAL RECOMMENDATION	SPECIFIC TASK	WORK TEAM	STATUS	NOTES
P.14				
6	Adopt a floodplain occupancy fee	Stormwater Engineering	Pending	FOF property taxes & applied to only those properties lying within a designated floodplain district. The funds received from the fee could be used to finance the acquisition or demolition of properties within the flood zone, fund incentives such as reimbursement of relocation costs and other tools designed to encourage residents, & businesses to move outside the flood zone, & restore the acquired land to a more natural condition.
7	Explore alternative sources of funding for floodplain reclamation	Stormwater Engineering	Active	Consider the following: the communities' share of Larimer County Open Lands program funds, funds from open space impact fees, trails land funds, Great Outdoors Colorado grants, and even general fund allocations.
<b>Land Use/Water Management</b>				
1	Fire conscious development	LFRA	Active	Regularly thin forest to keep them healthy, to protect development adjacent to forests, and to avoid unnecessary natural burning.
2	Determine community/region water needs	Water & Power	Active	Determine the following: 1) total water needed 2) identify the likely "wet" water available to the region 3) understand how many days of water storage are available 4) determine goal for water supply storage 5) identify supplemental water sources for emergencies
3	Refine IGA's for water supply	Water & Power	Active	For water supply interconnects & for portable water distribution, as needed.
4	Increase Infrastructure Redundancy	Water & Power	Active	Seek ways to improve redundancy of critical water supply, water/wastewater treatment, distribution and collection components and emergency power supply.

GENERAL RECOMMENDATION	SPECIFIC TASK	WORK TEAM	STATUS	NOTES
P.15				
5	Create a 50-year master plan for essential water/wastewater facilities	Water & Power	Active	Look at relocating water and wastewater facilities out of the 500-Year Flood plain or hardening these facilities in their existing locations depending upon the situation.
6	Provide density bonuses to incentivize development	CPO/Develop. Services	Active	
Formalized Regional Emergency Structures				
	1 Create a formal structure and funding for emergency assistance	Emergency Management	Pending	Recovery Plan - seeking funding for vendor. Planning for recovery needs and establishing deposit and distribution procedures before an event occurs to help ensure that resources are deployed in the most efficient and effective manner.
	2 Establish a registration platform for citizens: volunteers, vulnerable populations, and business support	Emergency Management	Active	1) who are willing to volunteer 2) who are most vulnerable in the face of disaster 3) for businesses to offer resources in the event of a disaster. Note: United Way 211 - volunteer mobilizer database; Igas already in place for resources.
3	Explore Parametric Insurance & self-insurance products	No Organizational Fit	N/A	This type of insurance does not indemnify the pure loss. The payout of the insurance policy is calculated using a model that shows the actual damage on the ground. The system provides payments in a shorter period of time compared to traditional insurance systems, because it does not rely on loss adjusters after a disaster to assess the damages.

GENERAL RECOMMENDATION	SPECIFIC TASK	WORK TEAM	STATUS	NOTES
<b>P.16</b> Regional/Local Collaboration Efforts (Funding, Technology, Infrastructure, etc.)				
1	Regional consensus and leverage of state emergency funds and planning resources	Finance	Pending	Determine whether regional consensus can best leverage state emergency funds/planning resources
2	Explore if the state will support more federal funding	Finance	Pending	
3	Form a resilience working group	Emergency Management	Pending	Mitigation Master Plan - seeking funding for vendor; once plan is in place, work will be carried on by working group. Group should: 1) shape regional collaboration on key resilience issues, like river, infrastructure, housing and economic development 2) Assess and plan for financial strategies for building resilience 3) Regularly review progress and communicate about new challenges and opportunities.
4	Facilitate a public resilience summit	Emergency Management	Pending	This work is part of Mitigation Master Planning effort - seeking funding for vendor. Summit should include the following: 1) Discussion of regional resilience challenges: land use, infrastructure, economic development 2) Identification of community resources to help build resilience; and 3) Feedback from the community on challenges and opportunities.
5	Strengthen technical systems	Emergency Management	Pending	This work is part of Mitigation Master Planning effort - seeking funding for vendor. Separate power and phone lines, and update landline 911 System



