

Minutes of the Downtown Development Authority of Colorado Springs  
Board of Directors Meeting  
8 a.m., June 14, 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, Chuck Murphy, Tony Rosendo and Roger Sauerhagen

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

**Guests:** Larry Yonker, Ryan Tefertiller and Peter Wysocki

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### **Welcome**

David Lord called the meeting to order at 8:02 a.m. He introduced and welcomed Tony Rosendo, new DDA Board member.

Susan thanked David Lord for his leadership and dedication as a founding board member and three-year chair of the DDA Board and presented to him a card and small gift. The Board thanked and applauded his service.

### **Minutes**

The Board reviewed minutes dated May 10, 2016. Following a motion by Chuck, seconded by Aaron, minutes were unanimously approved as presented.

### **Financials**

Heather reported that for the period ending May 31, 2016, activity has been usual. Grant payments were made to Colorado Springs Forward for the event center feasibility study, and payments to PUMA for the Master Plan.

### **Governance**

With David Lord departing, a new board chair is needed. Dave Lux nominated Steve Engel for Board chair; seconded by Jill and unanimously approved. Chris nominated Roger to continue as secretary / treasurer; seconded by Chuck and unanimously approved. The vice chair nomination will be discussed at the July meeting.

### **New Business**

Springs Rescue Mission: Larry Yonker of Springs Rescue Mission provided an overview of SRM's capital campaign to provide additional services for the homeless at their campus. He said construction on the first phase (shelter and courtyard) has begun. Phase 2 is a day center. \$7.5 million has been pledged, and some large grant applications have been submitted. All were invited to lunch and a campus tour. SRM plans to submit a grant request to DDA.

DDA boundary: Susan informed the board that she has met with developer Earl Robertson, who is exploring a DDA boundary expansion to include portions of the Lowell neighborhood. Susan provided a high-level overview of the area and next-phase plans for development there. While Lowell is an Urban Renewal Area, it no longer generates TIF. Board expressed general interest in exploring boundary expansion and excitement about future new development in Lowell.

Economic impact study: Susan advised the board that she would like to conduct an economic impact study of the value of Downtown residents and office workers; such a study would help to quantify value of new projects not just in terms of new property or sales tax generated but provide helpful information on spending by office workers and residents in the core and beyond. The board expressed support of such a study and authorized Susan to issue an RFP for the work.

### **Special Project Grant**

RBA grant application – Board members reviewed a Special Project Grant request by the Regional Business Alliance, seeking \$35,000 to help with economic development and workforce marketing strategy. Discussion ensued about the value, quality and strong need for such work. Board members expressed strong desire for DDA to not just fund part of the initiative but to be an active player in it. Chuck moved to approve the \$35,000 grant request conditional on continued involvement by DDA staff in the project; seconded by Dot and unanimously approved. Chris abstained from the vote.

Pikes Peak Makerspace – Board members were reminded of the May vote approving a two-year grant of \$20,373 to Pikes Peak Maker Space, positioned as a possible match for PPMS' grant request to the state Office of Economic Development and International Trade. Unfortunately, PPMS did not receive the state grant. Board members expressed continued interest in the project and requested that PPMS be asked to resubmit a request for its most specific need regardless of matching state dollars.

### **Building Enhancement Grant**

103 S. Wahsatch Ave.: Board members reviewed a Building Enhancement Grant Request from Dreamcatchers/Blank Canvas Café at 103 S. Wahsatch Ave. for support of exterior enhancements and addition of a patio. Board members expressed concern about quality of design, whether the scaled-down scope of the project merits support, ability of the applicant to implement the project in a timely manner and to a high degree of design quality, and whether the project is a strong enough fit with the goals of Imagine Downtown. Ryan stated he has not yet seen a permit application come to his office from the business. Board members stated the location holds strong potential, due to its proximity to Catalyst Campus, The Machine Shop and new apartments being constructed across the street. Board members also noted that to date the owner of the property has not provided funds for the project. The board asked Sarah to revisit with the applicants to see if these questions can be addressed.

### **Old Business**

Imagine Downtown Master Plan Update: Susan explained that recent meetings and review sessions have illuminated the fact that there is a lot of confusion regarding the update. This project was undertaken as an update to the 2009 land use master plan, which is complementary to, but different than, the 2007 plan of development.

- 1.) Plan of Development – 57 pages, created in 2007
- 2.) Master Plan – 51 pages, created in 2009

To address concerns and expectations, a new structure and reformatting is being devised to serve as an update to both the plan of development and the master plan. Significant edits and restructuring of sections are currently being made to allow more clarity and less confusion. The end result remains as always desired: a meaningful, tactical document.

TIF guidelines: Board members reviewed a memo prepared by Susan and Sarah that encapsulates discussions to date on TIF guidelines for residential and commercial applicants, with a proposed framework. Discussion ensued regarding the differences among residential, commercial, and mixed use projects, smaller projects, providing clarity for applicants, utilizing all available tools within the community in order for projects to pencil, and evaluating the economic impact of projects. Reviewing the first set of parameters, on a motion by Chuck, seconded by Dave Lux, board unanimously approved the following guidelines:

- *The mil and the TIF on the mil shall be reserved for DDA operations, programming, grants, etc., and shall not be applied as part of TIF agreements.*
- *TIF beyond the remaining life of the current TIF shall not be allocated.*
- *DDA legally (and by obligation) can provide TIF and grants in support of any goals within its master plan. In general, CSDDA funding agreements adhere to defined eligible costs to include but not limited to: streetscape and alleyway improvements; bike/transit improvements; exterior lighting and signage; façade improvements; structured parking; utility upgrades and site remediation; elevators and ADA accessibility; amenities accessible by the general public (nonresident or customer).*

Further discussion ensued regarding use of residential guidelines to both support and catalyze the No. 1 goal of more residential units Downtown. On a motion by Chuck, seconded by Dave Lux, board unanimously approved residential TIF guidelines as noted below. Staff was charged with developing a communications strategy around publicizing guidelines and creating a broad package of support possibilities. Board asked for one more month to consider commercial TIF guidelines; board was asked to provide staff with any additional thoughts in that area prior to the next board meeting.

### **RESIDENTIAL**

**Goal:** *To accelerate progress toward a near-term Master Plan goal of 2,000 new-construction residential units*

**Date/timeframe:** *Through December 31, 2019*

**Number of units:** *For the first 600 units (406 units currently have qualified)*

**Percent of TIF:** *DDA will provide 100 percent TIF*

**Duration of TIF:** *For the remaining years of the current TIF*

**Type of project:** *For residential projects of 10 units or greater.*

**Number of units:** *From 601 units and beyond*

**Amount of TIF:** *DDA will provide 75 to 90 percent TIF*

**Duration of TIF:** *For the remaining years of the current TIF*

*Projects demonstrating extraordinary alignment with master plan goals can qualify for the higher reimbursement level (this can include but is not limited to factors such as higher design standards and*

*streetscapes, public-serving amenities, workforce and affordable housing, owner-occupied, prime locations, etc.).*

*After such time, at its discretion, the Board may extend or alter the Downtown Living Initiative.*

*For residential projects of nine units or fewer, DDA will provide a grant of \$10,000 per unit. These units will apply toward achieving the initial 600-unit goal.*

**Adjourn**

The meeting adjourned at 10 a.m.