



**Minutes of the Greater Downtown Colorado Springs
Business Improvement District Board Meeting
Tuesday, March 19, 2024, 8 a.m.
111 S. Tejon St. Ste 703**

Board members present: Julie Brooks, Mark Earle, Chris Senger, Eric Brenner, Peri Bolts, Michael Brantner, Carrie Hibbard, John Wolfe (remote)

Board members absent: Simon Penner, Bill Reed, Uyen Le

Staff members present: Susan Edmondson, Chelsea Gondeck, Ana Valdez, Tim Archer, Carrie Simison, Kelsee Swenn, Jessica Vasquez

Call to order and welcome

Julie called the meeting to order at 8:01 a.m.

Minutes

The board reviewed meeting minutes of January 9 and January 16, 2024. On a motion by Chris, seconded by Mark the minutes were approved without change.

Financials

The board reviewed financials dated February 29, 2024. Chelsea shared that it was an ordinary month with nothing out of the ordinary. She did note that the Van Briggie tile inventory has been written off of the assets. The board had no questions.

John joined remotely at 8:03 a.m.

Audit

The board reviewed the results of the audit, which was approved by the executive committee. Chelsea commented that the audit process was smooth and congratulated Ana on a mere four journal entries, none of which were cause for concern.

Peri moved to accept the 2023 Greater Downtown Colorado Springs Business Improvement District 2023 audit. Chris seconded and the motion passed unanimously.

Governance

Chelsea announced that the board will have one seat opening this summer as Simon completes his second three-year term. She asked if any board members recommend a candidate to fill this seat, that they connect them with herself and Simon. Additionally, Peri, Chris, and John are completing their first three-year terms and are eligible for a second term.

Carrie arrived at 8:08 a.m.

Public Space Management

Annual Report

Chelsea passed around copies of the annual report, which was mailed to all members, key city staff, elected officials, and hand-delivered to street-level businesses that are not members. Staff has received very positive feedback on the data and design of the report.

General updates

Tim shared that the first pressure washing of the year will take place in mid-late April, and the BID has once again contracted with Top Gun Pressure Washing after a test of a new company was not successful. The board thanked the BID crew for their speedy removal of monumental amounts of snow after the recent storm. Tim also announced that nearly 250 banners will be placed in the coming weeks, and he is working on a map of flowerpot placement.

Marketing and communications

Carrie announced plans to increase Mom's Day Out promotion from a one-day flower and shopping tote giveaway to a week-long promotion sponsored by Underline to include a free passport that will include a giveaway for moms at a dozen or so Downtown retailers.

Kelsee encouraged the board to vote for their favorite piece of public art as she has created a March Madness style bracket on social media.

Sales Data

Chelsea shared year-to-date and year-over-year sales data figures; total sales were up 2% over prior year. The yearend total for retail was down 2% and bars & restaurants were down 1% but services were up 10%. Both Peri and Carrie agreed that sales have been unpredictable so far this year.

DEIA Update

Chelsea directed the board to the section of their packet with results from the recent DEIA survey, as well as the draft charter. The DEIA charter is meant to help guide efforts of staff and boards alongside the Experience Downtown Master Plan. The results outlined the demographics of respondents (gender, age, ethnicity, tenure, neighborhood they reside in, etc.) and overall observations, which were positive.

Final Remarks

Michael announced that the Penrose Library renovations are moving along smoothly and invited the board to attend the grand reopening celebration on April 10.

Chelsea provided a brief update on Tejon Reconfiguration Project, which has been somewhat stalled due to funding commitments and overall clear direction with city staff. She is more hopeful after recent meetings and anticipates the project to go to bid in May and begin construction in late 2024.

Board meeting was adjourned at 8:39 a.m.