



**Downtown Development Authority of Colorado Springs  
Board of Directors Meeting  
April 13, 2021 at 8 am  
Convened via Zoom Meeting**

**Board members present:** Carrie Bartow, Aaron Briggs, Jordan Empey, Jeff Finn, Jill Gaebler, Chris Lieber, Darsey Nicklasson, Ingrid Richter and Tony Rosendo

**Staff:** Jan Branham, Susan Edmondson, Chelsea Gondeck, Laurel Prud'homme and Ana Valdez

**Guests:** Brent Baldwin, Denise Cohn, Derek Cohn, Gentle Fritz, Brett Louk, Dane Olmstead, Ryan Tefertiller, Ryan Tobias

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**Welcome and roll call**

Ingrid Richter called the meeting to order at 8:08 a.m. and roll call was taken. Ingrid gave a warm welcome to Chelsea Gondeck, recently hired as Director of Planning and Mobility for Downtown Partnership.

**Minutes**

Board reviewed minutes dated March 9, 2021. Following a motion by Chris Lieber, seconded by Jill Gaebler, minutes were approved unanimously without change.

**Financials**

Board reviewed financials dated March 31, 2021. Susan Edmondson shared that there is very little to report as it is still early in the year. The operating fund has close to a million dollars and the TIF fund is around \$500,000.

**Governance**

Susan reminded the board that the DDA will have a board representative from City Council next month. Susan and Ingrid both thanked Jill Gaebler for her years of dedicated service. Jill stated it was an honor to serve, and she will continue to serve on several transportation-related boards. The president of council determines who will sit on the board, and likely for the seat are either Richard Skorman, District 3, or Nancy Henjum, District 5. Both of whom would be strong board members who understand the importance of a vibrant city center.

*Tony Rosendo and Jordan Empey joined the meeting at 8:20 a.m.*

**Grants**

103 S. Wahsatch Ave.: Chelsea Gondeck provided background on a request for \$16,900 in support of patio and other exterior improvements to 103 S. Wahsatch. The former Dreamcatchers location now is operated by the combined forces of the owners of the former Triple Nickel Tavern and former Zodiac. The new concept will utilize upstairs and downstairs for Fritz's bar, Munchie's food service and a speakeasy concept. A new patio will better activate the Wahsatch frontage. Staff recommends a grant of \$5,000 to support these improvements, pending city approval of patio placement. Applicant Gentle Fritz thanked the board for considering her request. Following a few questions, Aaron Briggs led a motion to approve the recommended grant of \$5,000, seconded by Tony Rosendo and unanimously approved.

*Gentle Fritz left the meeting at 9:25 a.m.*

112 N. Tejon St.: Chelsea provided background on a grant request for 112 N. Tejon St., an historic Downtown building where Zeezo's was located for many years. The Baldwin Cohn Group purchased the building in 2019 and have made extensive renovations while preserving the historical characteristics of the space. The location was set to open with new tenants in early 2020, but the pandemic caused leasing delays. The Baldwin Cohn group seeks support for the improved exterior, which includes expansion to meet the sidewalk, new windows, removal of tree fencing, new brick and more. Eligible exterior improvements totaled \$390,400, and total investment in improvement to the property is nearly \$2.25 million; staff recommends a \$50,000 grant, based on the current DDA grant program policy. Brett Baldwin and Derek Cohn shared some background and challenges they have faced with this property, particularly as relates to aging utilities.

*Carrie Bartow joined the meeting at 8:35 a.m.*

Derek Cohn also shared that several tenants have been acquired but details cannot yet be released. A brewery and recreation space are among the planned uses. Derek and Brett thanked the board for considering their grant request. Tony Rosendo led a motion to approve the recommended grant of up to \$50,000 to the Baldwin Cohn Group. Darsey Nicklasson seconded the motion, which was unanimously approved. Derek Cohn, Denise Cohn and Brett Baldwin thanked the board.

*Derek Cohn, Brett Baldwin and Denise Cohn left the meeting at 8:44 a.m.*

#### **TIF Reimbursement**

Susan introduced Jackson Dearborn representatives Ryan Tobias and Dane Olmstead, providing a first presentation on a planned project at 201 S. Weber St., the current location of Meininger's Artist Materials. Ryan Tobias shared plans for a six-story, 120-unit multifamily housing project called the Avian. The project will occupy the corner of Weber and Cucharras and very similar in footprint to 333 ECO with a similar amenities package (pool, parking, and gym). Ryan answered all board questions regarding the project. No commercial usage is planned; 231 parking spaces are planned at below-ground and above-ground level. A mix of studio, one-bedroom and two-bedroom units are planned, with most being one bedroom. Target rents are in the \$2 per foot range. The project plans to break ground late this year and open in 2023. Jackson Dearborn intends to retain the property for a minimum of 10 years, as they also are seeking Opportunity Zone tax credits. Following discussion, board members agreed that the project fulfills goals of the Experience Downtown Plan.

Tony Rosendo led a motion to authorize pursuit of a full TIF application by Jackson Dearborn for the Avian project at 201 S. Weber St. Chris Lieber seconded the motion which was unanimously approved with none opposed.

*Ryan Tobias and Dane Olmstead left the meeting at 9:02 a.m.*

#### **Old business**

Susan directed board members to the Gateways enhancement via Art on the Streets memo in the board packet. Staff recommends allocating \$9,450 of the \$183,000 remaining in the Gateways Phase 1 fund to finance a large-scale permanent mural on the East Pikes Peak gateway, along the retaining wall to the north where Shook's Run intersects. Artist Anthony Garcia Sr. plans a colorful serape-style mural to enhance this gateway location; the work was juried into the 2021 Art on the Streets program, but to locate a mural on a site of this much larger scale, the artist would require greater compensation than the modest artist stipend in the program. Board agreed that such a mural would be a strong improvement to the gateway and a worthy use of funds.

**New business**

Susan reminded board that the State of Downtown 2021 Report release event is 4 p.m. April 21. Board is encouraged to register and to invite colleagues who would be interested in the report findings.

Susan then referred board to the Tejon Revitalization memo. Downtown Partnership is joining the city to apply for a CDOT grant that would be used specifically to several changes to Tejon Street, beginning with Restaurant Row and extending north. The changes will address numerous future issues in the core such as: addition of a circulator; cycling and scooter accommodation; eliminating the center lane for deliveries; establishing permanent delivery parking spots; expanding the sidewalk to accommodate more pedestrians and expanded outdoor dining; improved tree canopy, lighting and other aesthetic features. More information will be shared at the All Boards Session on May 4. The revitalization plan is intended to be broken into phases.

Board inquired about updates on the shuttle program, Susan shared that intent is for the shuttle program to launch next spring and will not just serve the stadium and arena but improve mobility access throughout Downtown on a daily basis.

Jill Gaebler and Darsey Nicklasson left the meeting at 9:25 a.m.

Susan plans more information will be shared at the All Boards Session but board is invited to share thoughts or ask questions. Board asked if other improvements are planned for SW side of Downtown near USOPM. Jeff Finn shared that lots of events and activation is planned for the summer months. July will be especially busy. The SW BID manager is coordinating additional improvements to the streetscape. Festivals and events will celebrate the opening of the Olympics, Colorado Springs' sesquicentennial, among other sports and food events.

Jeff also shared other Nor'Wood developments and ground breakings in the works.

**Adjourn**

The meeting adjourned at 9:47 a.m.