



**Downtown Development Authority of Colorado Springs  
Board of Directors Meeting  
Jan. 9, 2018 at 8 am  
111 S. Tejon St., Plaza of the Rockies North Tower, Suite 703**

**Board members present:** Aaron Briggs, Steve Engel, Jill Gaebler, Dot Lischick, Dave Lux, and Tony Rosendo

**Staff:** Susan Edmondson, Alex Armani-Munn, Sarah Humbargar, Laurel Prud'homme, Ana Valdez, and Margo Baker

**Guests:** Jon Khoury and Ryan Tefertiller

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### **Welcome**

Steve Engel called the meeting to order at 8:03 a.m.

### **Minutes**

Board reviewed minutes dated December 12, 2017. Following a motion by Tony Rosendo, seconded by Aaron Briggs, minutes were approved unanimously.

### **Financials**

Board reviewed financials dated December 31, 2017. Susan Edmondson reminded the board that 2017 was a year for significant spending on catalytic initiatives, at a level much greater than in prior years.

Sarah Humbargar reported that Xceligent filed for bankruptcy and is no longer in business. In lieu of Xceligent, Sarah is recommending using CoStar for real estate data and listings, although data costs may slightly increase. After discussion Board agreed this was the best tool.

### **Governance**

Susan reminded board members to complete and return conflict of interest forms which are filed annually with the Secretary of State. In June, Steve Engel and Chris Jenkins will be term-limited off the board, marking the final founding board members who will be departing – a significant change. Additionally, she notified the board that Chuck Murphy has resigned effective immediately due to changes at his business and a need to devote his attention there. Susan recommends that due to the immediate need to fill Chuck's opening that all openings be announced and interviewed conducted to fill all three positions. Steve, Tony, Ingrid Richter, Dot Lischick and Jill Gaebler volunteered to be part of an interview committee.

### **Project updates**

Cottonwood Center for the Arts: Jon Khoury gave a brief update on Cottonwood Center for the Arts. Attendance, artist studio occupancy, rental income and overall revenue have increased during his five and a half year tenure as executive director. He thanked the board for its continued commitment to the viability of Cottonwood. A silent phase fundraising campaign has begun to fully pay for the property purchase.

ArtSpace affordable artist housing: Sarah presented a draft Memorandum of Understanding for entering into a contract for services between the DDA and ArtSpace. The MOU clearly defines roles for DDA, ArtSpace and the Colorado Springs Creative Collective for the pre-development phase of the ArtSpace project. Board reiterated the importance of DDA being in the driver's seat for this pre-development phase of the project. After Board discussion, Tony moved to approve the MOU, seconded by Jill and approved unanimously.

Gateways: Sarah provided an overview with renderings of the draft gateway plan which is being refined. Enhancements to gateways include signage, landscaping, art, and lighting.

Alleyways: Sarah and Aaron discussed the latest updates to the alleyway improvements for Alley 1A (The Famous / Cowboys / parking garage block) and Alley 1B (USOC block). Suggested improvements include lighting, trash management, art, painted pavement and safety considerations. The committee continues to engage partners in the design and ownership of alley improvements.

### **2017 year in review**

Susan said this discussion will be tabled until the February meeting so board members who were unable to attend today will get an overview of 2017.

*Steve Engel left the meeting at 9:25 a.m.*

### **New or old business**

Lowell area/ Boundary expansion: Sarah said conversations continue with Ray O'Sullivan about extending the DDA boundaries to include his property. A metro district exists within the area which limits the ability to expand the boundaries. Although the status remains unclear it is becoming more apparent that extending the DDA boundary may not be possible due to the status of the metro district.

Antlers Park: On Monday at a City Council work session, Downtown developer Perry Sanders presented design ideas for a stadium and events center in Antlers Park. Board discussion regarding challenges to that location ensued. Following further discussion the board agreed to monitor the issue but take no official position; however, it does agree that a proper site analysis would be needed before proceeding much further on that location.

Sarah was congratulated for being named one of the Top 25 Young Professionals in Colorado by Colorado Biz Magazine.

### **Adjourn**

Meeting adjourned at 9:40 am.