



Downtown Development Authority of Colorado Springs
Board of Directors Meeting
June 9, 2020 at 8 am
Convened via Zoom Meeting

Board members present: Carrie Bartow, Aaron Briggs, Jeff Finn, Jill Gaebler, Chris Lieber, Dot Lischick, David Lux, Darsey Nicklasson, Ingrid Richter and Tony Rosendo

Staff: Alex Armani-Munn, Jan Branham, Susan Edmondson, Len Kendall, Laurel Prud'homme and Ana Valdez

Guests: Ryan Tefertiller

Welcome and call to order

Ingrid Richter called the meeting to order at 8:04 a.m.

Minutes

Board reviewed minutes dated May 12, 2020. Following a motion by Tony Rosendo, seconded by Dot Lischick, minutes were approved unanimously without change.

Financials

Board reviewed financials dated May 31, 2020. Susan noted that besides writing lots of grant checks last month, finances are normal overall. TIF payments may be delayed due to extension of property tax deadline. Will need to maintain healthy margins to see us through 1st quarter of 2021 when there are no payments from the county.

Governance

Susan reminded the board that one to two board seats will open up this summer. Dot Lischick will be ending her second term and Dave Lux will be completing one term. Susan and two board members met with a very interested candidate. Susan plans to have candidates to present at the July meeting. Board is welcome to recommend other potential candidates while considering any gaps in the board's knowledge base.

Petition to expand DDA Boundary

Susan explained that while the board voted last month to present an appeal for the boundary to be extended, a resolution from the board is needed before the petition to expand the DDA boundary can be presented to City Council.

Ingrid called for a motion to expand the DDA Boundary to Lowell. Arron Briggs made a motion to approve the resolution to recommend that City Council expand the DDA boundary. Jill Gaebler seconded the motion and motion was approved unanimously with none opposed.

Business support initiatives

Laurel shared recent marketing efforts. Previously, Downtown Partnership had supported businesses with weekly E-newsletters and bi-weekly phone calls. Because the situation has stabilized, we are moving to bi-weekly E-newsletters and monthly merchant phone calls. The closed Facebook group continues to be a source of information and collaboration for businesses. Two photographers have been retained to capture Downtown

history. March photographs showed empty sidewalks and streets, while May photos are showing a return to business. We will soon embark on some video work to show the humanity in this situation.

Susan shared updates on outdoor dining initiatives to expand seating to open sidewalk space, surface parking lots, and adjacent properties. The two main hurdles of this project are land use regulations and liquor codes. Also working on shutting down two streets of Tejon on weekends to allow for dining in the street. The two blocks planned for closure are Platte to Bijou and Pikes Peak Avenue to Colorado Avenue.

Dave Lux joined the meeting at 8:27 a.m.

Susan explained that shutting down blocks is incredibly expensive, could cost \$5000 per weekend to support street closures for outdoor dining due to extra police, traffic control and barriers. Hoping DDA can secure some CARES funding to apply to the expense of supporting weekend street closures. Plans are to begin street closures the weekend of June 19.

Carrie Bartow joined the meeting at 8:30

Susan is asking the board to approve \$25,000 to begin the weekend street closure initiative to get us through the next few weeks until CARES funding is received.

Ingrid moved to approve funding up to \$25,000 to support street closures for outdoor dining. The motion was seconded by Tony and approved unanimously with none opposed.

Old business

Susan shared with the board that the State of Downtown report release and event last Thursday was a success. This year's report is Susan's favorite - full of good data with a great design (thanks Laure!). We have lots of exciting projects in the pipeline including the USOPM, Ed Robson Arena and the Downtown Stadium.

New Business

Susan shared with the board that Greystar is moving quickly on their application and hope to make their final presentation to the board at the July meeting. Susan suggests the board hold a broader discussion of DDA's strategy at a future meeting. The floor was opened for comments and board appreciated the message that Susan wrote in response to demonstrations. Board wanted to know how the protests are affecting downtown overall. Susan's main concern that been the media portrayal that Downtown is dangerous or devastated. That is simply not the case – most demonstrations have been peaceful. The violence, property damage and graffiti happened during the night, while daytime protestors have been law-abiding. Susan boldly supports ending systemic racism but wants to continue to craft sensitive messaging to change the perception that Downtown is unsafe. Board asked how they can support this effort. Susan suggested positive social media posts that show normalcy and a safe Downtown. Jill stated that City leadership is taking the protests seriously. The Council strives to avoid a knee-jerk reaction and work to craft thoughtful policies. The state of Colorado is already making meaningful progress and she is hopeful the City will follow suit. Jill encouraged board members to take a ride with police, see what they deal with on a daily basis. They work hard so we can feel safe at home. Board Chair thanked Jill for all the work she does serving on City Council; it has been a hard year overall. Board agreed that lots of good people are working behind the scenes to make our City a better place.

Meeting adjourned at 8:59 a.m.