

Minutes of the Downtown Development Authority of Colorado Springs
Board of Directors Meeting
8 a.m., April 12, 2016
111 S. Tejon St., Plaza of the Rockies North Tower, Suite 400
Colorado Springs, CO 80903

Board members present: Aaron Briggs, Steve Engel, Jill Gaebler, Chris Jenkins, Dot Lischick, David Lord, Dave Lux, Jessica Modeer, and Chuck Murphy

Staff: Susan Edmondson, Sarah Harris, Heather Whitworth and Margo Baker

Guests: Ryan Tefertiller and Matthew Fitzsimmons

Welcome

David Lord called the meeting to order at 8:02 a.m. Ryan introduced Matthew Fitzsimmons, City of Colorado Springs urban planner. Previously he worked for SOM in the Chicago area. Everyone welcomed Matthew to Colorado Springs.

Minutes

Board reviewed the minutes dated March 8, 2016. Following a motion by Chuck, seconded by Jill, minutes were unanimously approved without change.

Financials

Heather reported that one-third of 2016 tax revenue has been received and more is expected to come in during April and May. There were several grants that were paid. The Master Plan continues to be the largest expense.

Special Project Grants and Event Grants

Board reviewed and discussed several grant proposals.

ULI Explorer Series Sponsorship

Susan recommended that DDA should provide a sponsorship for the ULI Explorer Series, as this is a positive opportunity to bring new investment from Denver metro into the community. Steve made a motion to approve a \$2,500 corporate sponsorship of ULI; seconded by Chuck; approved unanimously.

Bike Summit Sponsorship

Susan stated that the Colorado Springs Bike Summit fits well into Downtown's brand and master plan goals to improve connectivity. Jill said she hopes the event will be held Downtown in 2017. Jill made a motion to approve a silver sponsorship at \$1,750; Chuck seconded; approved unanimously.

Event Center Feasibility Study

Colorado Springs Forward is requesting a special project grant for a sporting / event center feasibility study. Interviews and processes are already going – Susan and other local leaders have been interviewed. Other phases to the study will come later. Several board members commented that the consultant is a highly qualified firm in facility / event planning. Dot moved to approve \$21,000 in grant funding for the study; seconded by Steve; approved unanimously.

DDA Initiatives

Safety

Susan shared plans by CS Police Department to provide greater staffing three evenings a week, creek cleanups and new camera coverage.

Discussion ensued about continued safety concerns downtown (real and perception), and the greatest need for simply more eyes/patrols/feet on the street.

Board members discussed the efficacy of private security. Jessica stated that the private security is very much noticed and appreciated by merchants and is effective, as private security shifts ensure eyes on the street, which isn't necessarily the case for CSPD, as officers may be devoted to paperwork or other matters beyond foot patrol. Jessica made a motion to approve up to \$45,000 for private security through the summer; seconded by Dave Lux; approved unanimously.

TIF Application

117-119 E. Bijou St.

Dan Robertson presented his commercial and residential plans for this property, which includes construction of nine lofts (condominiums) for a total cost of approximately \$1.9 million. He stated he is ready to move, is experienced, has no foreclosures, plans to preserve the brick Colburn Motors façade, and this will help the Bijou block. He asked for 100% TIF for both the residential and commercial projects.

Board reviewed a memo and analysis provided by staff. Discussion ensued about the priority to add residential units downtown, the benefit of having more (residential) eyes on Acacia Park, challenges for that block, and the inherent difficulty and expense of “pop top” construction.

Board members discussed the importance of adding residential to Downtown; Jill shared concerns that based on advice from consultants and typical practices in other communities that 100 percent TIF agreements are very rare and should only be considered in extraordinary circumstances.

Chris moved to approve the request for 100% of the TIF for the remaining 20/21-year term; Chuck seconded; motion carried with one vote in opposition from Jill.

Old Business

Imagine Downtown Master Plan Update

Susan said the timeline for completion and approval process has been pushed back a bit from May/June to a little later in the summer, to allow time for full review and additional edits. Sarah reported that good comments on the first draft were received. One more guided workshop will be

held with the Board, TAC, and city staff. Many Board members felt it was important to have both MIG and PUMA present at the workshop to hear feedback. Sarah will work on securing a date that works. Board members agreed that time is needed to review the plan and it is important that the plan is set up for success. Susan advised the board that the longer timeline will result in additional costs for the project and board stated the costs are necessary for the plan to be the best it can be.

Board members were urged to read the Plan, paying particular attention to sections 2 and 3, including form based code and building heights. Susan reported that she and Sarah presented the updated plan to City Council yesterday and Jill said most are in agreement with it. Keith King and Helen Collins were not present. County Commissioners are scheduled to receive the same presentation today.

New Business

Susan emphasized that a TIF guideline is needed but that the matter is important enough that full Board discussions are better vs handling at a committee level, as only two board members were present at the first committee meeting.

She would also like to invite Darsey Nicklasson to a future Board meeting to give an update on Blue Dot Place and what they are finding now that they have been in operations for a few months.

Action items:

- 1- Governance committee to fill David Lord's seat
- 2- Real estate Cottonwood property transfer
- 3- TIF conversation in May

Adjourn

The meeting adjourned at 9:55 a.m.