



Colorado Springs Downtown Development Authority
Board of Directors Meeting
8:15 a.m. January 10, 2023
111 S Tejon St Ste 703, Colorado Springs, CO

Meeting minutes

Board members present: Ingrid Richter, Troy Coats, Chris Lieber, Patrick Stephens, Jordan Empey, Dave Lux (remote), Laura Neumann (remote)

Board members absent: Jeff Finn, Aaron Briggs, Nancy Henjum

Staff members present: Susan Edmondson, Chelsea Gondeck, Carrie Simison, Austin Wilson-Bradley, Ana Valdez, Kelsee Swenn, Jessica Vasquez

Guests: Ryan Tefertiller

Call to order and welcome

8:15 a.m. Ingrid Richter called the meeting to order.

Minutes

The board reviewed minutes from the December 13, 2022, board meeting. On a motion by Ingrid, seconded by Patrick, the minutes of December 13, 2022, were unanimously approved without change.

Financials

The board reviewed financials dated December 31, 2022. Susan shared that the collective balance between Mill and TIF accounts is just shy of \$2.9 million. Revenue for both accounts in 2023 starts showing up roughly around March.

Other items to note include: \$500,000 Artspace repayment will reflect during the audit, ICONS \$100,000 grant is missing from the tracker and will be added, and on the tracker, there are some grants that moved forward into 2023 as projects were not completed. BombBomb job incentive grant amount is booked high and may not be paid out at all should they not meet the requirement to have jobs located in Downtown. Susan noted that the TIF Tracker only shows *active* TIF agreements, and as more projects are completed and begin generating TIF, they will be added.

Governance

Conflict of interest forms

Susan asked the board to return completed conflict of interest forms to Jessica as soon as possible.

New staff member

Carrie Simison introduced new Digital Communications Specialist Kelsee Swenn, who shared her background with the board.

Public realm project updates

Chelsea directed the board to the project update memo in the board packet and explained the following public realm project accomplishments in 2022, and what projects are anticipated for 2023 and beyond.

2022 wrap-up

- 2022 saw the first full year of scooter operation; while VEO left the market, Lime remains, and the city intends on approaching additional providers in the spring.
- Downtown wayfinding signage was updated with new maps and QR codes, repainted, and repaired where necessary.

- DDA launched a tree canopy grant program; some inquiries have been received, but no official grant applications.
- Landscaping and electrification was completed at several monument signs installed at key gateways.
- Acacia Park playground opened and is often filled with children and adults alike using the new fully accessible structure.
- AdAmAn Alley officially opened with a well-attended celebration on Dec. 28, 2022. While the majority of the \$2.2 million of enhancements are completed, final light art elements are scheduled to be completed by the end of January. The alley has seen incredible foot traffic, and its Google Maps listing has received over 10,000 views.

2023 goals and initiatives

Mobility services: Staff will continue to work with the city on seamless scooter operations, as well as establishing long-term infrastructure requirements. ZEB has launched and is operating continuously, but more informative and user-friendly signage at the stops is needed, and staff will continue to work with MMT to implement.

Streetscapes: 2022 yet again saw no streetscape improvements as prioritized with Parking Enterprise. This is becoming a growing safety, connectivity, and aesthetics issue especially with the considerable number of residential units coming online in 2023. Staff will continue to work with the Parking Enterprise to recognize the importance of these upgrades and accelerate construction, as well as recognizing that the funds allocated to the years without improvements must be accounted for and reserved for additional streetscapes.

Staff did, however, receive a field assessment of all 106 city blocks within the DDA boundary from the Director of Public Works. This assessment included features such as sidewalks, curb and gutter, driveways, pedestrian ramps, planters, patterned concrete, pedestrian railing, and tree grates that are the responsibility of the Operations and Maintenance Division, totaling nearly \$10.3 million. In 2023, staff intends on reviewing this assessment, prioritizing important corridors, and working with Public Works on establishing a systematic and thoughtful plan for implementing the repairs and reconstruction.

Cimarron, Colorado, and Sierra Madre Underpass: As the areas outside of the core continue to develop, pedestrian and micro-mobility traffic will continue to increase near underpasses that are not designed to accommodate that traffic. Staff will continue to advocate for an overhaul to the configurations and infrastructure along these corridors to include traffic calming measures, continuity of sidewalks and bike lanes, and lighting.

