

Minutes of the Downtown Development Authority of Colorado Springs  
Board of Directors Meeting  
8 a.m., May 10, 2016  
111 S. Tejon St., Plaza of the Rockies North Tower, Suite 400  
Colorado Springs, CO 80903

**Board members present:** Aaron Briggs (on phone), Steve Engel, Jill Gaebler, Chris Jenkins, Dot Lischick, Dave Lux, Jessica Modeer, Ingrid Richter and Roger Sauerhagen

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

**Guests:** Ryan Tefertiller, Carolynne White and Hannah Parsons

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**Welcome**

Steve Engel called the meeting to order at 8:04 a.m.

**Minutes**

Board reviewed the minutes dated April 12, 2016. Following a motion by Dave, seconded by Jill, minutes were unanimously approved without change.

**Financials**

Heather reported that for the period ending April 30, 2016, net income is \$266,000 which is about 40 percent of budget year to date. Dave Lux moved to accept the financials, Roger seconded, and unanimously approved.

**Governance**

Open seat recommendation Dot reported that the committee to fill the seat to be vacated by David Lord interviewed all applicants for the position: Gregor Huegsen, Simon Penner, and Tony Rosendo. While all candidates were exceptional, the committee recommended Tony Rosendo. Dot made a motion to recommend Tony for the Board opening; Dave Lux seconded, discussion followed, and upon a vote, the nomination was unanimously approved.

Susan reminded the Board that due to David Lord's departure, a new chair will be needed. The Board will vote on a new chair at its next meeting.

TIF policy

Steve opened a discussion determining TIF guidelines. Susan provided context by reading comments submitted for the 2006 ballot initiative to create the DDA, stating that financial tools from the creation of DDA will be used to finance special projects, with a focus on growth in residential, arts and culture and jobs. DDA determines how to deploy the tools and use them to maximize a positive economic impact within the goals of the plan of development, which includes private development, improvements to the public realm and public goods.

Board members referred to a packet of information provided by staff. Susan stated that guidelines vary from city to city and state to state, and TIF is applied with differing structures among DDAs, URAs and municipalities or states. Carolynne White, legal counsel to the DDA, reminded the board that state statute is broad and provides leeway for DDAs.

Board members discussed TIF for residential projects, as that is the highest goal in the plan of development, and costs to construct residential downtown are challenging. Robust discussion explored applying TIF based on number of units or percentage of TIF generated, minimums and maximums for projects, allowing a margin to encourage residential projects that fulfill multiple goals in the plan of development. Board also discussed TIF for commercial projects, which can vary more widely in their value propositions.

Board agreed on the need for guidelines to be simple and clear in order to serve their purpose of catalyzing development more quickly and fostering high quality design.

Board was reminded that the existing application process is lengthy and rigorous. All applicants must demonstrate that their project(s) support the goals of the plan of development.

In conclusion, board members were asked to send final thoughts to Susan and she will return at the next meeting with a short summary for vote. Key decision points include: allocation of mil and the TIF on the mil, allocation of TIF beyond the existing life of the current TIF, percentage maximums or ranges for commercial and residential, etc.

### **Special Project Grants and Event Grants**

Pikes Peak Maker Space Board reviewed a special project grant request from Pikes Peak Maker Space, which has a location in Manitou Springs and is securing a second location in Downtown in the old Gazette property. The two-year request is for \$20,373, or \$10,186 per year, to be provided as a match contingent upon receiving a \$56,000 grant from the state Office of Economic Development and International Trade. Board members stated the request aligns strongly with the goals of the plan of development by supporting artisan manufacturing, incubating new businesses and jobs, and leveraging other resources. Ingrid made a motion to approve the grant request, seconded by Dot, and unanimously approved.

### **Old Business**

Imagine Downtown Master Plan Update – Sarah said there are modifications being made to the Master Plan and a white paper is being developed as work with both consultants MIG and PUMA continues. The goal is to review, update, have the Board vote on it and then submit the final Master Plan to City Council for approval later summer.

### **New Business**

- Susan reminded Board of the May 20 master plan update work session and the May 24 all-boards retreat.

- Ingrid noted the passing of Randle Case, father to Downtown Partnership and BID board member Randy Case; Randle was a noted figure in the city's development. Susan stated a charitable donation from the Partnership will be made in Randle's memory.

**Adjourn**

The meeting adjourned at 9:58 a.m.