



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

Board members present: Carrie Bartow, Aaron Briggs, Jordan Empey, Jeff Finn, Jill Gaebler, Stella Hodgkins, Chris Lieber, Dave Lux, Ingrid Richter and Tony Rosendo

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

Guests: Lucas Koski, Will Law, Rebecca Taraborelli, Ryan Tefertiller and Peter Wysocki

Welcome and roll call

Ingrid Richter called the meeting to order at 8:05 a.m. and roll call was taken.

Minutes

Board reviewed minutes dated August 11, 2020. Following a motion by Chris Lieber, seconded by Stella Hodgkins, minutes were approved unanimously without change.

Financials

Board reviewed financials dated August 30, 2020. Susan advised the board that there is nothing extraordinary to report on expenditures. DDA has about \$1 million balance in both general operating fund and TIF Fund.

Grants

Alex presented a grant request from City Works Eatery on 19 N. Tejon St. Owners Sam and Kathy Guadagnoli are requesting a grant of \$10,000 to support \$23,387 in new exterior signage costs associated with a \$1.5 million renovation to the property. The property, formerly home to the public defenders offices, is being converted into a food hall with multiple vendors, bar area, meetings space and offices. The south portion of the property will have windows and fresh-air seating. The new initiative will help to enliven that block of Tejon Street because of a usage that is both daytime and evening, seven days a week.

Carrie Bartow joined the meeting at 8:11 a.m.

Board discussion followed with some insights provided by Ryan Tefertiller.

Jordan Empey and Tony Rosendo joined the meeting at 8:16 a.m.

Dave Lux made a motion to approve the \$10,000 grant request to City Works Eatery, seconded by Stella Hodgkins and approved unanimously with none opposed.

Alex then gave an overview for a grant request from Rasta Pasta at 405 N. Tejon St. The request is for \$9,1445.58 to cover half the cost of installing two new roll-up doors on the façade of the restaurant. Rebecca Taraborelli, owner of Rasta Pasta, also added that the roll-up doors will expand the feel of outdoor dining while protecting patrons from the elements.

Dave Lux made a motion to approve a grant of up to \$10,000 and no more than 50 percent of cost for Rasta Pasta's exterior, seconded by Stella Hodgkins and approved unanimously with none opposed.

Alex and Susan shared that staff expects to receive grant requests from White Pizza, Spice Island Grill, Lucky Dumpling and The O'Neil Group.

Old Business

Alex reviewed the current vacancy report with the board. He noted some positive trends with some spaces being leased. The board thanked Alex for the vacancy report and asked to continue updating the board each month. Susan mentioned that vandalism has been on the rise – usually mental health or juvenile-related. Susan also asked the board to consider what DDA can do to help keep Downtown competitive, avoid more vacancies and help our merchants survive the winter months ahead. Susan shared with the board that she began a conversation with Colorado Lending Source and learned they are geared to help small businesses with micro loans and mentorship programs. Board agreed there is a sense of urgency to help our Downtown merchants and encouraged Susan to continue to explore what Colorado Lending Source has to offer.

Will Law and Lucas Koski joined the meeting at 8:47 a.m.

Susan then introduced Will Law and Lucas Koski of Artspace to the board and invited them to share the latest plans for the property at 315 East Costilla St. Lucas shared the latest development plans for the property which call for 54 units of artist housing (mix of one and two-bedroom units), 10 street-front artist studios, 54 ground level parking spaces and vehicle entrances on Pueblo Avenue and Wahsatch. The older portion of the 315 building is retained as a community space and the newer portion on the east side would be demolished. The project can break even with tax credit funding and \$1 million in philanthropic donations. Board asked questions and discussed merits of current plans. Ingrid thanked Will and Lucas for sharing the latest development plans. Board liked the direction the project is going and asked Artspace to continue with next steps.

Will Law and Lucas Koski left the meeting at 9:30 a.m.

Ingrid read the Announcement of Executive Session to the board.

Ryan Tefertiller and Peter Wysocki left the meeting at 9:34 a.m.

Tony Rosendo made a motion to begin a closed Executive Session, seconded by Chris Lieber and approved unanimously with none opposed.

Board re-emerged from Executive Session at 9:44.

Dave Lux made a motion to approve the reassignment of the DDA's TIF Reimbursement Agreement to the future owners of Blue Dot Place, seconded by Jeff Finn and approved unanimously. Jordan Empey and Tony Rosendo recused themselves from the vote.

Updates from Executive Director

Susan shared that staff is deep into Holiday and Annual Breakfast/Gathering planning. Plans are in place to promote Bring Your Own Blanket to encourage outdoor dining in colder months which has worked for other cold-climate cities. Some branded blankets may also be included in the promotion, such as USOPM logo blankets. Board would like to see Downtown logo blankets be included. Board asked if any research has been done on the demographics of Downtown shoppers and diners because it seems like a younger demographic has increased since COVID. With bars closed merchants are seeing a younger, more mellow crowd who just

wants to enjoy Downtown. Restaurants are also promoting wide range of dining hours which has helped revenues.

Adjourn

The meeting adjourned at 9:55 a.m.