



Downtown Development Authority of Colorado Springs
Board of Directors Meeting
June 12, 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, Darsey Nicklasson and Ingrid Richter

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

Guests: Carly Hoff, Bobby Mikulas, Brooke Mikulas, Ashley O'Donnell and Ryan Tefertiller

Welcome and appreciation

Steve Engel called the meeting to order at 8:01 a.m. Susan Edmondson introduced Carly Hoff, city legislative analyst, who is sitting in to learn more about the DDA, and Ashely O'Donnell, 2014 Boys & Girls Club Youth of the Year, who is job shadowing Susan for the day. Steve and Chris Jenkins were thanked for their work on the DDA as founding board members and given a small token of appreciation.

Board reviewed the agenda. The circulator proposal was removed from the agenda because there are no updates on it.

Minutes

Board reviewed minutes dated May 8, 2018. Following a motion by Ingrid Richter, seconded by Aaron Briggs, minutes were approved unanimously.

Financials

Board reviewed financials dated May 31, 2018. Darsey Nicklasson moved to accept the financials, seconded by Jill Gaebler and approved unanimously.

Governance

Following board discussion, Dot Lischick moved to approve a new executive slate with Ingrid as chair, Tony Rosendo as vice chair and Carrie Bartow as secretary/treasurer, seconded by Jill and approved unanimously.

Susan reminded the board that the budget process is beginning soon, and a meeting has been scheduled with chairs and treasurers of all boards to begin working on the 2019 budgets of the multiple companies.

Susan reminded the board that the DDA has a designated seat on the Downtown Review Board. Dot has served as DDA's representative but is now up for renewal. Dot has stated she is willing to continue service if no one else is interested, but she is happy to give up her seat if there is interest. Darsey and Jordan Empey expressed interest in serving on the DRB. A vote will be taken at the July board meeting.

Grant applications

There are no grant updates.

TIF application

Bobby and Brooke Mikulas gave a short informational presentation on Kinship Landing, a lodging concept which will be located at 421 S. Nevada Ave. The Mikulas and their project partners are seeking to pursue a full

application for a TIF agreement. Board agreed that the project meets with many of the goals of the Experience Downtown Plan. Ingrid moved to support a future TIF application from Kinship Landing, seconded by Darsey and approved unanimously. Jordan disclosed that his firm is providing financial services for the project; he abstained from voting.

Mobility and parking

Susan reported that she has engaged in discussions regarding a greater role by Downtown leadership in the Parking Enterprise, as it is a key element of Downtown economic development. Board discussed the importance of parking and coming up with creative solutions that also consider small business needs. Susan stated she will continue to keep the board informed.

Project updates

Bike share: Susan encouraged board to attend tonight's sponsor thank-you event. The website and backend functionality are being developed with target date for launch in late June. A van has been purchased and BCycle staff are here working on the project.

Gateways: The gateway design sub-committee reviewed the gateway design plan and given no substantial feedback Sarah stated a recommendation to proceed with the contract for the next phase, which calls for \$192,100 in proposed design costs. The design continues as a phased approach to the gateways and is estimated to take six to eight months. The next step is to send it out for bid. Aaron moved to approve up to \$192,100 for design costs, seconded by Ingrid and approved unanimously.

Alleyways: Blocks 1A (Cowboys/parking garage) and 1C (Tejon/Bijou/Kiowa/Nevada) are ready for lighting improvements due to improved efforts of property owners regarding cleanliness and maintenance. Staff is working to obtain bids for previously completed conceptual designs after the city's Parking Enterprise allocated \$61,000 to install lighting in Block 1A. Darsey moved to approve up to \$75,000 for installation of lighting for alley Block 1C, seconded by Dave Lux, and approved unanimously.

Form based code: Susan shared that the Urban Planning Department is reviewing the Form Based Code with a goal to make updates and refinements to the code. Minor updates were made in 2012 to the code, which was developed in 2009. A draft has been completed and stakeholder meetings targeted to builders and developers who actually use the code will be held to get input. Board recommended that Colorado Springs Utilities be brought in to the discussion early instead of review of final revisions on the back end.

New business: Four board members went on the Regional Leaders Trip to Boise, Idaho, and gave feedback on the trip. Overall, Boise's Downtown was friendly, safe and clean and there was a strong sense of pride and ownership in the city from stakeholders and citizens alike. The Downtown is bolstered by a robust development corporation that functions as an urban renewal authority and has spent decades investing in public improvements and structured parking.

Adjourn

Meeting adjourned at 9:44 a.m.