



**Downtown Development Authority of Colorado Springs
Board of Directors Meeting
April 11, 2017 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, Jessica Modeer, Chuck Murphy, Ingrid Richter, Tony Rosendo, and Roger Sauerhagen

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

Guests: Morgan Calderini, Ryan Tefertiller, Arley-Rose Torsone, Jariah Walker, and Peter Wysocki

Welcome

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

Minutes

Board reviewed minutes dated March 14, 2017. Following a motion by Chuck Murphy, seconded by Tony Rosendo, minutes were approved unanimously.

Financials

Heather Whitworth reported on the financials for the period ending March 31, 2017. She said DDA cash balance is up, as property tax collections are coming in. Accounts payables were a little higher due to the USOM grant payable. Ingrid Richter moved to accept the financials, seconded by Chuck and approved unanimously.

Governance

The Board position currently held by Roger Sauerhagen, one of the founding board members of DDA, will become open in June as Roger terms off the Board. Susan Edmondson stated the opening has been noted twice in Downtown e-newsletters and asked the board to forward recommendations for the position to her or chair Steve Engel. She asked for board members willing to interview candidates and make a recommendation to the board. Steve Engel, Jill Gaebler, Chris Jenkins, and Dot Lischick volunteered.

Old business

DDA legislation update: Susan reported that SB 285, the legislation concerning DDAs, was introduced by Colorado Counties Inc and will be heard by the Senate Finance Committee April 18. There are ongoing strategy phone calls about this legislation. The Colorado Municipal League is opposed to SB 285 and is an ally, among other associations and the local Chamber.

Plan of Development and Master Plan

White paper: The final draft has been completed and submitted to the Board following months of review and edits. One minor additional language tweak by Chris Jenkins was suggested concerning stormwater and utilities. Chuck moved to accept the draft with suggested language changes, seconded by Ingrid and approved unanimously.

Project financing / indebtedness: Susan asked creating a task force to look at DDA financing options, indebtedness, bonding, or loans so that DDA has resources in hand to support approved projects. Aaron Briggs, Steve, Chris, and Ingrid volunteered to be on the task force.

Grant application

109, 111, and 113 East Bijou Street: Sarah introduced Morgan Calderini and Arley-Rose Torsone, owners of Ladyfingers Letterpress. They discussed their grant application for façade improvements for three businesses in the 100 block of East Bijou Street. They have collaborated with two other businesses (Art 111 and Urban Cyclery) and the property owner to share costs and create improvements to their store fronts. The total cost of the project is \$34,637.69 and the requested amount is \$17,318.84. Board members commented positively on the designs and signage and the improvement such changes will make to that block. After discussion, Chuck moved to approve the full grant request, seconded by Jessica Modeer and approved unanimously.

Project updates

Sarah Humbargar updated the Board about activity since the release of the State of Downtown report. She has seen an increase in contact with developers, including several who are key developers in the Denver area. Just last Friday she had four inquiries in one day. Developers represented retail, home, apartment units, mixed use and commercial projects. Ads are being placed in the Colorado Real Estate Journal about Downtown Colorado Springs.

Alleyway/ gateway consultants: Consultants have been selected, and there is tremendous pressure (from businesses, property owners, city staff) to improve conditions in key Downtown alleys. The alleys in the block with the US Olympic Committee and Springs Orleans (among others) plus the two blocks north of that pose an urgent need for lighting, trash management and other approaches to address safety concerns. Board discussed the progress, timing, and design of the project and will look at the budget during the May meeting.

Economic impact calculator: This project was backburnered due to limited staff bandwidth, and due to consultants' challenges in grasping the desired scope of work. It will be revisited as time permits.

Nighttime economy: Due to increased evening patronage Downtown, the Parking Enterprise is anticipated to expand parking meters into the nighttime until about 10 pm or midnight.

Downtown Development Toolkit: Sarah said recent inquiries from developers have really shown the need for a toolkit, and she would like to complete and showcase it in the next four to six weeks.

Susan reminded Board of the Downtown all-board meeting on May 2 during which there will be project updates.

April 29 is the Urban Living Tour.

Adjourn

Meeting adjourned at 9:14 am.