GENERAL RECOMMENDATION	SPECIFIC TASK	WORK TEAM	STATUS	NOTES
P.17				
6	Create a regional clearinghouse	Emergency Management	Active	State OEM already has this in place.
7	Collaborate with businesses to establish business continuity plans	Emergency Management	Active	Seeking additional staffing in OEM for greater outreach. Provided by a number of organizations, including but not limited to: Loveland Chamber of Commerce, Loveland Center for Business Development, and Colorado Small Business Development Center Network.
8	Create regional group entity - river stakeholders	Stormwater Engineering	Active	The Big Thompson River Restoration Coalition (BTRRC) was formed shortly after the 2013 flood. The coalition partners are currently in the process of creating a formalized structure and a permanent watershed-wide non-profit entity.
9	Identify system power/distribution vulnerabilities and plan for sustainable development	Water & Power	Active	Work with Platte River Power Authority, to minimize the effect of potential disruptions to the power supply: 1) identify system distribution vulnerabilities 2) identify system power production vulnerabilities 3) consider demand-side options 4) plan for sustainable development. NOTE: Bob Miller currently working on this item.
10	Assessment of critical infrastructure	Public Works	Pending	Assessment of infrastructure, its vulnerabilities, and the snowball effect disaster events can trigger.
11	Evaluate U.S. Route 34	Public Works	Pending	Use a cost/benefit analysis of a reconstructed road in its current location versus a new "elevated" roadway.

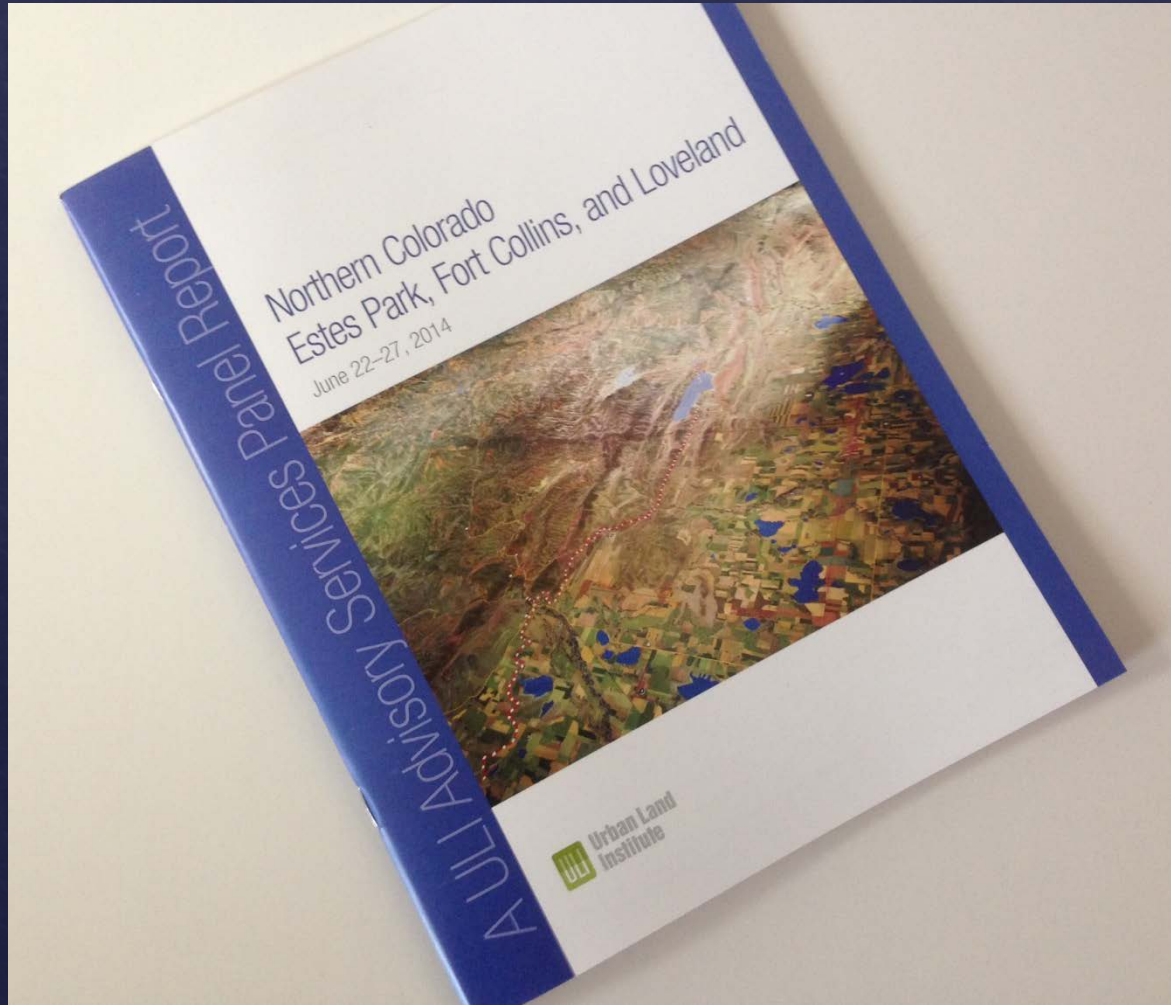
GENERAL RECOMMENDATION	SPECIFIC TASK	WORK TEAM	STATUS	NOTES
P.18				
12	Identify a redundant route parallel to I-25	Public Works	Pending	The redundant route (most likely U.S. Route 287) should be hardened by elevating the road surface one foot above flood elevation.
13	I-25 Expansion	Public Works	Active	I-25 is a lifeline for the region and expansion is needed, could be a component of a transit solution if a third lane were dedicated to HOV and a part of a bus rapid transit network - (funding sources range from Homeland Security funding or to mass transit funding).
14	Adopt an integrated economic development strategy	Economic Development	Active	Collaboration with NCEDC, Upstate and NCEA.
15	Cross-sell communities in leisure/tourism markets	Economic Development	Active	In the process of developing more regional destination attractions with the RTA.
<b>Affordability and Diversity in Housing Opportunities</b>				
1	Conduct a housing needs assessment w/ a focus on essential workers	CPO	N/A	
2	Develop housing opportunities for: seasonal housing, workforce housing, midlevel professionals, seasonal workers, mixed-income multifamily product, single-family starter homes	CPO	Active	

