



Colorado Springs Downtown Development Authority
Board of Directors Budget Hearing
8:00 a.m. December 10, 2024
111 S Tejon St Ste 703, Colorado Springs, CO

Board members present: Chris Lieber, Sam Clark, Jeremy Shirley, Jeff Finn (R), Carrie Bartow (R), Laura Neumann (R), Jim Smith, Michelle Talarico, Troy Coats, Jordan Empey (R)

Board members absent: Patrick Stephens

Staff members present: Hannah Parsons, Chelsea Gondeck, Ana Valdez, Austin Wilson-Bradley (R), Kim Oroszi

Guests: Ryan Tefertiller (City Planning), Tara McCarthy (PikeRide)

Call to Order & Welcome

Chris called the meeting to order at 8:00 am.

Public Hearing

At 8:02 a.m., Chris requested a motion to call the public hearing for the 2025 budget to order. Sam motioned to open the public hearing; Jeremy seconded the motion.

2025 Budget Review

Ana reviewed the budget with the board.

Chris asked if the public had any comments. No public presentation.

At 8:19 a.m. Chris closed the public hearing. Chris sought a motion to close the public hearing. Sam motioned to close the public hearing, Jim seconded, and the motion was approved unanimously.

Chris sought a motion to approve the following resolutions:

- Motion to Approve Resolution 2412-01 to Adopt the 2025 Budget
- Motion to Approve Resolution 2412-02 to Appropriate Sums of Money
- Motion to Approve Resolution 2412-03 to Set the Mill Levies

Sam motioned to approve the above resolutions, Jim seconded, and the motion was approved unanimously.

Minutes

Chris sought a motion to approve the minutes dated November 12, 2024. Carrie motioned to approve the minutes, Sam seconded, and the motion was approved unanimously.

Financials

The board reviewed the financials dated November 30, 2024. Ana mentioned that the short-term loan for 3 E's Comedy Club is still on the books. Austin said he has not been able to contact the business owner despite multiple attempts. The marketing expenses will hit in November and December. No other expenses out of the ordinary.

2025 Operating Reserves

Chelsea reviewed the 2025 operating reserves memo. In 2020, the DDA Board decided to establish annual operating reserves, with the Mill/Operating Reserve set at 50% of operating expenses. In April 2024, the TIF reserve was increased to \$450,000 from \$200,000, with plans for gradual growth through 2037. This memo requests a vote to set the Mill/Operating Fund reserve for 2024 at \$706,391 (a

\$149,313 increase) and the TIF reserve at \$450,000. The reserve amount is based on total budgeted expenses, excluding grants, projects, job incentives, and the "roll-up" amount.

Chris sought a motion to approve the request to amend the 2025 Operating Reserve. Jim motioned to approve the memo, Jeremy seconded, the motion was approved unanimously.

Michelle left the meeting at 9:00 a.m.

Special Projects:

PikeRide

Austin introduced Tara McCarthy representing PikeRide. He noted that the DDA has an informal agreement to provide PikeRide with \$35,000 annually for operating expenses, included in the 2025 draft budget. PikeRide's Executive Director, Tara McCarthy, is requesting an additional \$15,000 this year, bringing the total to \$50,000, to support operational costs. PikeRide primarily funds its operations through grants and sponsorships, with ride revenue covering 13-15% of expenses, similar to other transit agencies. While ridership slightly decreased in 2023, total miles ridden hit an all-time high.

Austin noted that PikeRide was launched by Downtown Ventures and supports the Experience Downtown Master Plan's goal of promoting healthy, active lifestyles through a sustainable bike-share program. Ridership and miles ridden have steadily increased, with 44% of trips occurring within the DDA, totaling over 34,000 trips in 2024. With 176 stations in the DDA and 48% of marketing focused on Downtown businesses, PikeRide is vital to the area's multi-modal transport system and attracts tourists, students, and workers. It also provides affordable transportation for lower-income residents, reduces emissions, eases traffic, and lowers parking demand. PikeRide is a key component to both the Downtown Environmental Sustainability Plan and regional transportation plans. As with other public transit services, PikeRide relies on government and private sector funding, similar to programs like San Francisco's Ford GoBikes and New York's CitiBike.

