



**Downtown Development Authority of Colorado Springs
Board of Directors Meeting
June 13, 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, Dave Lux, Jessica Modeer, Chuck Murphy, Ingrid Richter and Roger Sauerhagen

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

Guests: James Buller, Mark Long and Ray O'Sullivan

Welcome

Steve Engel called the meeting to order at 8:02 a.m. He mentioned last week's historic groundbreaking for the US Olympic Museum and thanked the DDA Board for their efforts in helping to make that happen.

Minutes

Board reviewed minutes dated May 9, 2017. Following a motion by Chuck Murphy, seconded by Dave Lux, minutes were approved unanimously.

Financials

Susan Edmondson reported on the financials for the period ending May 31, 2017. Payments have been made on outstanding grants; no unusual expenses to note. Ingrid Richter moved to accept the financials, seconded by Jessica Modeer, and approved unanimously.

Governance

Susan reminded the board of the process to publicize the open board seat, and that there were four applicants: Rae Loschen, Gary Feffer, Darsey Nicklasson, and Simon Penner. The nominating committee interviewed the candidates, and Jessica reported that while all candidates had many strengths, the committee recommends moving forward with Darsey Nicklasson of DHN Development due to her extensive community involvement and recent experience with vertical development in Downtown. Ingrid moved to recommend to City Council the appointment of Darsey Nicklasson to the DDA Board, seconded by Jill Gaebler, and approved unanimously. Susan will write a letter recommending Ms. Nicklasson for final approval by City Council.

This Board meeting is the last for Roger Sauerhagen, who served more than 10 years as a founding board member. He was presented with a small gift and received a round of applause. He thanked the Board and said he was honored to work with the people he has met over the years.

New business

Sarah Humbargar introduced Ray O'Sullivan, Mark Long, and James Buller of Lowell Ventures, who are seeking to petition into the DDA boundary. This will make possible their ability to apply for the Downtown Living Initiative TIF for a planned 72 apartment units at Rio Grande and Wahsatch. The former Lowell URA is no longer active. Following a presentation on the apartment project and review of DDA boundaries, Ingrid moved to recommend that the Lowell Ventures property be included within the DDA's boundary, seconded by Dot Lischick, and approved unanimously. The petition for inclusion will go to City Council.

TIF inquiry

Mr. O'Sullivan distributed apartment plans for a proposed project which includes surface parking, some carports, and a highly efficient design with solar roofs for studio, one, two and three bedroom apartments. He anticipates submitting a development plan within the next 60 days. Following Board discussion, Dave moved to allow Lowell Ventures to proceed with submitting a full TIF application, seconded by Chuck, and approved unanimously.

Grant request

123 N. Tejon St.: Regina Romrell, owner of Regina's boutique at 123 N. Tejon St., has submitted a grant request for façade improvements to the property. Sarah provided an overview of the application and stated that the proposed design is better and of higher quality than a design proposed (and withdrawn) in 2014. The budget is \$36,000, and the applicant requests \$15,000. Sarah said 50 percent of the cost of exterior work comes to \$7,900, and she recommends that amount. Following a board discussion to include half of the costs for general conditions and overhead, Chris Jenkins moved to approve \$9,250, seconded by Chuck and approved unanimously.

Old business

Grants /TIF updates: Sarah reported that applicants for the Hilton Garden Inn project objected to provisions in a TIF term sheet that had been provided to them. After adjustments to address the applicants' concerns, the applicants were sent a letter asking for a response within 30 days. That deadline was extended in another letter which also requested a response by a certain date and that date has now passed with no contact. Sarah stated a certified letter will be sent to formally dissolve the agreement.

The board was provided an update on the apartment units at 201 S. Weber, which had received a grant for public art on the north side of the building; the art is installed, lighting is to come, and Sarah reported the piece looks very good and helps to add visual interest to an otherwise big blank wall.

Other updates:

- Façade improvements continue on the Bijou Street properties; painting is complete and signage is to come.
- The Colorado Springs Public Market has leased about 6,000 sqf at 9 S. Weber.
- A grant request is anticipated in the next few months for exterior of the new businesses coming to the Southside Johnny's location.
- Construction work at Coquette's continues with an unknown opening date.

Line of credit: Susan reported that she anticipates being able to address this project beginning in July.

Project updates

Gateways: Sarah updated the board on gateway concepts and design, one of the initiatives of the Experience Downtown Master Plan. The eastern gateway into Downtown (where Pikes Peak Avenue and Colorado merge) has been in planning and design stage by the city for more than a year. However, Sarah expressed major concerns about the safety, functionality and aesthetics of the gateway design, which already has gone out to bid. Board reviewed the design and discussed in depth their concerns, stating the gateway design is seriously lacking and does not fulfill the intent of the Experience Downtown plan. Chris made a motion to seek a meeting with the city chief of staff and traffic engineer to express that current plans are not acceptable and to emphasize the considerable effort and stakeholder involvement that went into developing the Master Plan, which needs to be honored and upheld. The motion was seconded by Dave and approved unanimously.

Relatedly, Sarah reminded that Kimley-Horn is the DDA's consultant for the gateways project, and Board reviewed their draft scope outline and requested a timeline with costs. Given concerns about the approach to the first of nine gateways, Sarah was asked to revise and refine the scope.

Chuck Murphy left the meeting at 9:10 am.

Dave Lux left the meeting at 9:30 am.

Following a robust discussion, Board recommended Kimley-Horn move forward on tasks one (data collection) and three (develop the gateway design and implementation framework), approved \$10,000 for data collection, and requested a follow-up draft preliminary matrix of key elements (findings report). After refinement of the scope, Board will revisit next month.

Alleyways: Sarah said lighting design is nearly complete in the middle of the Phase 1 three-block area. Adjacent property owners are working to coordinate trash collection in the area. Aaron Briggs, in his role as contractor with HB&A, distributed renderings of alley lighting; the design is flexible and can be further enhanced.

Bike share: Susan and Jill Gaebler gave an update on plans to launch a bike share program by spring 2018. Sponsorship meetings so far have been positive. Chris moved that DDA make an initial commitment of \$100,000 to bike share; the motion was seconded by Ingrid and approved unanimously. Susan assured that the \$100,000 will be accessed only upon confidence in securing additional sponsorships to such a degree that a contract can be entered into with BCycle by late 2017.

Adjourn

Meeting adjourned at 9:55 am.