



**Downtown Development Authority of Colorado Springs
Board of Directors Meeting
November 10, 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, Darsey Nicklasson, Ingrid Richter and Tony Rosendo

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

Guests: Ken Brady, Claude Burns, Bo Chapman, John Heiberger, Sarah Humbargar, Nick Lachman, Brother Luck, Jolie NeSmith, Melissa Ricksecker, and Ryan Tefertiller.

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 October 13, 2020. Following a motion by Stella Hodgkins, seconded by Jordan Empey, minutes were approved unanimously without change.

Financials

Board reviewed financials dated October 31, 2020. Susan Edmondson advised that there is nothing extraordinary to report and that expenses are tracking as usual. Property tax receivables are picking up. Marketing will expend most of its budget for holiday promotions in the next month. Gateways project had some delays with lighting issues, so some of the appropriated funds for that project may roll into 2021. Stadium construction is moving along well, and the artwork that was funded with a \$50,000 DDA grant is anticipated to be dedicated in February 2021. What is not needed/spent for Alleyways Initiative will be returned to unrestricted monies.

Following a motion by Jordan Empey to accept the financials, seconded by Chris Lieber, the financial statements were unanimously accepted without change.

John Hieberger joined the meeting at 8:12 a.m.

Grants

Alex Armani-Munn presented a grant request from Lucky Dumpling at 332 E. Colorado Ave. The grant would be used to add an improved patio with railing along Wahsatch Avenue to expand outdoor dining and various façade improvements to both the Colorado Avenue and Wahsatch Avenue sides of the building. Business owner Brother Luck, Nick Lachman and property owner Ken Brady were in attendance make comments and answer questions. Luck noted that Lucky Dumpling recently expanded operations to the south side of the building, which was previously occupied by Triple Nickel Tavern.

Chris Lieber made a motion to authorize a grant of up to \$10,000 to Lucky Dumpling for exterior improvements as specified in the application. Dave Lux seconded the motion, which was unanimously approved.

Brother Luck, Nick Lachman and Ken Brady left the meeting at 8:26 a.m.

Next, Alex provided an overview of a grant request from Red Swing Brewhouse located at 521 S. Tejon St. The owner of Red Swing Brewhouse, Claude Burns, wishes to make exterior improvements to the property, including adding metal railing for a patio, heaters, alterations of space, cement work and outdoor furniture. Burns shared that improvements at the rear of the building also are planned.

Tony Rosendo joined the meeting at 8:30 a.m.

Floor was opened for questions and comments. Board agreed these were worthwhile improvements.

Dave Lux led a motion to approve a grant to Red Swing Brewhouse in the amount of up to \$7,500 for improvements as specified in the application. Darsey Nicklasson seconded the motion, which was approved unanimously.

Old Business

Alex provided an update to the board on vacancies and new business. October was quiet with one retail closure which already has a tenant.

John Heiberger joined the meeting at 8:35 a.m.

TIF Reimbursement Applications

Alex provided some background to a proposed project from Greystar Development Group, Elan at Weber, spanning 501 to 505 of South Weber Street as well as parcels to the north and east. Bo Chapman, Sarah Humbargar and Melissa Ricksecker of Greystar were introduced. Ricksecker presented plans for a multifamily project at the corner of South Weber and East Cimarron. The project features 282 market rate units, ranging from 480 to 1,298 square feet; 50 percent of the units will be one-bedroom apartments with 25 percent of units assigned for both studios and two-bedroom units. Structured parking with 325 stalls is planned. Average rent is \$1,985. The project is advanced by demolishing the existing former Salvation Army building and assembling adjacent parcels in the block; some portion over the alley will be needed.

Carrie Bartow joined the meeting at 8:44 a.m.

Questions and board discussion followed. This large project takes up four parcels. Board complimented design and exterior materials. Board asked about utilities issues in the alleyway adjoining the parcels; John Heiberger with Kimley Horn explained the water mains and wastewater pipes may not be large enough for this development, which the developers are continuing to investigate and working with Colorado Springs Utilities to resolve; cost of replacement of the aging infrastructure is significant. Susan explained that she removed the Utilities cost from the proposed list of eligible expenses, because DDA's longstanding policy is not to financially assist with upgrades to Utilities infrastructure that should be better addressed by CSU directly. She explained that because of the structured parking and other elements, the projection of eligible costs is still very high and will not likely be reached. Board agreed the project is desirable infill development for the east side of Downtown.

Jolie NeSmith joined the meeting at 8:59

Ryan Tefertiller shared that the city has accepted submittal of this project development plan and that density bonus provisions will apply.

Ingrid Richter made a motion to approve Elan at Weber TIF Reimbursement Application for a 75 percent reimbursement with additional terms and fees per DDA policy and as noted below. Jeff Finn seconded the motion, which was unanimously approved.

- Minus School District 11 reimbursement
- Minus increment on DDA's 5 mills
- Minus treasurer's collection fee
- Administrative fee of 5 percent on for first five years of agreement, scaling to 2.5 percent thereafter.
- Capped at eligible costs noted in the application of \$16,846,140.
- Effective date for base tax year 2019 (taxes paid 2020), to include standard assessed value for nonprofit parcel instead of zero base.
- For the remaining years of the TIF, to 2037

Bo Chapman, John Heiberger, Sarah Humbargar and Melissa Ricksecker left the meeting at 8:20 a.m.

Special projects

Parklets: Susan provided the board with an overview of a plan to fund parklets to assist restaurants with outdoor dining. Len and Aaron described parklet designs and current obstacles to the project. The plan calls for up to six parklets and spending no more than \$6,000 (grants of \$1,000 per parklet). They explained that these grants are separate from the initiative to design and build parklets for the Restaurant Row block of South Tejon Street, which staff is helming in order to achieve a consistent look and feel in a block where numerous full-service restaurants have very limited outdoor options. Stella Hodgkins volunteered to lend expertise to that project. Stella led a motion to accept applications from restaurants for parklets with a starting budget of \$6000 in total as per memo. Carrie Bartow seconded the motion which was unanimously approved.

PikeRide: Jolie NeSmith, executive director of PikeRide, presented an update on the bike share program, which launched in summer 2018. She provided an overview of finances, sponsorships, grants, programs serving the community and future plans. Despite tremendous hurdles since launch, PikeRide has stabilized and 2020 has been a very strong year of expanded operations. Like all bike share programs, PikeRide still struggles financially, as it is not feasible to rely on majority support coming from sponsorships. It was noted that all forms of transit and transportation operate on subsidies and government support. Susan asked the board to consider how to address the outstanding \$250,000 line of credit from DDA. Board agreed to discuss at the December board meeting.

Tony Rosendo left the meeting at 9:58 a.m.

Old and new business

Alex shared that Holiday Pop-Up shops are not happening this year due to a number of factors, somewhat COVID related and lack of interest/cooperation from property owners.

Laurel provided updates on holiday marketing. Shop Small every Saturday campaign is under way. The Discover Downtown digital savings pass is doing well, and Holiday Coupon books will be delivered this week. Marketing efforts are going well with lots of earned media coverage. Skate in the Park opens Nov. 13 with an online reservation system. With My Gnomies, a fun game using smart phones and storefront windows for clues, also launches soon.

Adjourn

The meeting adjourned at 10:02 a.m.