



**Downtown Development Authority of Colorado Springs
Board of Directors Meeting
Nov. 14, 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, Darsey Nicklasson, and Tony Rosendo

Staff: Sarah Humbargar, Alex Armani-Munn, and Margo Baker

Guests: Brian Bradigan, Jenny Schnakenberg, Ryan Tefertiller and Mario Vasquez

Welcome

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

Minutes

Board reviewed minutes dated October 10, 2017. Following a motion by Chuck Murphy, seconded by Jill Gaebler, minutes were approved unanimously.

Financials

The financials dated October 31, 2017, show that budget is on track for the year. Spending will increase this time of year for holiday marketing and advertising to include, Skate in the Park, Small Business Saturday and the Holiday Stroll. Board reviewed progress report on grants. Chuck moved to accept the financials, seconded by Dave Lux, and approved unanimously.

Grants/TIF

Sarah Humbargar updated the Board regarding grants and TIF. Developers on the Winfield Scott building were sent a memo giving the go-ahead for up to \$150,000 for the previously approved special grant involving utilities work.

Alex Armani-Munn presented two building enhancement grant applications with his recommendations for each to Board.

15 S. Tejon St. Colorado Craft is a restaurant/bar concept going into the former Ritz space. Applicants Brian Bradigan and Chef Mario Vasquez shared their vision and application. Façade improvements include new signage, awnings, door, etc., and some improvements that are more considered ongoing/deferred maintenance such as painting. Total eligible cost is \$27,700 and CO Craft is requesting \$9,850 for façade improvements. Following Board discussion Chuck moved to approve a grant for \$9,850, seconded by Dot Lischick, and approved unanimously. Dave abstained from the vote.

424 S. Nevada Ave. Applicants Tyler Sherman and Jenny Schnakenberg, owners of Odyssey Gastropub, are opening an outdoor sports-themed bar in the former Garrison Tavern location on South Nevada Avenue. Alex disclosed that he has worked as a server and still takes on occasional shifts at Odyssey. Applicants presented a significant remodel and improvement to the property to include lighting, signage, glass doors, an elevated patio with pergola, garage-style rolling door and more. Total costs are \$276,000 with the exterior improvement costs anticipated to be \$27,500. Applicants request \$7,000. Chuck moved to approve a grant for \$7,000, seconded by Dave and approved unanimously.

Project updates

Gateways: Sarah reported that meetings are in process with the consultants who are working on visual positioning and the framework. A draft is anticipated before the end of the year.

Alleyways: Sarah said HB&A is working with property owners and tenants this week to discuss a trash haul compliance model that may be used as a template for other alleyway projects.

CS Creative Collaborative: The first two phases to assess general interest and the arts market survey have been completed. Now the group has turned to philanthropic fundraising, which has been challenging. Current need is estimated to be nearly \$750,000 for pre-development followed by future fundraising for actual construction costs. The project could be roughly \$20 million in total, with only a percentage of that being generated from directly within the community. Board reviewed a draft concept to enter into a contract for pre-development services with ArtSpace and discussion occurred.

Tony Rosendo arrived at 8:35 a.m.

Board agreed that the project risks an inability to move forward without both pre-development funding and local expertise in development as a partner with ArtSpace. Board members noted that ArtSpace has an excellent performance record in other communities. Board discussed the urgency of providing leadership for the initial effort to get the predevelopment phase on track. Board agreed it is in strong alignment with the goals of the Experience Downtown Plan for DDA to move forward with ArtSpace to help with pre-development and site selection; it is possible that any DDA funding could be treated as a loan. DDA participation at this level also would ensure the project is built within the DDA as opposed to possible elsewhere in the greater city center. It was agreed Sarah will bring a full proposal to the board for vote in December.

Job incentive guidelines: The ad hoc committee charged with overseeing creation of incentive guidelines is recommending a job support program that provides incentives to companies that meet certain eligibility requirements. These guidelines are weighted and include factors such as: companies with 10 or more employees, positions that are for at least 30 hours per week downtown, average wage for all jobs higher than median salary for the month they're applying, tied to a lease, regular certification of eligibility, within a designated timeframe tied to a lease. Board agreed to include both new companies and the expansion of existing companies. Each incentive package would require Board approval. Based on board agreement and input on these factors, Sarah will redraft with current comments and come back with a final product for the December meeting.

New business

Sarah shared with the Board the plan for DDA Impact Tours, with the first one scheduled from noon to 1:30 pm on Dec. 8, and two others following on Jan. 12 and Feb. 9. Downtown board members, elected officials, designated city staff will be invited to learn about DDA projects in the City Center, east end, and the USOM quadrant.

Board reviewed upcoming events. Sarah distributed a Legacy Loop update of projects that the city is tracking. There are new tree lights on Bijou and Kiowa.

Adjourn

Meeting adjourned at 9:16 am.