



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

Board members present: Aaron Briggs, Carrie Bartow, Jordan Empey, Steve Engel, Jeff Finn, Jill Gaebler, Chris Jenkins, Dot Lischick, Dave Lux, Jessica Modeer, Darsey Nicklasson, Ingrid Richter and Tony Rosendo

Staff: Susan Edmondson, Sarah Humbargar, Ana Valdez, Alex Armani-Munn and Margo Baker

Guests: Phill Bragg, Jeff Mosher, Michelle Parvinrouh, Ryan Tefertiller Jake Weien and Peter Wysocki

Welcome

Steve Engel called the meeting to order at 8:01 a.m. He welcomed new board member Carrie Bartow, whose term officially begins in July.

Minutes

Board reviewed minutes dated April 10, 2018. Following a motion by Tony Rosendo, seconded by Dave Lux, minutes were approved unanimously.

Financials

Board reviewed financials dated April 30, 2018. Darsey Nicklasson moved to accept the financials, seconded by Chris Jenkins and approved unanimously.

Grant applications

Peak Startup: Michelle Parvinrouh, Executive Director, provided the board with an overview of a grant request for Peak Startup. Sarah Humbargar disclosed that she has been a Peak Startup board member since 2014 and is currently the chair. PeakStartup seeks a \$5,000 Community Partner grant, which would be matched with equal funding/participation by the Chamber & EDC and the City of Colorado Springs. Funding will support the August StartUp week, which aligns with Experience Downtown goals in terms of fostering a startup and entrepreneurial culture as well as positioning DDA in partnership with others to leverage funding. Board discussed the proposal and general support for the work of PeakStartup. Board questioned why El Paso County was not among those positioned for matching funding and how the County can be a participant in collaborative economic development initiatives for startups. Ms. Parvinrouh and DDA staff were encouraged by the board to pursue discussions with the county for support in 2018 or future years. Following board discussion, Dave moved to approve a \$5,000 grant to Peak Startup, seconded by Ingrid Richter and approved unanimously.

Aaron Briggs arrived at 8:20 a.m.

1350 Distilling: Alex Armani-Munn introduced Phil Bragg and Jake Weien, 13/50 Distilling, who presented information about a grant request for enhancements to 525 E. Pikes Peak Ave., a 6,000-sqf building which will eventually house distilling operations and tasting room. The project would significantly improve a neglected building and also further enhance the eastern gateway into Downtown. The project also fosters an artisan/maker brand for Downtown and is complementary to the Catalyst Campus businesses nearby. Full exterior costs are budgeted at \$50,000, with another roughly \$160,000 to be spent on interior improvements. Board reviewed the proposal and discussed business operation plans; Chris asked questions about the exterior rendering and specifically the awning. Staff was asked to continue to monitor materials and ensure that the awning in particular

meets with quality design standards. Chris moved to approve a Building Enhancement Grant of up to \$25,000, seconded by Dave and approved unanimously.

Double J Excursions: Jeff Mosher presented a Special Project request to enhance mobility options Downtown. He is seeking a loan to launch a Downtown circulator service utilizing electric mini-shuttles through a Denver-based company called eTuk. Shuttles can be used both as a circulator and booked for private events and tours. Mr. Mosher stated some urgency in timing to launch the shuttles during summer, with the need to reserve some shuttles for purchase that are arriving soon from the manufacturer. A loan would cover purchase of the vehicles but, as a circulator the service is provided for free, additional underwriting would be needed for circulator operations. Board discussed the business plan and the need for enhanced mobility options Downtown, as identified in the Experience Downtown master plan. Board expressed general interest in the concept but requested more information, refinement of the program, and potential opportunities to partner with others to obtain additional funding. On a motion by Ingrid, seconded by Jordan, board moved to authorize staff to continue the discussion with the applicant to refine and delineate services DDA would like to see.

Tony Rosendo left the meeting at 9:53 a.m.

Project updates

Bike share: Susan Edmondson said June 19 is the target launch date for the bike share program, although this is still a target, pending delivery of bikes and other key milestones. The Executive Director and Operations Manager have been hired, and applications are being reviewed for an office manager and field technicians. A support van is still needed. City Council has reviewed an ordinance concerning bike share program licensing and is having its first vote today.

Peter Wysocki distributed the Colorado Springs Planning and Development Annual Review for 2017.

Adjourn

Meeting adjourned at 10 a.m.