



Colorado Springs Downtown Development Authority
Board of Directors Meeting
2 p.m. September 9, 2024
111 S Tejon St Ste 703, Colorado Springs, CO

Meeting minutes

Board members present: Chris Lieber, Jeff Finn, Patrick Stephens, Laura Neumann, Troy Coats, Jordan Empey, Carrie Bartow (remote), Jeremy Shirley (remote)

Board members absent: Michelle Talarico, Jim Smith

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

Guests: Ryan Tefertiller (City of Colorado Springs Planning Department), Jariah Walker (Colorado Springs Urban Renewal Authority, remote) Sarah Dunmire (consultant), David Neville (Kraemer, Deen, Neville & Gebauer) Hope and Maximus Forti (public guests)

Public hearing call to order

2:05p.m. Chris Lieber sought a motion to open the Downtown Development Authority public hearing for the purpose of 2025 budget review and acceptance.

On a motion by Jordan, seconded by Laura, DDA board entered into public hearing.

Originally presented in draft form at the August board meeting, Susan presented the 2025 budget summary and Operating Plan, noting that only the summary budget is submitted to the city and that the board will be asked to reapprove the final budget at the December meeting. She reminded the board that the Mill fund is essentially their operating account, and TIF fund represents grants, loans, and other programs.

The board reviewed the contract for service with Downtown Partnership, as well as the 2025 Operating Plan.

Members of the public Hope and Maximus Forti arrived at 2:08 p.m.

On a motion by Patrick, seconded by Carrie, the Downtown Development Authority's 2025 budget and operating plan was approved as presented.

Laura moved to approve the 2025 contract for service with Downtown Partnership as presented. Carrie seconded and the motion passed unanimously.

Lastly, on a motion by Jordan, seconded by Jeff, the Downtown Development Authority board's public hearing closed, and the board meeting commenced.

Minutes

The board reviewed minutes from the August 13, 2024, board meeting. On a motion by Jeremy, seconded by Jordan, the minutes were unanimously approved.

Financials

The board reviewed financials dated August 31, 2024. Susan noted an ordinary month and the board had no questions.

Governance

Open board position

Susan announced that Amber Brannigan has submitted her resignation from the board of DDA. This opening for this partial term was publicized on the DowntownCS.com website and included in the Downtown enewsletter. Interested applicants were provided a date of Sept. 20 to apply.

Sam Clark, executive director of Pikes Peak Real Estate Foundation, has expressed interest in the position. Susan referred the board to the memo in their packet that includes a brief background on Mr. Clark. Susan, Chris, and Jeff recommend that the board recommends to City Council the appointment of Sam Clark to the DDA board, and further, as the position remains posted until Sept. 20, they recommend that if further candidates apply that the Executive Committee reps of Chris and Jeff be empowered by this board to interview all other candidates and make the final recommendation to Council.

Laura moved to authorize the Executive Committee to make the final recommendation for this board opening. Jordan seconded and the motion passed unanimously.

New business

OneVeLa URA

Susan introduced Jariah Walker, executive director of URA, as they bring forth a plan to create an urban renewal project known as OneVeLa on a parcel within the southwest area of Downtown. Board members will be familiar with this project as the residential tower with ground-level commercial initiated through O'Neil Group Company that has generated interest and headlines due to its height.

Included in the board packet was the original URA application, project plan, economic impact report, and a draft IGA. The parcels currently reside in the Southwest Downtown Urban Renewal Area, and Colorado Springs Urban Renewal Authority proposes that the DDA approve an amendment to remove the parcels from Southwest Downtown URA, as the URA existed prior to the adoption of DDA ordinance. Further, they seek an approved agreement in which OneVeLa as a URA reimburse the DDA annually the increment on two mills on the project.

After some discussion of the mechanics of URAs and why they are sometimes the preferred funding method to move catalytic projects forward, Sarah Dunmire shared with the board the overall project vision. OneVeLa is a 27-story mixed use development with 404 residential units (40 units are restricted to 100% AMI or below for 25 years), 7,900 sq. ft. of ground-floor retail space, 476-space structured parking (48 spaces available to the public), and additional improvements to include sidewalks, streetscape, and landscaping.

The board thanked Sarah for the presentation, and requested three pieces of additional information/documentation: The contract that amends the Southwest Downtown URA, Sarah's presentation and an overall presentation of the concept with any available renderings. With these items provided, the board will be prepared to vote at the October board meeting.

Old Business

Tejon Reconfiguration Project

Chelsea provided a brief update on Tejon Reconfiguration, stating that she is still awaiting an MOU to bring before the board, and that while the entire project was originally envisioned as a five-block

project, shortened to two initial blocks, a third block may be a possibility. She will continue to update the board as new information is available.

Homelessness Response Plan

In response to the city's recent efforts to finalize the Homelessness Response Plan, Susan updated the board on Downtown Partnership's feedback which largely included the need for more police presence Downtown and especially increased funding for alternative response teams such as the BID's supplemental security.

Experience Downtown Plan

Susan shared that the RFP has been publicized and that several firms have expressed interest. She also noted that it is sensible to update the visionary plan first, followed by the update to form-based code, which has been in progress for some time.

Final notes

The board requested an update on Artspace and the Palmer High School project.

The board meeting was adjourned at 3:39 p.m.