GENERAL RECOMMENDATION	SPECIFIC TASK	WORK TEAM	STATUS	NOTES
P.19				
3	Waive or reduce entitlement fees for projects that incorporate workforce	CPO	Active	
4	Establish regulations and deed restrictions	CPO	Active	
5	Facilitate development investment	CPO	Active	By covering a range of infrastructure costs
TOTAL RECOMMENDATIONS = 36				



# Urban Land Institute

P.20



**Northern Colorado  
Estes Park, Fort Collins and  
Loveland:**

***“Connected Systems,  
Connected Futures:  
Building for Resiliency  
and Prosperity”***

**Recommendations  
and Responses**

# Recommendation:

## Aggressive floodplain management

### Update FEMA maps:

- Include erosion buffer limits
- Completion: 3 - 5 years

Ban building in 100-year floodplain, impose strict limits in 500-year

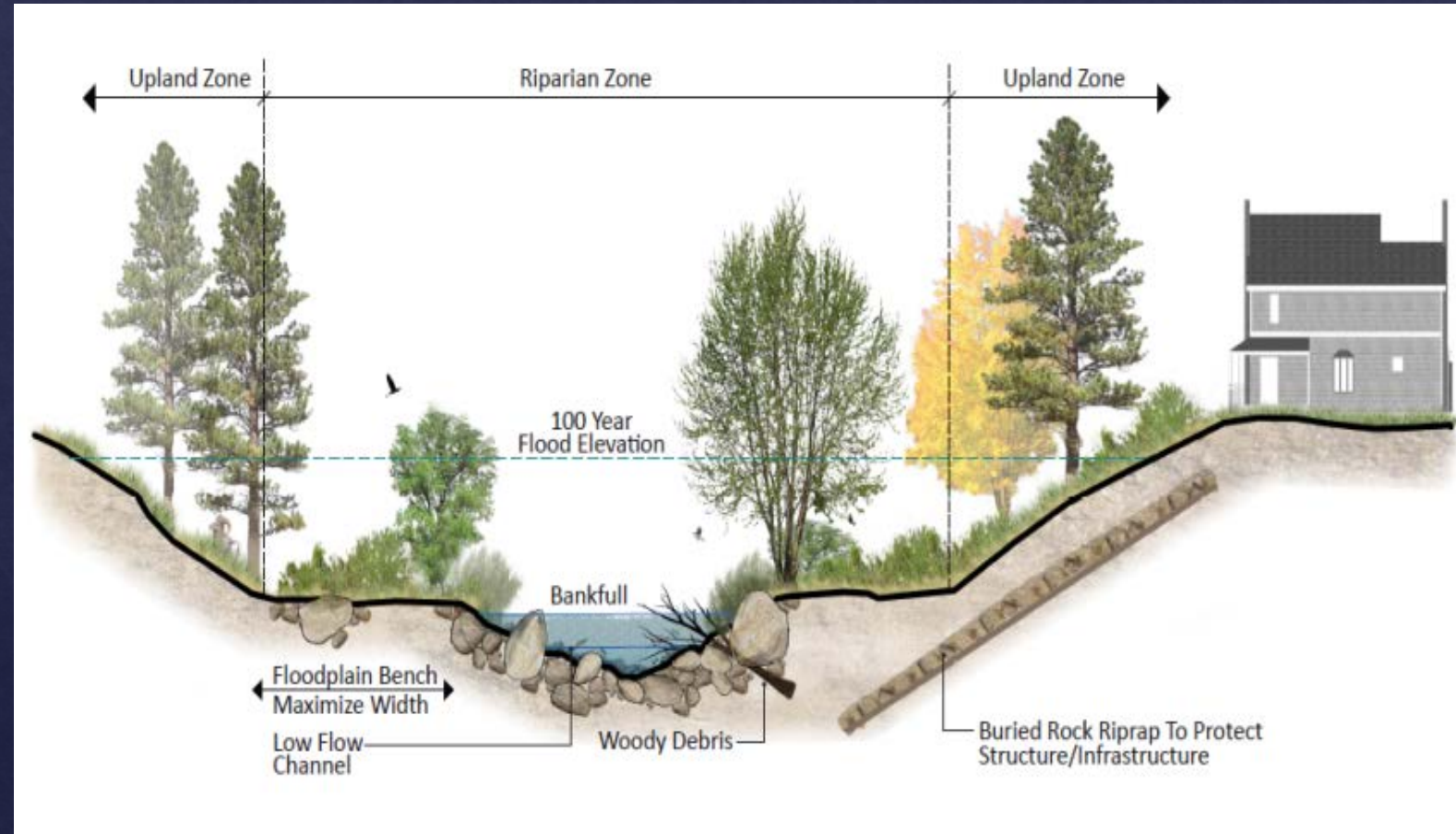
Design infrastructure for flood resiliency



