



Downtown Development Authority of Colorado Springs
Board of Directors Meeting
December 13, 2016 at 8 am
111 S. Tejon St., Plaza of the Rockies North Tower, Suite 400

Board members present: Aaron Briggs, Steve Engel, Jill Gaebler, Chris Jenkins, Dot Lischick, Dave Lux, Jessica Modeer, Ingrid Richter, and Tony Rosendo

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

Guests: Erica Heller, David Lord, Bruce O'Donnell, and Ryan Tefertiller

Welcome

Steve Engel called the meeting to order at 8:06 a.m.

Public hearing call to order

Jill Gaebler moved to open the public hearing for the purpose of approval of the final 2017 budget; seconded by Dave Lux and approved unanimously.

Finance

Heather Whitworth explained that due to a recalculation by the county, TIF revenue saw an increase over August projections, and there was a slight decrease in mil. Budget has been adjusted accordingly to reflect this change.

Resolution 1612-01 to Adopt Budget

- A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY, COLORADO SPRINGS, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2017 AND ENDING THE LAST DAY OF DECEMBER, 2017.

After Steve read the resolution, Dave moved to accept Resolution 1612-01 to adopt the 2017 budget; seconded by Jill, and approved unanimously.

Resolution 1612-02 to Appropriate Sums of Money

- A RESOLUTION SUMMARIZING APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY, COLORADO SPRINGS, COLORADO, FOR THE 2017 BUDGET YEAR.

After Steve read the resolution, Tony Rosendo moved to accept Resolution 1612-02 to appropriate sums of money; seconded by Chris Jenkins, and approved unanimously.

Resolution 1612-03 to Set Mill Levies

- A RESOLUTION OF THE COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY REQUESTING THAT THE COLORADO SPRINGS CITY COUNCIL SET THE MILL LEVY AND APPROVE APPROPRIATIONS FOR THE BENEFIT OF THE COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY.

After Steve read the resolution, Tony moved to accept Resolution 1612-03 to set mill levies; seconded by Chris, and approved unanimously.

Resolution 1612-04 to Amend 2016 Budget of the Colorado Springs Downtown Development Authority

- A RESOLUTION WHICH AMENDS THE 2016 BUDGET TO EXPEND ALL FUNDS NOT REQUIRED BY DECEMBER 31, 2016 TO MEET EXPENDITURE OBLIGATIONS AS ORIGINALLY SET FORTH IN THE BUDGET INTO THE UNRESTRICTED OPERATING RESERVE FUND.

After Steve read the resolution, Jessica Modeer moved to accept Resolution 1612-04 to amend the 2016 budget of the DDA; seconded by Chris, and approved unanimously.

Dave moved to close the public hearing; seconded by Jill, and approved unanimously.

Steve opened the Board meeting.

Minutes

Board reviewed minutes dated November 8, 2016. Following a motion by Jill, seconded by Dave, minutes were approved unanimously.

Financials

Heather reported about \$3,600 mill levy and \$2,700 TIF outstanding for the year, and a small amount of that will most likely be written off as uncollected tax. Jill moved to accept the financials for the period ending November 30, 2016, seconded by Dave and approved unanimously.

New business

2017 legislative session: Susan Edmondson reported that the upcoming 2017 legislative may have proposed legislation by Colorado Counties, Inc. that mirrors SB 1348, but applies specifically to DDAs by expanding the Board to include county, school district and special district seats and it addresses the process of mediation. Other DDAs from throughout the state have proposed a consortium to address the issue and hire Grayline Strategy as a lobbyist on this matter. Tony moved to approve a not-to-exceed amount of \$10,000 towards this DAA consortium, seconded by Jill, and approved unanimously.

Old business

The State of Downtown report release is scheduled for March 22 in the late afternoon timeframe and March 23 in the coffee timeframe at the Mining Exchange Platinum Room.

White paper review: Sarah Humbargar said the white paper draft from PUMA is in process. This flows from the Plan of Development and Master Plan and contains tools and recommendations to improve Downtown development. Erica Heller reported to Board that case studies were included as examples of public / private partnerships. There also are some policies, practices and regulations that could be improved to proactively create opportunities for Downtown.

A Downtown developer toolkit continues to be strongly recommended. Erica also noted that one of the main challenges discovered is a need for expertise when a particular major project has difficulty getting a number of entities to collaborate. The opportunity to hire experts would help this endeavor.

Bruce O'Donnell presented information about development tools and incentives. Colorado Springs is well positioned with tools such as mill levies and TIFs to help with capital projects as well as maintenance and operations costs. Communicating information about this strong toolset should be proactive to help capitalize development opportunities.

Because board members have not yet had time to fully review the draft white paper, Susan will coordinate a committee call after the new year for further board input and questions.

Board discussed next steps to begin making recommended changes, advocate for projects, identify tasks and work plans, and finance projects. Following a robust discussion about strategy and implementation and when to deploy some of the tools, Board agreed that the DDA should go big to make transformative changes in alignment with the Plan of Development and Master Plan and to not leave tools on the table.

2017/2018 draft work plan: Susan and Sarah presented a brief memo of near-term high priority projects that align with goals of the Master Plan. Board discussed adding information to the draft about magnitude of project costs and creating a more fleshed out work plan to fund and identify projects. Through discussion, there was general board agreement that the timing is critical to "go big" and accomplish many of the identified projects quickly in the near term.

Adjourn

The meeting adjourned at 10:03 am.