



**Downtown Development Authority of Colorado Springs
Board of Directors Meeting
July 11, 2017 at 8 am
111 S. Tejon St., Plaza of the Rockies North Tower, Suite 400**

Board members present: Steve Engel, Jill Gaebler, Chris Jenkins, Dot Lischick, Dave Lux, Chuck Murphy, Darsey Nicklasson, Ingrid Richter and Tony Rosendo

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

Guests: Troy Coates, Ryan Lloyd, Joe Niebur, Ryan Tefertiller and Peter Wysocki

Welcome

Steve Engel called the meeting to order at 8:02 a.m. He welcomed Darsey Nicklasson as a new board member. Darsey thanked the Board, stating that she is very excited to have this opportunity.

Minutes

Board reviewed minutes dated June 13, 2017. Following a motion by Dave Lux, seconded by Chuck Murphy, minutes were approved unanimously.

Financials

Heather Whitworth reported on the financials dated June 30, 2017, and said property tax collections continued to come in during the month. Loss has been reduced to \$179,596. Chuck moved to accept the financials, seconded by Jill Gaebler, and approved unanimously.

Heather said Cottonwood Center for the Arts increased their monthly rent interest payment from \$1,500 to \$1,800. Financials reflect the extra interest payments as accrued operations revenue and the accrued amount does not show up in the P&L.

Susan Edmondson explained the budget process and timeline, stating that a meeting was held with the chairs and treasurers of each of the Downtown companies to review draft budgets collectively. A full draft budget will be shared at the August board meeting. As usual, there will be a late August budget meeting due to the short turnaround time from when the DDA receives projections from the assessor's office. Susan reminded Board about the two new positions that are currently in process of being filled: one part-time marketing coordinator and one full-time economic vitality coordinator.

Governance

Steve informed Board that the secretary/treasurer position is open due to the departure of Roger Sauerhagen. Dave nominated Tony Rosendo for the secretary / treasurer position, seconded by Chuck, and approved unanimously.

Grants

The 320 S. Weber St. grant request was removed from the agenda due to incomplete applicant information.

TIF inquiry / informational presentation

Ryan Lloyd from Echo Architecture and Joe Niebur and Troy Coates from Niebur Development presented information about the Winfield Scott block (500 block of South Tejon near Moreno; former Southside Johnny's

area). Plans include a two-story restoration with four phases. Three restaurant tenants who are identified for the space which will include rooftop westerly views and convert the southern surface parking lot into patio space. Board discussion included alleyway usage, trash and recycling consolidation, façade improvements, parking, streetscape, and critical utilities updates.

Tony Rosendo arrived.

Sarah Humbargar told the Board that calculations have not yet been undertaken to determine whether TIF or grants will be most conducive to the project. Ryan Tefertiller informed Board that plans have been submitted and will go before the Downtown Review Board soon. On a motion by Tony, seconded by Steve, board unanimously agreed that the project aligns with the goals of the Experience Downtown Plan and voted to allow applicants to proceed with a full TIF application if they determine that is the most appropriate route to address project needs.

Old business

Grants / TIF updates:

- Sarah said Coquette's is expecting a mid-August grand opening.
- There will be an open house July 27 from 5-7 pm at 210 Pueblo, the five-unit apartment complex that was supported by DDA with a grant for public art.
- The 9 S. Weber property has had two grant extensions from late 2015 and is asking for one more extension until Sept. 30, 2017 because owners anticipate opening their three units by Sept. 1, 2017.
- Regina's has closed for façade improvements and plans to open in the beginning of fall.

Development ToolKit: Sarah presented the new Development ToolKit website and highlighted its features at <http://downtowncsdevelopment.com/>. She asked Board to review it and give any feedback/changes to her within the next week, as the site will go live and be fully publicized next week.

Lowell Ventures: Susan referred Board to Resolution 071117-01 (formal document for presentation to City Council) to expand the DDA boundary to include the Lowell Ventures property. Following Board discussion, Chuck moved to approve the resolution, seconded by Ingrid Richter and approved unanimously. Resolution attached and made part of these minutes.

Project updates

Gateways: Sarah and Susan updated the board on gateway E, at the eastern edge of Downtown at the confluence of Pikes Peak and Colorado. After formal communication and discussion with the city chief of staff, there have been some design changes made which address concerns and improve the gateway aesthetics, functionality and safety.

Kimley-Horn submitted a revised scope of work and fee proposal based on feedback from the last board meeting. After a discussion by board, Ingrid made a motion to move forward on the Gateway Improvements Design Scope of Work as submitted, seconded by Dot Lischick, and approved unanimously.

Alleyways: Sarah said Block 1A alley improvements (string lighting) is ready to move forward but needs property owner participation regarding a cooperative agreement for trash removal. After that, the lighting (already designed and approved) will move forward. Planning now proceeds to Block 1B, which is the southern block (includes the CAB and the USOC).

Chuck Murphy left the meeting at 9:30 am.

Bike share: Susan shared that she continues to work on sponsorships.

Entertainment district: Susan stated that an ordinance to allow the creation of entertainment districts should go before City Council in early August. She stated that the Downtown position continues to be in support of such districts as long as issues of cleanliness, safety, etc., are fully addressed and BID services are fully compensated.

Arts & Economic Prosperity Study: The Cultural Office of the Pikes Peak Region will release its Arts & Economic Prosperity study on July 12 about the economic impact of nonprofit arts and their audiences. Key findings for our creative district include attendance topped half a million and total economic impact was \$37 million.

Susan informed the board that the transit center's proposed site is to be presented to the Mayor next week and then goes to City Council.

There will be a press conference today to announce a partnership between Pikes Peak Library District and Flux Capacitor to host bands in the PPLD's Knights of Columbus Hall (west of Penrose library). Flux Capacitor is a do-it-yourself music venue to bands. This space will accommodate a larger level of concerts Downtown and bring a younger and more edgy, eclectic vibe.

Laurel Prud'homme announced the summer tourism magazine has been completed and more than 55,000 were distributed or mailed to targeted homes and local hotels and the Convention and Visitors Bureau.

Adjourn

Meeting adjourned at 9:42 am.