

Minutes of the Downtown Development Authority of Colorado Springs
Board of Directors Meeting
8 a.m., September 13, 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, Dave Lux, Jessica Modeer, Chuck Murphy, and Tony Rosendo, and Roger Sauerhagen.

Staff: Susan Edmondson, Sarah Harris, Laurel Prud'homme, Heather Whitworth, Claire Swinford and Margo Baker

Guests: Darsey Nicklasson, Ryan Tefertiller, and Peter Wysocki

Welcome

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

Minutes

The Board reviewed minutes dated August 9, 2016, and September 1, 2016. Following a motion by Chuck Murphy, seconded by Dave Lux, minutes were approved unanimously.

Financials

Heather Whitworth reported that during the period ending August 31, 2016, there was not a lot of activity. There is about \$33,000 mil and \$17,000 TIF yet to come in. Updates on a few key grants were provided:

- A \$17,500 grant to IronBird was partially paid out, with \$8,952 going for patio and façade improvements. Sarah reported that the remaining \$8,548 of the grant, which had been earmarked for signage, has been rescinded due to noncompletion and lack of communication by the applicant.
- The \$100,000 grant to Springs Rescue Mission was paid in August to help with efforts to get the shelter completed by the time winter sets in.
- Ongoing costs for private security services are incurred.

Old Business

Susan Edmondson reminded the Board that the first TIF reimbursement will be made next year to Blue Dot Place. She introduced Darsey Nicklasson to provide an update on how leasing and tenant feedback has gone on the project. Nicklasson shared that the commercial building now houses Loyal Coffee, which just opened to great fanfare. The basement under Loyal Coffee has been leased to the Quad (an innovation program of Pikes Peak Community College, US Air Force Academy, Colorado College and UCCS). Blue Dot Place was fully leased by Memorial Day; it is pet friendly and many of the tenants do indeed have pets; turnovers are quickly leased. Nicklasson stated the DDA and city and others have been very supportive, even with the many hurdles of the project. She stated that the tenant mix is diverse, with few younger millennials but rather older professionals, tech workers, and

those who work from home in their 30s, 40s or retirees. Also of note is the commercial clients have no concerns about parking. She said it was critical to not go over construction budget costs and to maintain their price point on rents.

ArtSpace project:

Claire Swinford provided an update on the ArtSpace feasibility study, which received a \$12,500 grant from DDA. Three ArtSpace consultants visited Downtown in August to 1) explore our local arts scene and see our assets, and 2) hear from the community. The next step is for DDA to supply them with more specific information on certain parcels/locations, and project lead Bob Wolfson continues fundraising to support the next phase of the project, which is a market study to determine community need and demand. Aaron Briggs stated that the information provided from the ArtSpace report and study will be helpful for many uses.

Springs Rescue Mission grant: A \$100,000 grant was paid. An original intention to position the grant as a challenge to Downtown businesses is stalled, as the volunteers with that initiative wanted more time to coalesce and plan.

Bike share: Jill Gaebler reported that upon further research, the bike share committee desires to put out an RFP for a bike share company utilizing smart-bike technology. This will delay targeted launch of the project by about a year, but the time is needed for significant fundraising efforts. Current estimates are about \$650,000 to \$700,000 for startup, initial launch and hard costs and about \$350,000 for annual ongoing operating costs.

Boundary expansion: No update.

Pop Up marketplace: The Pop Up Marketplace concept, coordinated through Colorado Collective, remains in play but interest has been limited. Sarah continues to monitor the project to determine if a holiday marketplace will be possible.

Economic impact study: An RFP was submitted to conduct a study of the economic impact of Downtown residents and office workers. Three firms expressed interest but only one proposal was received. Staff is following up.

Upcoming grants and grant updates: Sarah provided brief updates on TIF agreements and grants:

- Hilton Garden Inn TIF application is in the works.
- A grant application for exterior improvements to several Sanders Holdings properties is in the works.
- Coquette's is purchasing a building on South Tejon Street that will need significant renovation; inquiries have been made about grants for exterior improvements.
- An application is expected from the businesses in the Padgett building on Bijou, across from Acacia Park. Significant improvement is signage and frontage is needed. The IronBird grant was initially approved for \$11,000 in early 2015 and extended three times.

Plan of Development and Master Plan

Sarah reported the approval process is moving forward. One-on-one informational meetings with City Council members have been completed and there are more scheduled meetings with a variety of required boards and committees.

White paper: The remaining component of the entire master plan update is an internal white paper of recommendations for new funding sources, policies, structures, etc., that can move Downtown forward. Board emphasized that this is a really important piece and suggested an ad hoc committee to focus on this. Steve Engel, Chris Jenkins, and Darsey Nicklasson agreed to participate. Board would like to see more specific recommendations with actionable items.

Tactical plan: 2017-2018 and beyond: Sarah distributed working drafts of the Land Use Plan project planner and the 2-3 Year DDA Plan of Development Execution Snapshot. The project planner is a draft list of physical infrastructure projects that specifies the category and primary goal they are related to, current status and anticipated year of completion. Many of these projects are actively in the works.

The Execution Snapshot provides a list of tasks through 2018 (short term) that are related to the primary goals of the Plan of Development. These tasks are measurable and show whether staff lead or influence, DDA financial support, commitment year, and which primary goal the task is related to.

A more concentrated work session to flesh out and refine the planner will be needed. The goal/expectation is that every year a refined task list will be determined.

Adjourn

On a motion by Dave Lux, seconded by Chris Jenkins, board voted unanimously at 9:35 a.m. to enter into executive session to discuss strategy regarding a small parcel within the DDA.

Board emerged from Executive Session at 9:53 a.m. and adjourned.