# ULI report's theme: “Let Rivers Be Rivers”

## River & floodplain restoration:

- Restore natural river systems
- Give rivers room to move and function properly
- Design infrastructure to work with nature, not against it
- Protect or relocate existing infrastructure

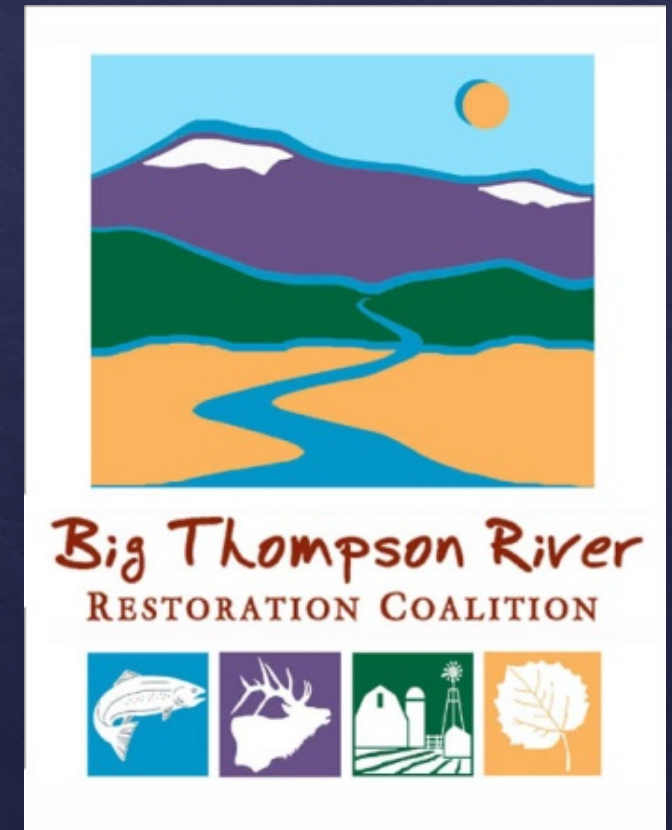


# Recommendation:

## Regional stewardship organization

### Formalize Big Thompson River Restoration Coalition (BTRRC)

- Create regional non-profit organization
- Expand boundary to include entire watershed
- Expand mission to include:
  - disaster recovery
  - hazard mitigation (flood & fire)
  - forest health
  - water quality
  - open space
  - recreation