Chris emphasized that the DDA's primary focus is ensuring that funds are used exclusively within its boundaries and inquired about the plan to verify proper allocation. Tara confirmed that PikeRide has secured capital funds for expansion into the southeast and assured that the proposed grant funds would be used solely within the established boundaries.

Staff recommends providing the additional \$15,000 (in addition to the annual \$35,000 disbursement) to PikeRide. Staff believes providing this short-term funding will aid PikeRide in providing additional time to seek long-term funding partners and sponsorships with both public and private entities.

Jim motioned to approve the additional \$15,000, Jeremy seconded the motion. The motion passed unanimously.

Building Enhancement: Jinya Ramen

Austin presented CO Ramen 3 LLC's (dba Jinya Ramen) request for a \$50,000 Building Enhancement Grant for their project at 402 S Nevada Avenue, which is eligible for the full grant amount. The project involves a full renovation of the space, previously home to Steel Pan PnP and Iron Bird Brewing, into a modern restaurant with two bars and open seating. The \$1.1M project, expected to total \$1.5-1.6M with furniture and fixtures, includes exterior updates such as repainting, new signage, a metal patio cover with retractable shades and lighting, new planters, a gas firepit, banquette seating, an outdoor fireplace, and new windows and doors. The exterior costs total \$201,913.

The Building Enhancement Grant will improve the exterior of a key Downtown corner property, vacant since 2023. The applicants have submitted detailed plans, including interior and exterior renderings. The

project will revamp the patio with two gas fireplaces, a new steel trellis with lighting and shading, updated signage, new windows and doors, and a full exterior repaint. Combined with interior renovations, this project will significantly enhance the property's appeal and long-term value.

Jeff asked if the project was funded 100% by the tenant, and Austin confirmed that was correct.

Jeff asked if there was a record of DDA funding this property in the past. Austin confirmed that indeed the DDA did help Iron Bird with funding in 2015, which would put the re-investment at the approved ten-year mark.

Staff recommends granting \$50,000 to CO Ramen 3 LLC for improvements to 402 S Nevada Avenue, covering 4.4% of total project costs (excluding FF&E) and 25% of eligible exterior costs. While this exceeds the typical 15-20% range recently approved by the board, the area and nearby properties will benefit from the improvements and the increased evening activation provided by Jinya Ramen. Nearby businesses close early, leaving little evening activity. Additionally, the total project costs are more than double the grant program's eligibility threshold, and the corner location offers greater visibility.

Chris sought a motion to approve the \$50,000 grant to Jinya Raman. Jeremy motioned to approve the grant, Jim seconded, and the motion was approved unanimously.

Old Business

Experience Downtown Plan Update

Chelsea noted that three candidates were interviewed. Staff are moving forward with a contract with MIG that will start at the beginning of 2025. Chris thanked the committee for the time and effort that went into selecting our consultant. Chris mentioned that there would be significant board commitment and participation in the coming months as the work begins. He also mentioned the possibility of contracting an additional consultant for economic focus.

Tejon Reconfiguration Update

During the previous board meeting, Chelsea reported that the Tejon Reconfiguration Project has been temporarily paused. Since that time, the design has undergone revisions. The original plan included a dedicated bike lane, which has now been removed, and the parking configuration has been updated to retain diagonal parking. The primary objective of these changes is to expand the patio and sidewalk areas while still eliminating the center lane. Staff has recommended that renderings of the revised plan be shared with affected businesses, and that all merchants be included in the outreach efforts. Chelsea also noted that the costs associated with the DDA's improvements have yet to be determined.

Public Comment

None

Adjournment

The board meeting was adjourned at 9:28 a.m.