Car Jail: The County's parking garage, located on Tejon between Vermijo and Costilla streets, is often referred to as 'Car Jail' due to the unsightly façade constructed of vertical metal bars. Situated between the Vermijo streetscapes to the north and lively new development to the south, the garage is in dire need of artistic enhancements to pleasantly stitch those two areas together. Partnership staff will coordinate with El Paso County and plans to approach the DDA board with a funding request at a later date.

Parks: The dog park in Antlers Park is expected to be completed by mid-2023, and staff will likely be involved in public art enhancements intended for the eastern side of the park. A continually pressing need in Acacia Park is an updated and accessible urban restroom, and staff will continue to advocate for Downtown businesses, residents, and visitors to make this a priority in 2023.

Tejon Reconfiguration & Busy Corner: Chelsea announced that Kimley-Horn was secured as the contractor for this project, which will be in design and engineering phase through Q3 2023, with

construction likely starting in Spring 2024. While the CDOT grant will fund basic reconstruction of the street to building face, the DDA plans to redesign Busy Corner at its own expense.

Gateways: Much progress has been made on the gateways north, south, east, and west of Downtown in recent years, and staff intends to prioritize southern gateways next, perhaps using Downtown Ventures program Art on the Streets to artistically enhance blank surfaces near the Nevada and Tejon gateways and potentially Costilla and Fountain. A funding request of DDA may be presented to the board after submissions are evaluated.

Alleys: Along with the streetscapes assessment, staff also received a similar assessment of four of the five Phase 1 alleys prioritized for activation in the Experience Downtown Master Plan. The assessment included the walking and driving surfaces to improve safety and accessibility, and Partnership would be responsible for enhancements such as additional lighting, artwork, etc. The necessary improvements for all four alleys totaled over \$10.3 million, and staff intends to review the assessments and work with the city to create an implementation plan.

Troy shared that the alley in the Trolley Block has been plagued with problems. Chelsea did note that the alley in question was not one of the alleys in queue for work through the Utilities Reliability Program. Susan will contact a connection at CSU for an update on scheduled improvements.

Baseline Service Agreement: The current Baseline Service Agreement between the BID and various city departments has not been updated since 2016 and underwent extensive internal review in 2021 to better delineate responsibilities of ownership and maintenance of certain public realm matters to include landscaping, brick pavers, street trees and lights, trash can, snow removal, and more. In 2023, staff intends to revise the agreement and clarify responsibility.

In summary, Susan stated that priorities for direct DDA funding in 2023-2024 are Car Jail, Busy Corner as part of the Tejon Reconfiguration, and more wayfinding signage. The priorities for direct DDA funding in 2024-2025 are Colorado Avenue bridge underpass, additional gateway enhancements, and additional alleyway enhancements. While a formal vote is not needed until the board is presented with detailed requests for each project, Susan did ask for general support of staff moving forward with these projects, to which the board agreed.

Ingrid asked if there are policy issues that DDA should be looking at, to which Ryan replied that now is a good time to address updates to the Form Based Code.

New Business

Residential marketing: With roughly 2,000 residential units coming online in 2023, focus on marketing the urban lifestyle will increase. Susan intends to call a separate brainstorming meeting with interested DDA board members, property managers, and owners to collaborate.

State of Downtown Report: The State of Downtown Report release reception has been rescheduled to March 23, 2023, at The Pinery. Susan encouraged all board members to attend, and after passing out 2022 State of Downtown reports, asked the board to provide feedback for this year's report (overall design, infographics, information, etc.).

Anticipated future grants or TIF:

Austin updated the board on the following grants that may come before the board in the coming months.

Retail Incentive Grants:

- Provision Bread & Bakery

- Wellth, a new social enterprise concept

Building Enhancement Grants:

- 323-327 N Tejon St. (Rooster's House of Ramen, Crafted Colorado building)
- 124 N Tejon St. (Candy Bar)
- 20, 24, 25, 28 N Tejon St. (Bar Block)

Energy Conservation Grant:

- 32 S Tejon St. (Illegal Pete's)

Board meeting was adjourned at 9:24 a.m.