

Minutes of the Downtown Development Authority of Colorado Springs
Board of Directors Meeting
8 a.m., October 11, 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, Dot Lischick, Dave Lux, Jessica Modeer, Chuck Murphy, Ingrid Richter, Tony Rosendo, and Roger Sauerhagen.

Staff: Susan Edmondson, Laurel Prud'homme, Heather Whitworth, and Margo Baker

Guests: Ann Eckman, Ryan Tefertiller, and Peter Wysocki

Welcome

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

Minutes

The Board reviewed minutes dated September 13, 2016. Following a motion by Chuck Murphy, seconded by Dave Lux, minutes were approved unanimously.

Financials

Heather Whitworth reported that during the period ending September 30, 2016, there was not a lot of activity. There is about \$9,800 mil and \$7,000 TIF yet to come in. A 2014 grant payable for exterior work on the Pikes Peak Center was paid. The last payment for summer security and some small amounts for business development were paid. Chuck moved to accept the financials, seconded by Ingrid Richter and approved unanimously.

Miscellaneous

Susan Edmondson updated the Board on ongoing efforts at the state level to ensure more consistent application of TIF calculations across counties and jurisdictions. While some changes to the assessors manual are moving forward, a key issue remains unresolved.

Susan reported that the 2017 DDA budget was presented to City Council in a work session with a vote expected in two weeks. Susan briefly reported on several grants in process that the DDA will review in the near future:

- Sanders Holdings: Exterior improvements for the Gold Room, properties along Pikes Peak and other properties. A future phase is anticipated with improvements and more activation to Palmer Center in front of The Antlers.
- Bijou businesses: For the block south of Acacia Park, improved signage is being requested. That block has improved significantly with new businesses in the past few years but lack of quality signage holds back its potential.

- Coquette's: The well established gluten-free restaurant is moving to South Tejon Street, and the building is undergoing a significant remodel with substantive changes. Funding will be requested for exterior improvements.
- Holiday Garden Inn: Applicants are continuing to work on their TIF Reimbursement Application, and the project is continuing on track.

Susan reported that the BID boundary is being considered for expansion to the south. Meetings will be commencing with property owners to determine if they wish to petition into the BID district.

Susan said that it has been challenging to get the proper framework and understanding to conduct the economic impact study on workforce and residential. An agreement was reached with Summit Economics that will produce a calculator to measure such impacts. A survey will be done (not during the holiday timeframe) and completion is anticipated by first quarter 2017.

Ryan Tefertiller reported on the 418 Cucharas property. On Oct. 24 the property will be on City Council agenda to discuss placing a \$122,000 lien on the property for demolition of the house. There are \$30,000 of existing liens for maintenance, etc. It has not been condemned and the city's position is to move forward on the lien process first. The property is approximately 3,300 sq. ft. and the adjacent property is about the same size. Aaron Briggs suggested that the ad hoc committee (Aaron, Chris Jenkins, Ingrid, and Steve) be reconvened to look at long-term options.

Experience Downtown Plan of Development and Master Plan

Susan reported that the next phase in the plan is a separate white paper looking at possibly policies, financial tools and systems to move Downtown forward. PUMA consultants will be in town on Nov. 3 to meet with the DDA committee (Darsey Nicklasson, Chris, Steve and Ingrid), city staff, and then have a working lunch. It is anticipated that a draft will be distributed by the end of the year.

The Master Plan and Plan of Development continue to move forward in the approval process: the Planning Commission's informal meeting is this week and a formal meeting is next week, and the Parks Board meeting is this week. The Downtown Review Board approved the plan unanimously last week. The city distributed a press release which yielded media attention. The plan is on track to go before City Council on Oct. 24 with a vote on Nov. 8.

Susan shared that staff continues to meet with key city staffers to move forward key elements of the master plan for 2017 and 2018 and be able to have a clear and defined work plan.

Board discussed how to implement the plan in a sustainable way and determine whether the DDA leads, partners, or supports the projects. DDA needs to lead by guiding, setting priorities and ensuring consistency. Thoughts included partnering on funding but being very strategic about partnerships, having tactical discussions with utilities regarding alleyway changes, continued bike lane discussions that include Kate Brady, and ensuring long-term maintenance of improvements (these are covered in part by the Baseline Service Agreement).

Top priorities agreed upon in discussion included noticeable improvements to streetscapes, gateways and alleyways with a focus on safety and cleanup.

New Business

The Downtown Partnership All Board meeting is 8-11 am Oct. 25 at Catalyst Campus. The Downtown transit center relocation public town hall meeting is 6-8 pm Thursday, Oct. 19 in the CAB building. The relocation has been narrowed down to three sites.

Congratulations to Zeezo's for receiving the Philanthropy Award and Catalyst Campus for receiving the Creative Workspace Award at the Business and Arts Luncheon. Jon Khoury was named Arts Champion of the Year and Claire Swinford was recently named Emerging Artist.

Adjourn

On a motion by Ingrid, seconded by Jill Gaebler, board voted unanimously to adjourn at 9:26 am.