

Minutes of the Downtown Development Authority of Colorado Springs
Board of Directors Meeting
8 a.m., September 1, 2016
111 S. Tejon St., Plaza of the Rockies North Tower, Suite 400
Colorado Springs, CO 80903

Board members present: Steve Engel, Jill Gaebler, Chris Jenkins, Dot Lischick, Dave Lux, Chuck Murphy, and Ingrid Richter. Jessica Modeer and Antonio Rosendo were present on phone conference call.

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

Guests: Ryan Tefertiller, Peter Wysocki, David Lord

Welcome and Call to Order

Steve Engel called the meeting to order at 8:05 a.m.

Motion to Open Public Hearing

Chuck Murphy moved to open the public hearing; seconded by Chris Jenkins and approved unanimously.

Review of 2017 Preliminary Budget, Annual Operating Plan and Contract for Services: Heather Whitworth reported that TIF projections are down significantly due to a significant change in valuation to a major Downtown property that recently was sold. This resulted in reduced TIF revenue by about \$100,000, from \$396,000 to \$274,000. Overall there were some incremental improvements in TIF other than this one significant property devaluation. Following discussion, Board agreed that a review of the resulting calculation should occur. Susan Edmondson reminded the board that there is ongoing work through a state task force to provide changes and clarifications in the state Assessor's Manual. Heather regularly participates in these meetings, and it is hoped the changes in the manual will help to clear up some concerns about calculation methodology. Staff will follow up with the County in regards to TIF calculations for 2017.

The 2017 Scope of Work and 2017 Agreement for Products and Services Between the Downtown Partnership and Downtown Development Authority were reviewed by the board.

Motion to Approve 2017 Budget

Chuck Murphy made a motion to approve the 2017 Budget and Scope of Work; seconded by Dave Lux, and approved unanimously.

Chuck Murphy moved to approve the 2017 Agreement for Products and Services Between the Downtown Partnership and Downtown Development Authority seconded by Chris Jenkins, and approved unanimously.

Motion to Close Public Hearing

Chuck Murphy moved to close the Public Hearing; seconded by Chris Jenkins, and approved unanimously.

Motion to Open Board Meeting

Chuck Murphy moved to open the Board meeting; seconded by Chris Jenkins, and approved unanimously.

Review of Plan of Development and Master Plan: Sarah Harris reported that some small wording and rendering changes were made in the latest version of the Experience Downtown Plan.

Some discussion ensued about the language in the Plan of Development Chapters 3 and 4 on TIF and DDA boundaries. Staff replied that this language was reviewed by legal counsel and is necessary in the document, remaining essentially unchanged from the original plan. Steve Engel recommended that the language be a bit more user friendly; Susan stated she will make some changes in the introductory paragraph but is reluctant to make further changes in order to ensure the proper legal terminology remains.

Now that the plan is ready for approval, an Executive Summary will be produced next week. Susan reported there are 17 meetings to come during the next several months in the approval process. The Plan review process currently anticipates that City Council will review it at their first work session in late October with vote at the Council meeting in mid-November.

Further communication strategy about the plan is in the works.

Motion to Approve Plan of Development and Master Plan

Ingrid Richter made a motion to approve the Experience Downtown Plan of Development and Master Plan; seconded by Chris Jenkins, and approved unanimously. Staff was thanked for their work on this significant and important document.

Adjourn

The meeting adjourned at 9:05 a.m.