



**Downtown Development Authority of Colorado Springs
Board of Directors Meeting
January 10, 2017 at 8 am
111 S. Tejon St., Plaza of the Rockies North Tower, Suite 400**

Board members present: Aaron Briggs, Steve Engel, Chris Jenkins, Dot Lischick, Dave Lux, Ingrid Richter, Tony Rosendo, and Roger Sauerhagen

Staff: Susan Edmondson, Sarah Humbargar, Laurel Prud'homme, Heather Whitworth, and Margo Baker

Guests: Jon Khoury, Ryan Tefertiller, and Peter Wysocki

Welcome

Steve Engel called the meeting to order at 8:02 a.m.

US Olympic Museum update: Steve welcomed Peter Maiurro from the U.S. Olympic Museum to provide an update on the project. Peter reported that the USOM now owns the land at Sierra Madre and Vermijo, and architectural plans are far along. Total cost for the project is \$89 million with current fundraising efforts going toward closing a \$10.1 million gap (needed to meet the \$75 million goal for issuance of the bank bond). Anticipated groundbreaking is April 2017.

Minutes

Board reviewed minutes dated December 13, 2016. Following a motion by Dave Lux, seconded by Tony Rosendo, minutes were approved unanimously.

Financials

Heather Whitworth explained that net income of about \$338,000 on December 31, 2016 will go into the 2017 unrestricted fund. She said the audit field work began yesterday; the submitted audit will go to City Council at the end of February. She expects final December tax receivables to increase a little with no major adjustments. Grant payables of about \$70,000 from 2016 and \$110,000 from 2015 is being carried forward to 2017.

Old business

2017 legislative session: Susan Edmondson reported that the 2017 legislative agenda will include proposed legislation by Colorado Counties, Inc. similar to SB-1348 regarding Urban Renewal Authorities whereby county, school districts and special district seats would be added to DDA boards and other processes impacting expenditure of funds would be instituted. In December 2016, DDA board approved up to \$10,000 to join a consortium of DDAs lobbying to address concerns about such a bill. Educating and informing local legislators about the difference between URAs (multiple plans) and DDAs (one plan) and the impact of this legislation continues. Board expressed concern about this issue. Susan stated that the consortium may come to some agreements on some concessions, while holding firm on other matters; DDA board should be prepared to assume some concessions may be

part of the negotiating process. Susan will continue to provide monthly updates and interim reports as the issue plays out.

Grants / TIF agreements update: Sarah Humbargar said TIF agreements are close to being final for the Bijou condos and 333 ECO / Cascade apartments; the Blue Dot commercial space grant payment is completed. Coquette's has a finalized agreement. End-of-year grant extensions were made for 9 S. Weber (apartments) and 210 Pueblo due to legitimate construction delays. Applicants with Hilton Garden Inn continue to prepare their application, expected within a month or two. Other known grant or TIF applications possible in 2017 are another midsize multifamily building, façade improvements for businesses on Bijou Street south of Acacia Park, and façade and alleyway improvements for businesses owned by Perry Sanders.

2016 business wrap up: A press release went out last week listing 2016 new businesses opened or announced for 2017, which is believed to be record setting. Sarah was congratulated for her work in this area.

New business

Cottonwood Center for the Arts: Jon Khoury, executive director, provided an annual update Cottonwood Center for the Arts. The number of visitors increased 15 percent; there are 94 artists who rent studios with more than that number on a waiting list. Much work has been done on interior building and lighting improvements despite concerns about ownership of the property. Mr. Khoury stated he anticipates increasing Cottonwood's monthly payment to Downtown Development Authority from \$1,250 to \$1,500 per month and as such, would like to continue having a DDA member on their Board. He thanked Board for their support.

White paper review: Sarah said the white paper draft from PUMA is in process. There is a conference call with PUMA this afternoon for stakeholders' comments and feedback on the draft paper.

Streets Plan: Sarah laid a large downtown map on the table to show roadway plans for 2017 that work in alignment with the Experience Downtown Master Plan. As some streets are already scheduled for paving improvements through 2C funding, re-striping can then occur to align with greenway streets indications in the master plan. Pikes Peak Avenue is slated for road reallocation and addition of protected bike lanes and pedestrian safety features from Nevada east toward Shooks Run. The entire Pikes Peak Avenue improvements are part of an effort to "Link the Loop" by providing access to and through the core of Downtown from the Legacy Loop. Susan mentioned two upcoming events that will feature these projects in more detail:

- Feb. 15, 8-9 am, Downtown Lowdown at Lon Cheney Theater – master plan, street plans, etc.
- Feb. 22, 5:30 – 8 pm, City Public Forum at a location to be determined

The City Center Series kicks off at 5:30 pm Jan. 24 with Gil Penalosa at Colorado College's Cornerstone Arts Center. This will be a great discussion about placemaking.

2017/2018 draft work plan: Susan distributed an Experience Downtown 2 Year Strategic Execution Plan that more fully articulates projects and scope of work that was discussed in December. Projects have been categorized into four areas: 1) Planning and Design, 2) Physical Projects, 3) Marketing and Development Services, and 4) Policy and Funding Development. Board reiterated a desire to move forward on listed initiatives; Sarah requested Board direction for contracting for design on alleyways and gateways. Roger recommended issuing an RFI instead of an RFP, and others agreed. When the white paper is completed, then staff can begin pursuing discussions on bonding or other funding approaches to speed up initiation and completion of so many projects in the master plan. Aaron inquired about existing staff capacity to take on so many projects; Susan stated that staff is rather maxed out, and if DDA wishes to pursue these projects at a rapid pace there will be a need for greater staffing; such a decision likely would make sense by springtime, she said.

Other Upcoming Events:

Jan. 31, 4 pm with reception to follow, ULI at Catalyst Campus

Apr. 4, 6 pm, City Center RiNo District Story at Colorado College's Cornerstone Arts Center

Apr. 29, Urban Living Tour

Susan mentioned the possibility of having a half day tour to tour RiNo in conjunction with the City Center event on RiNo; board said that was a good idea, and Chris said it would be good to add Union Station to the tour.

Adjourn

Ingrid Richter moved to adjourn, seconded by Dot Lischick and approved unanimously. The meeting adjourned at 9:51 am.