



Colorado Springs Downtown Development Authority
Board of Directors Meeting
8:15 a.m. February 14, 2023
111 S Tejon St Ste 703, Colorado Springs, CO

Meeting minutes

Board members present: Ingrid Richter, Troy Coats, Laura Neumann, Jeff Finn, Nancy Henjum, Aaron Briggs, Carrie Bartow, Dave Lux (remote)

Board members absent: Jordan Empey

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

Guests: Jolie NeSmith (PikeRide), Brandon Delgrosso (Provisions Bread & Bakery), Peter Wysocki, Ryan Tefertiller

Call to order and welcome

8:18 a.m. Ingrid Richter called the meeting to order.

Minutes

The board reviewed minutes from the January 10, 2023, board meeting. On a motion by Carrie, seconded by Chris, the minutes of January 10, 2023, were unanimously approved without change.

Financials

The board reviewed financials dated January 31, 2022. Susan stated that January was a typical straightforward month, as not much revenue is received this early in the year.

Grants

Annual disbursements

Susan introduced Jolie NeSmith, Executive Director of PikeRide and announced that Jolie has accepted a position with Rocky Mountain Field Institute. Jolie shared highlights from the 2022 PikeRide annual report that includes a 48% increase in ridership, the top four performing hubs all located Downtown, and that 51% of riders surveyed opted to patronize a local business due to increased access and mobility while on a PikeRide.

Jeff arrived 8:22 a.m., Nancy arrived 8:24 a.m.

Jolie noted that staffing has been a challenge in the past but that there are interested candidates ready to begin work when ridership increases with warmer weather. PikeRide also has been awarded a grant from the Colorado Energy Office which will be used to lease 50 bikes to riders in the Hillside neighborhood.

Nancy moved to award PikeRide the annual disbursement of \$35,000 in 2023 for ordinary operating expenses. The motion was seconded by Chris and passed unanimously. The board thanked Jolie for her dedication to PikeRide and wished her well in her new role.

In addition, DDA is under a contracted agreement with Colorado Interstate Gas Company (Kinder Morgan) to provide \$20,000 in annual job incentive payments. This agreement runs through 2033. Susan sought a motion to allocate the \$20,000 payment for 2023, contingent on Kinder Morgan continuing to meet the terms of the agreement.

Carrie moved to allocate \$20,000 to Kinder Morgan for 2023. The motion was seconded by Aaron and passed unanimously.

Retail Incentive Grant

Provisions Bread & Bakery

Austin introduced Brandon DelGrosso, owner of Provision Bread & Bakery and two Switchback Coffee Roasters locations, who has signed a seven-year lease at 4 S Wahsatch Ave. and intends to open their doors no later than May 2023. Provisions Bread & Bakery will serve both retail and wholesale clientele, will feature an array of bakery items that are not currently offered Downtown as there is not a dedicated bakery, and has a strong farm-to-table component, sourcing ingredients from organic and regenerative farmers around southern Colorado.

Austin noted that the owners are experienced small business owners and that their application included a thorough business plan, building renderings, and significant investment from the applicant. The proximity of this location to the many new apartment complexes makes it even more of a positive resident-serving amenity.

Staff recommends a \$50,000 retail incentive grant to assist with start-up costs, new equipment, and necessary building renovations. The board shared their excitement for a dedicated bakery Downtown with local sourcing and appreciation for a thoughtful and thorough application.

Laura moved to award Provision Bread & Bakery a \$50,000 retail incentive grant. Jeff seconded the motion and it passed unanimously. Brandon thanked the board and left at 8:41 a.m.

Building Enhancement Grant

323-333 N Tejon St., 111 E Boulder St.

Austin directed the board to the memo in the packet for a building enhancement grant application submitted by Harold Fong and Martha Bartz of Agora LLC, who were unable to attend the board meeting. The applicants have requested \$50,000 for renovations to their properties that include new energy-efficient doors and windows, replacement of HVAC units, and a new brick façade to complement the renovated façades on the block.

Staff recommends a \$30,000 grant comprised of \$25,000 for brick façade enhancements, lighting and signage, and exterior doors and windows, and \$5,000 (funded by the recently-launched Energy Efficiency and Conservation Grant) to be used for upgrading the HVAC units.

The board was in favor of awarding a \$25,000 building enhancement grant but did not feel that HVAC replacement was in line with the goals of the Energy Efficiency and Conservation Grant, especially considering that the Carrier 14 SEER units the applicants intend to purchase fall mid-range in terms of efficiency. The board noted that it is important to be good stewards of the funds provided by Colorado Springs Utilities and would prefer a more thoughtful approach to energy conservation to be considered for this grant. Board also discussed the exterior options to the property and stated that a building enhancement grant is contingent on implementing one of the proposed designs with significant masonry and not the design with limited masonry and a good amount of stucco.

Jeff moved to award Agora LLC a \$25,000 building enhancement grant. The motion was seconded by Carrie and passed unanimously.

Public realm improvements

AdAmAn Alley

Chelsea shared a brief AdAmAn Alley update, noting that the fireworks display above the arch is fully operational, the projection mapping over the El Mac mural is nearly complete, and traffic regulation continues to be a challenge.

Busy Corner

Chelsea shared that Kimley-Horn is currently creating renderings of Tejon Street Reconfiguration, and the redesign of Busy Corner will take place in conjunction with that project. Three renderings will be provided prior to construction and will be presented to the board.

New Business

Loans status

Susan directed the board to the loan update memo in the board packet. While Bread & Butter Neighborhood Market continues to make timely payments, 3E's Comedy Club requires several reminders, and The Garden (seasonally closed) has missed two payments and is now under ownership/management of Atlas Restaurant Group. No board action is needed at this time.

Michelle's sign

Media was abuzz with the news of the missing Michelle's sign and Susan provided more context and a timeline of events. While a reward has been offered for the return of the sign, staff is not optimistic that it will be returned, due in part to the significant length of time between when the sign was determined missing and when action was taken by the sign company.

DDA legislation

Susan announced that a bill concerning extensions of DDA's TIF periods is anticipated to be heard this legislative session. The bill would essentially allow DDAs to continue TIF periods in 20-year increments. The board requested further detail and a copy of the bill prior to voting on endorsement.

Kimball's

The recent passing of Kimball Bayles and permanent closing of Kimball's Theater has raised questions about the future of the space. While a handful of small community groups would like to keep the film spirit alive, it is an important anchor property Downtown and would benefit the community best utilized as an arts/entertainment venue with robust daily programming. Susan stated that staff will continue to staff closely involved and that support of any future tenant is a high priority for DDA.

Multifamily marketing

Downtown Partnership staff hosted a number of representatives (developers, property managers, marketing professionals) from most of the new apartment complexes opening. Conversation was robust and allowed for feedback on how the Partnership can best support leasing efforts and resident engagement.

Hygge House

Susan shared that the residential component of Hygge House may not come to fruition as planned, due to financial challenges.

Final remarks

Susan reminded the board of the City Council District 3 candidate forum on February 28 at The Warehouse and encouraged interested board members to register for the event.

Nancy and Peter left at 9:40 a.m.

Board meeting was adjourned at 9:41 a.m.