# Recommendation:

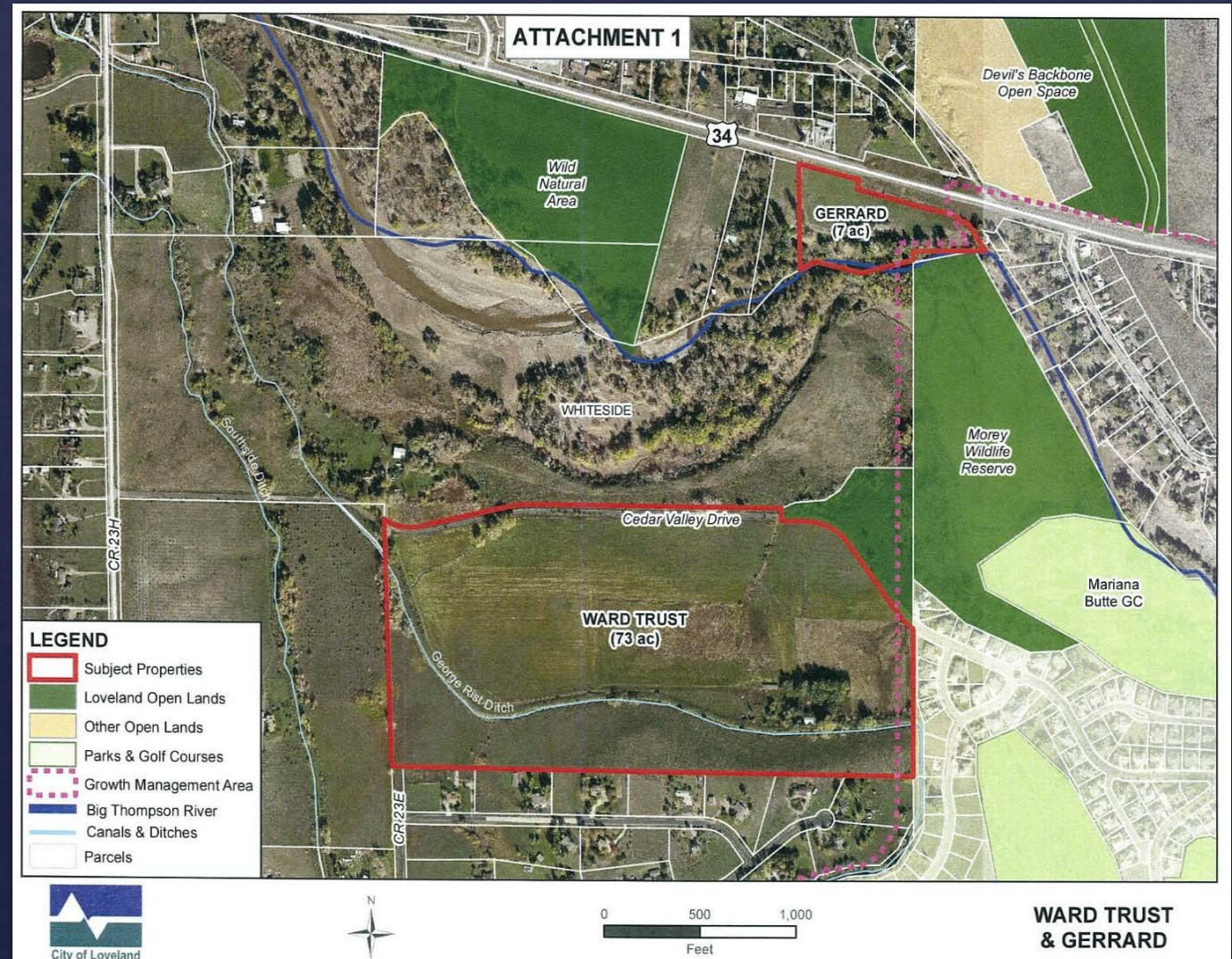
## Strategic land acquisition for river enhancement

- Expand the Big Thompson river corridor
- Mimic the predevelopment footprint

## Open space preservation

Flood plain properties have preservation potential as:

