

**PETITION FOR THE ORGANIZATION OF THE  
LFM BUSINESS IMPROVEMENT DISTRICT  
WITHIN THE CITY OF THORNTON, COLORADO  
(BID)**

The undersigned persons, owners of 100% of the taxable real or personal property in the service area of the proposed at LFM Business Improvement District or "BID," hereby petition the Mayor and the City Council of the City of Longmont ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the LFM Business Improvement District ("BID" or "proposed district");
- 2) The service area of the BID will consist of the area described in Exhibit A hereto. The boundaries of the BID include all properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S.
- 3) A general description of the types of services or improvements or both to be provided by the BID include, but is not limited to:

The acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and improvements allowed under Colorado law for business improvement districts, including "Improvements" as that term is defined in Section 31-25-1203(5), C.R.S., services as described in Section 31-25-1212(1)(f), C.R.S., and other powers granted to such districts under Section 31-25-1212, C.R.S.

- 4) The commercial property owners of the proposed district request that the City, after public notice and hearing, designate the territory within the proposed district as a location for new business or commercial development under Section 31-25-1203(10), C.R.S.
- 5) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City of Longmont within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 6) The initial services and improvements to be provided by the BID will be funded by a mill levy. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential or agricultural is not subject to the revenue raising powers of the BID and will not be assessed by the

BID. The mill levy shall not be greater than 50 mills on commercial property within the BID boundary.

The mill levy will be collected by the Boulder County Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2021.

The BID may utilize other revenue sources authorized by law, including rates, fees, charges, or differing forms of special assessments as provided by law, or public improvement fees all as set forth in the annual operating plan, as it may be amended from time to time, and as submitted to City Council in accordance with the provisions of Section 31-25-1211, C.R.S. ("Operating Plan").

- 7) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID are:
  1. Tom Turley
  2. Rich Gebele
  3. Charles Levine
- 8) Pursuant to Section 31-25-1205(2), C.R.S., this petition is signed by persons owning 100% of the real or personal property in the service area of the proposed district as shown on the assessor rolls of the County of Boulder *and* by persons owning at least fifty percent of the acreage in the proposed District.
- 9) If requested by City Council, petitioners will execute a bond or provide a cash deposit in an amount sufficient, as determined by City Council, to cover all municipal expenses connected with organizational proceedings in case the organization of the proposed district is not effected. Additionally, if at any time during the organizational process City Council determines that the amount of the initially requested bond or cash deposit is not sufficient to cover such costs, it may require the execution of an additional bond or the deposit of additional cash, in an amount determined by City Council. Petitioners acknowledge that failure to file such initial or additional bond or deposit within the time fixed, which shall not be less than ten days, will result in dismissal of the petition.

WHEREFORE, petitioners respectfully request the City Council to approve the organization of the LFM Business Improvement District, to approve the Operating Plan and Sample 2020 - 2021 Budget for the said proposed district submitted with this Petition. The initial Board of Directors of the proposed district to be elected at the election to be held on November 3, 2020 and thereafter at regular elections pursuant to the laws of the State of Colorado and the Operating Plan.

[end of text—signatures on following sheets]

**LFM BUSINESS IMPROVEMENT DISTRICT  
PETITION**

**WARNING-  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so. Do not sign this petition unless you (or the entity you are signing for) own real or personal property in the proposed district. Do not sign this petition unless you have read or have had read to you the petition in its entirety and understand its meaning.

Printed Name of Property Owner/Petitioner:  
Longmont Fairgrounds Partners LLC  
10011 N. 95<sup>th</sup> Street  
Longmont, CO 80501

Authorized Signature: \_\_\_\_\_

Date of Signature: \_\_\_\_\_

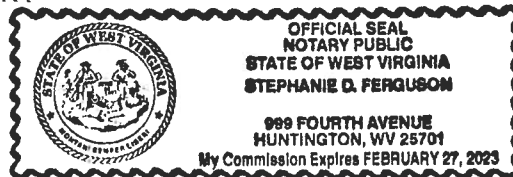
Street address and/or description of taxable property located in the proposed LFM Business Improvement District represented by the above signature: See Exhibit A.

*Your signature must be witnessed by a Notary Public unless you sign in front of a Petition Circulator*

Notarization:

STATE OF West Virginia  
COUNTY OF Cabell

)  
)SS.  
)



The foregoing petition signature was subscribed or acknowledged before me this 15<sup>th</sup> day of July, 2020 by Tom TURLEY as General Manager of Longmont Fairgrounds Partners LLC, a Colorado limited liability company.

Stephanie D. Ferguson  
Notary Public

SEAL

My commission expires: 02-27-23

**AFFIDAVIT OF AUTHORITY**

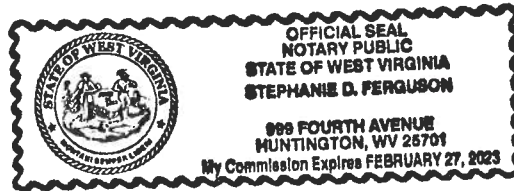
I, Tom Turley (print name) do solemnly swear or affirm that I hold the following office with Longmont Fairgrounds Partners LLC, the record owner of the property within the service area of the proposed LFM Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner.

Date: 7/15/20 Signature: [Signature]  
Office Held: General Manager

*Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator.*

Notarization:

STATE OF West Virginia )  
COUNTY OF Cabell ) SS.



The foregoing affidavit was subscribed and affirmed, or sworn to, before me this 15<sup>th</sup> day of July, 2020 by Tom Turley as GENERAL MANAGER of Longmont Fairgrounds Partners LLC, a Colorado limited liability company.

This 15<sup>th</sup> day of July, 2020,

Stephanie D. Ferguson  
Notary Public

SEAL

My commission expires: 02-27-23

**EXHIBIT A**

**DESCRIPTION OF PROPERTY TO BE INCLUDED INTO  
LFM BUSINESS IMPROVEMENT DISTRICT**

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST ONE-SIXTEENTH CORNER OF SAID SECTION 8 AND CONSIDERING THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SAID NORTHEAST ONE-QUARTER OF SECTION 8 TO BEAR S89°28'24"E WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, N00°14'40"E, A DISTANCE OF 905.79 FEET;

THENCE S89°27'12"E, A DISTANCE OF 61.00 FEET;

THENCE S00°14'40"W, A DISTANCE OF 853.76 FEET;

THENCE S44°36'52"E, A DISTANCE OF 21.27 FEET;

THENCE S89°28'24"E, A DISTANCE OF 82.77 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 293.00 FEET THROUGH A CENTRAL ANGLE OF 28°28'39" AN ARC DISTANCE OF 145.63 FEET AND HAVING A CHORD THAT BEARS N76°17'17"E A CHORD DISTANCE OF 144.13 FEET;

THENCE N62°02'57"E, A DISTANCE OF 375.43 FEET;

THENCE N00°01'21"E, A DISTANCE OF 654.12 FEET;

THENCE S89°27'12"E, A DISTANCE OF 668.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY FOR SOUTH HOVER ROAD;

THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°01'21"W, A DISTANCE OF 905.36 FEET TO A POINT ON THE SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8;

THENCE ALONG SAID SOUTH LINE, N89°28'24"W, A DISTANCE OF 1,299.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 725,191 SQUARE FEET OR 16.648 ACRES, MORE OR LESS.