



**Downtown Development Authority of Colorado Springs
Board of Directors Public Hearing
Nov. 29, 2018 at noon
111 S. Tejon St., Plaza of the Rockies North Tower, Suite 703**

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

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

Guests: Chris Jenkins, Jariah Walker

Welcome and Call to Order

Ingrid Richter called the meeting to order at 12:05 p.m. She allowed board time to read a memo prepared by staff concerning the Museum & Park URA agreement and grant request.

Museum & Park Urban Renewal Area

Board was reminded that it received an initial presentation on November 13, 2018, and began a discussion at that meeting. As the meeting was running long and questions remained, this additional meeting was called.

Chris Jenkins of Nor'wood Development Group presented an overview of the proposed Museum and Park Urban Renewal Area (previously known as the SW Downtown Plan). As previously presented, a proposal calls for DDA to retain increment on 2 of its 5 mills for the 25-year duration of the new MPURA, with the project retaining increment on the remaining 3 DDA mills. Chris requested board's decision prior to the December 11, 2018, presentation before City Council when a vote will determine the formation and funding of the MPURA.

Much of the discussion centered on funding of the public improvements to the area. Vermijo is intended as a grand streetscape, with wide granite sidewalks for pedestrians, traffic calmed to one lane each way, smart city infrastructure, and stormwater infrastructure utilizing Silva cells to allow deep root ball structures so that trees can grow large and flourish. Board reviewed projected renderings and graphs concerning project phases, funding and revenue projections.

Following board discussion, Dot Lischick moved that DDA retain increment on 2 of its 5 mills for the duration of the URA, and that the URA shall retain increment on 3 mills, to be restricted to public improvements occurring outside of but adjacent to the URA boundary, prioritized as the blocks of Vermijo between Cascade and Tejon, Sierra Madre from Cucharas north to Antlers Park, and Vermijo from Tejon to Nevada, seconded by Darsey Nicklasson and approved unanimously. Jeff Finn abstained from the vote.

Board then turned its attention to a \$1 million grant request for streetscape of one block of Vermijo outside of but adjacent to the URA boundary (the County Courthouse block). That block is estimated to cost \$3.2 million. Board had several questions regarding costs of improvements and which costs would be paid by other participating entities. Jordan Empey moved to postpone the discussion to the regularly scheduled December 11, 2018, DDA board meeting, seconded by Jessica Modeer and approved unanimously.

Tony Rosendo left the meeting at 1:11 p.m.

Adjourn Meeting adjourned at 1:16 p.m.