- working farms
- riparian habitat
- water-based recreation sites





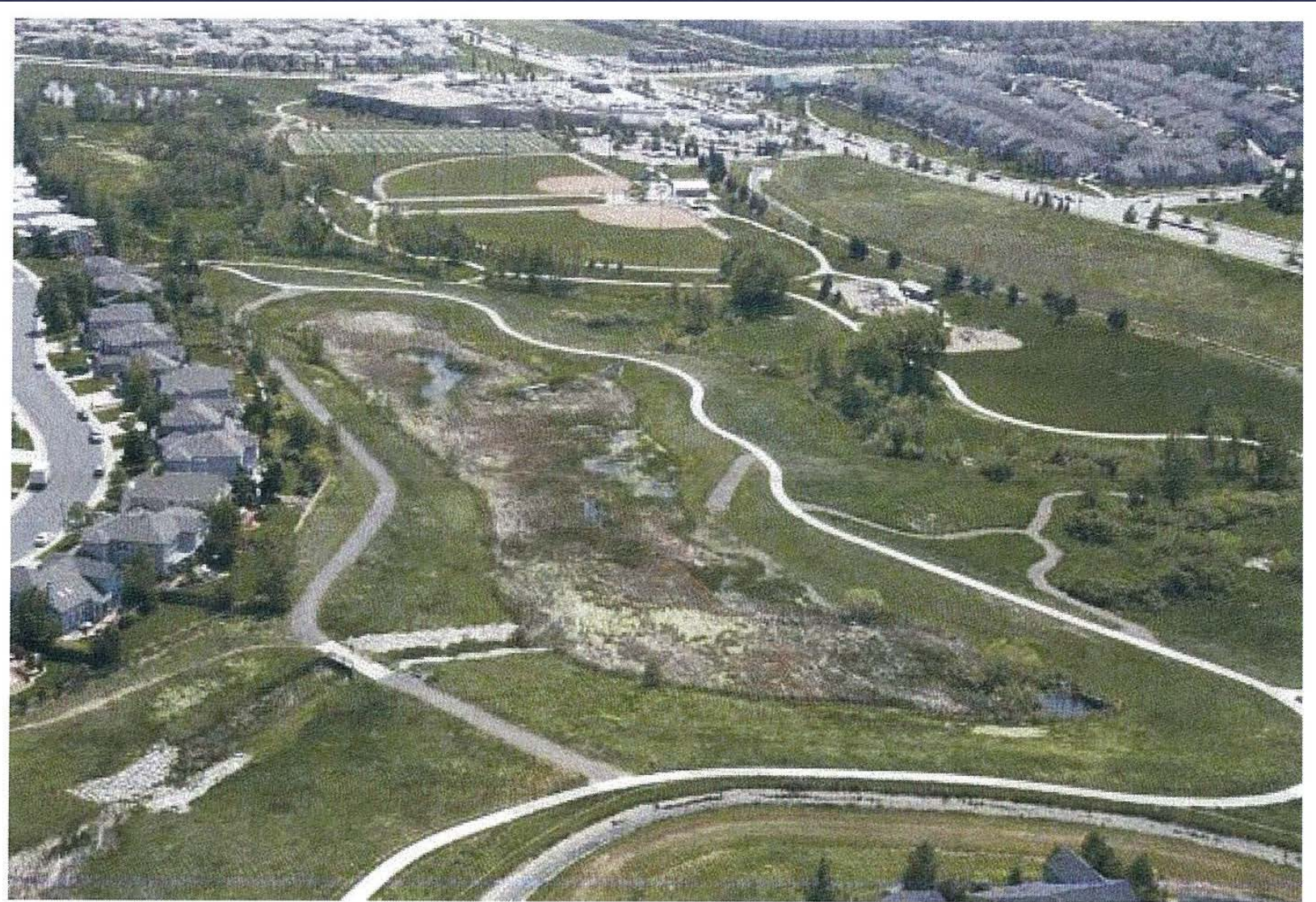
# Water quality & wetlands preservation

P.25

## Rock Creek Ranch, Town of Superior

- Residential and commercial development
- Water quality pond (foreground)
- Pocket park, ball fields, and trails

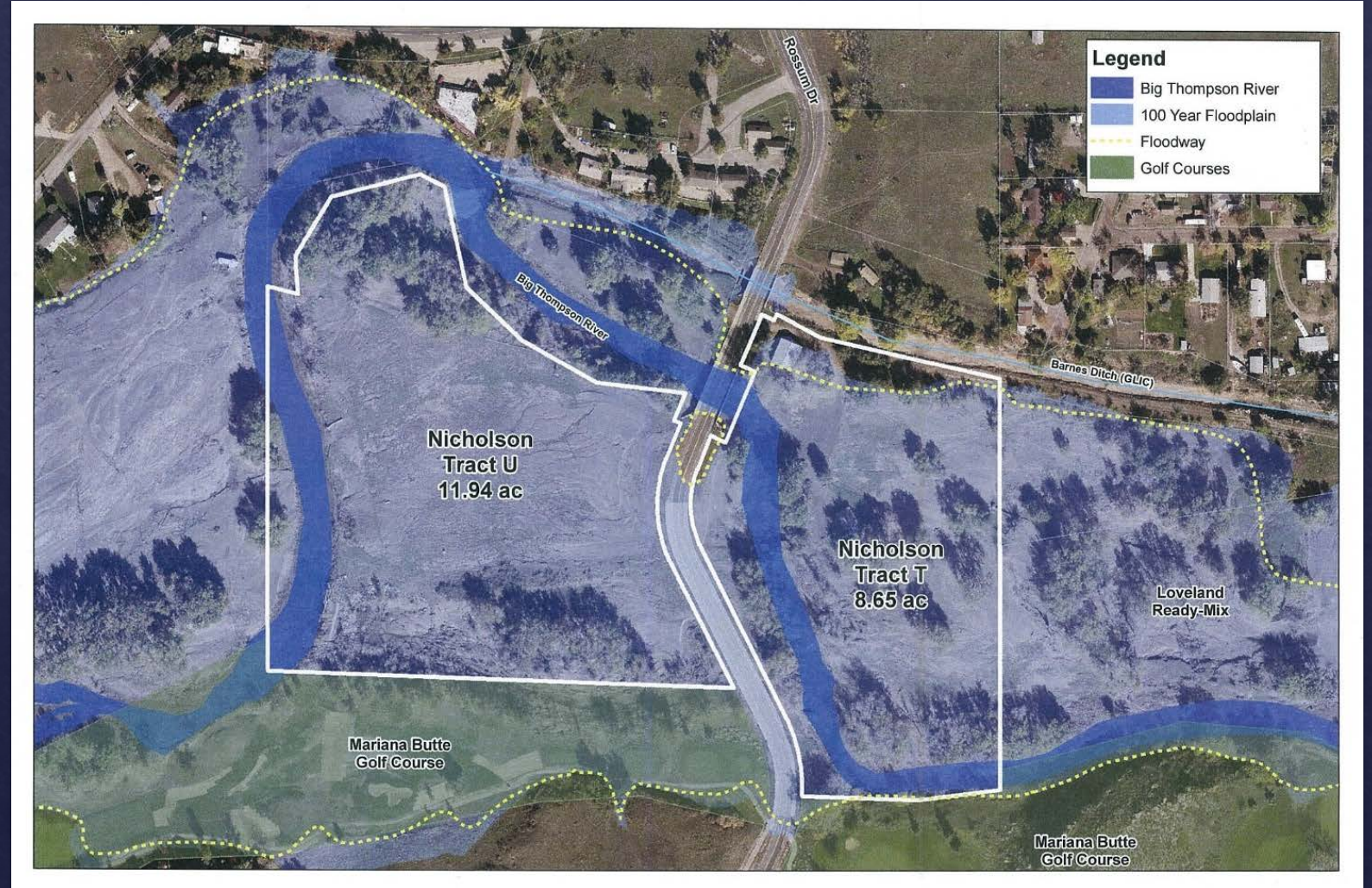
All are adjacent to the preserved and enhanced Rock Creek corridor



# Big Thompson floodplain preservation

## Example: Rossum Drive at the Big Thompson River

– Parcels reside in the river floodplain and provide additional flood storage capacity during any significant flood event.



# Recommendation:

## Secure financing for floodplain restoration and hazard mitigation

- Consider a floodplain occupancy fee
- Explore alternative funding sources:
  - Open lands funds to acquire floodplain property & remove structures
  - GOCO & other grants
  - General fund allocations
  - Other?

# Recommendations: Emergency Management

**Goal No. 1:**

**Fire-conscious  
development**

**Status: Active**



## Goal No. 2:

Create formal structure and funding for emergency assistance

Status: Pending



## Goal No. 3:

Establish a registration platform for citizens, volunteers, vulnerable populations, and business support

Status: Active



## Goal No. 4:

Form a resilience working group

Status: Pending



## Goal No. 5:

Facilitate public resilience summit

Status: Pending



## Goal No. 6:

Strengthen technical systems

Status: Pending

## Goal No. 7:

Create a regional clearinghouse

Status: Active

## Goal No. 8:

Collaborate with businesses to establish business continuity plans

Status: Active



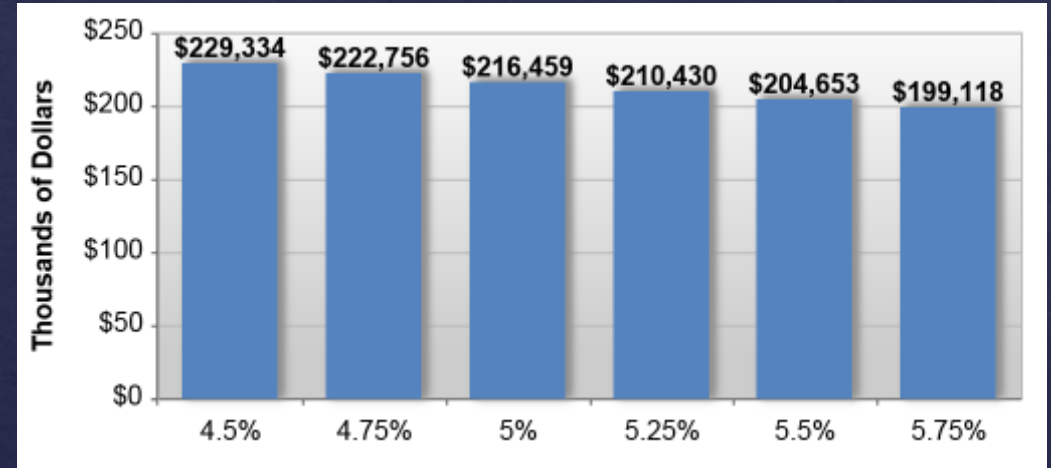
# Recommendation: Affordable housing

Allow emergency responders to live in communities where they work

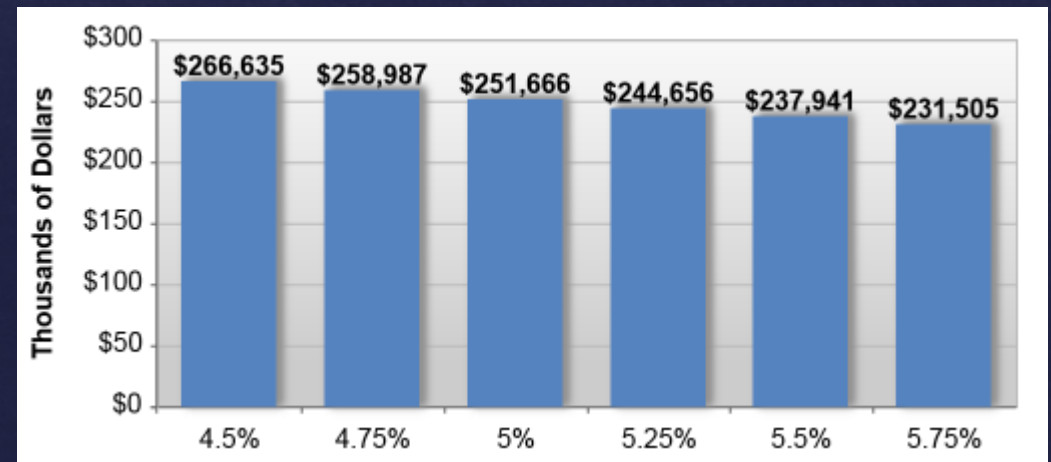
- Big problem in Estes Park, and a growing concern in the region’s other communities



Loveland firefighter @ \$49,800/yr. qualifies for:



Loveland police officer @ \$49,800/yr. qualifies for:





# Sad facts of life for home buyers:

## Average single-family home prices in Northern Colorado communities

	2008	2009	2010	2011	2012	2013	2014 (Jan. 1-Aug. 31)
Fort Collins	251,081	239,223	245,908	253,720	260,594	278,832	\$294,669
Greeley	150,735	139,410	142,181	142,158	162,078	177,204	\$197,549
Loveland	240,610	226,021	235,264	233,552	245,197	258,135	\$279,642
Windsor	311,864	188,160	308,208	297,490	305,525	327,021	\$343,018

Source: The Group, Inc. Real Estate

- 67 homes for sale in Loveland between \$190,000 and \$260,000
- 61 of those homes are under contract
- Six homes currently listed “for sale” in MLS

# ...and only a slightly brighter picture for renters:

Emergency Responder:	Annual salary	Affordable rent
Firefighter I	\$45,400	\$1,135
Firefighter II	\$49,800	\$1,245
Police Officer	\$57,900	\$1,448

Latest Loveland rental market survey shows:

Average rent:	<b>\$1,170</b>
Median rent:	<b>\$1,280</b>
Vacancy rate:	<b>2 percent</b>

Loveland has about 3,000 rentals with rents between \$1,000 and \$1,500.

# Recommendation:

## Integrated regional economic development strategy

- Strategic Plan and Marketing Effort should be on a regional basis
- Existing agencies all in transition with staff and board changes:
  - Northern Colorado Economic Alliance (newly formed)
  - Northern Colorado Economic Development Corp.
  - Upstate Colorado (Weld County)

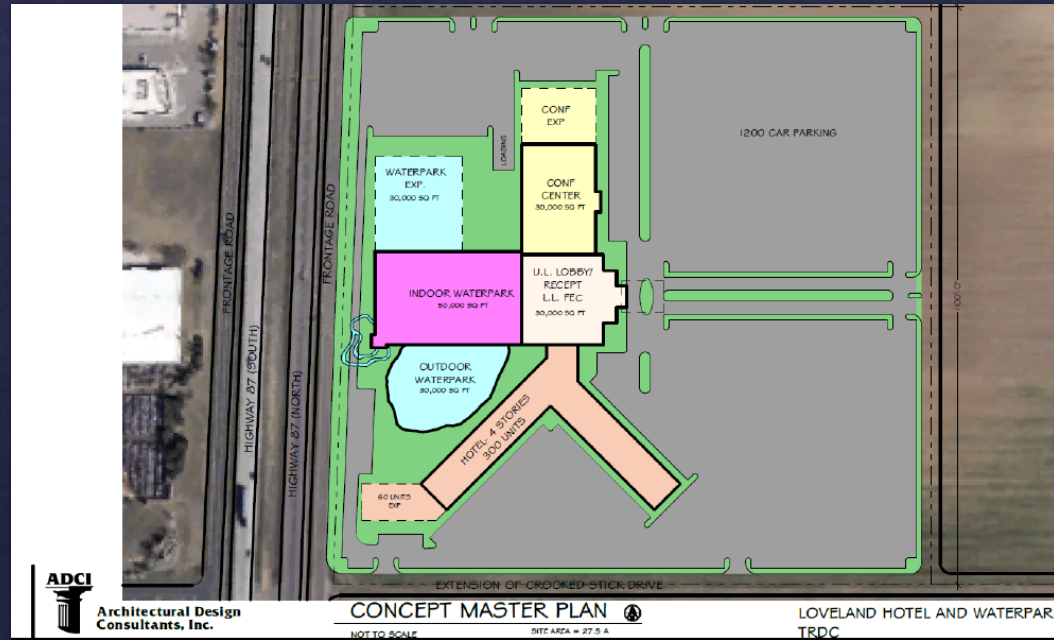


# Regional Tourism Marketing and Development



**Colorado Tourism Office International Guides 2014/15**  
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 DIE COLORADO OUTDOORS MIT EINER PORTION KULTUR & SPAS



# Small Business Resiliency

