

MANITOU SPRINGS URBAN RENEWAL AUTHORITY BOARD

July 19, 2019

MEMBERS PRESENT: Dennis Minchow Ann Nichols
Farley McDonough Alan Gregory
Marcy Morrison Marc Snyder

EXCUSED ABSENCES: Jim Rees and Jay Rhorer

OTHERS PRESENT:

Natalie Johnson, Creative District
Shelley Cobau, City of Manitou Springs Public Services
Jon Romero. NES
Brett Hartzell, El Paso County
Chris Hogan, Manitou Springs Public Services
Jennifer Irvine, El Paso County
DeLane Bredvick, MSAC
Glen Day, CS Indy
Danielle Rogge, CS Indy/PPB
Brandon Harn, CS Indy/PPB
Shanti Toll, MSAC
Jeff Trobert, CRC
John Weiss, CS Indy/PPB/CSBJ
Karole Campbell, MadWoman

I. CALL TO ORDER

Ms. Nichols called the meeting to order at 8:35 a.m. and noted all Members are present but that Executive Director Jim Rees and Council Liaison Jay Rhorer are absent.

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES – June 21, 2019

Following discussion, upon a motion duly made by Mr. Minchow seconded by Ms. Morrison and unanimously passed (with Mr. Snyder abstaining since he was not present at the June 21st meeting), the June 21st Minutes were approved.

IV. FINANCIAL REPORTS – June 2019

Ms. Nichols noted that most of the incremental property tax revenue has been collected. She also reported that in starting work on the 2020 draft Budget, she and Mr. Rees reviewed the “East End” sales tax collection for 2018 and the first four months of 2019. It is apparent from that review that budgeted sales taxes for the last 6 months of 2019 – when the URA will again be receiving incremental sales tax revenues from the City – are significantly overstated. No Budget amendment is required, but that reality will be taken into account when budgeting for 2020 sales tax revenues. Other budget line items are tracking as expected. Following discussion, upon motion duly made by Ms. McDonough, seconded by Mr. Snyder and unanimously passed, the June 2019 financial report was approved.

V. OLD BUSINESS – COLORADO AVENUE PROJECT UPDATE

Mr. Hartzell provided a status report to the Board. He noted that the pedestrian bridge should be installed over the next several weeks; work continues on the drop structures in the Creek; the historic Columbia Street wall is almost complete; work on the Gateway Plaza continues and should be wrapped up in 2-3 months. Ms. Morrison inquired about special coating for the walls to make graffiti easier to remove. Mr. Hartzell noted that such coating is being evaluated and will very likely be used. He also offered to send the Board the color palette for the wall colors.

VI. OLD BUSINESS – BECKERS LANE BRIDGE – UPDATE ON BRIDGE DESIGN ACTIVITIES

Ms. Cobau reviewed the open house that was held on July 18th at City Hall in conjunction with the MAPS project. Thirty-seven people attended and the voting on the bridge façade favored the #1 option – the historic greenstone option. The Beckers Lane Bridge project is currently slated to be under construction about September 2020 which is the same timeframe for a City of Colorado Springs project on 30th Street that will close that entrance to the Garden of the Gods. The City will coordinate with the City of Colorado Springs to manage traffic flow into the Garden during the construction period. The City is also evaluating options for the sewer line that is currently affixed under the Bridge and is working with Park Row Lodge on a sewer rebuild on their property.

VII. OLD BUSINESS – GATEWAY PLAZA COST ESTIMATE

Jim Rees had distributed the most current cost estimates – and the portion assigned to the URA – to the Board. Jon Romero noted that the biggest cost element by far is the cost for the eagle sculpture foundation. FHU has estimated that an engineered design for the foundation would cost \$10,000. Jon and Jim and Brett will work with FHU to refine this cost estimate based on the specific dimensions for the sculpture. All are hopeful that the cost of the foundation can be significantly lowered. Given that the current cost estimate is well under the 2019 budget for this project, NES and the County will proceed with Plaza construction.

Ms. Johnson noted that she and Mr. Romero have approached Metal Mama’s to do the “spirit of Manitou” section of the Plaza wall and the “railroad track” art piece. Judith Ochs was interested in the project and Ms. Johnson will pursue getting a price from

her. Ms. Johnson will coordinate with the Plaza Committee on identifying other amenities for funding by the URA.

VIII. OLD BUSINESS – SIGN FOR BACK OF ARCH

Ms. Johnson and Mr. Romero will coordinate with Mr. Hartzell to actually measure the size of the sign. Once that is done, the sign for the back of the arch can be made. It is anticipated that the sign could be completed in 4-6 weeks.

IX. OLD BUSINESS – GATEWAY LAND USE MODELING

Jon Romero provided drafts of the completed work to the Board – including the perspective views with architectural features. The Board thought the draft plans would be very useful in approaching potential developers and directed Mr. Romero to wrap up the project.

X. OLD BUSINESS – EXECUTIVE DIRECTOR WORK PLAN REPORT

No report.

XI. OLD BUSINESS – GATEWAY RIBBON CUTTING ADVERTISING AND OUTREACH

Danielle Rogge from the Colorado Publishing Company - CS Indy, PPB and CSBJ - provided handouts for the Board detailing a 20 week print and digital campaign to celebrate the ribbon cutting for the WAAP and the new Adams Crossing Bridge and a continuing campaign highlighting the fact that the URA is now open for business. Ms. Rogge and her team, along with John Weiss discussed the benefits such a campaign could provide for the URA's efforts to attract development interests. Ms. Campbell joined the discussion and outlined previous discussions. The Board was generally amenable to a targeted campaign to highlight the ribbon cutting and specific milestone events within the URA. Ms. Campbell will develop a specific proposal and bring it to the Board in August.

XII. OLD BUSINESS – 12 MANITOU AVE APPRAISAL

Ms. Nichols noted that discussion on this item will occur in Executive Session when Mr. Rees can be present.

XII. NEW BUSINESS - TENNIS COURT LIGHTING PROPOSAL

Chris Hogan from Public Services, Parks discussed the tennis court lighting estimates with the Board. Ms. Cobau indicated that due to the cost of the project, the Finance Department may require the City to actually do a formal RFP process. Ms. Cobau will investigate options and let the Board know. Mr. Hogan indicated that Parks recommendation is to go with Berwick Electric given that they would bore for the electric conduit. The consensus of the Board was to proceed with this project.

XIII. CITY COUNCIL LIAISON REPORT

No report

XIV. OTHER BUSINESS

MSAC – 5 Year Legacy Project for the East Gateway.

Shanti Toll and DeLane Bredvick presented the MSAC proposal for this 5 year program. They noted that the sculptures would be purchased from the artist and would actually become the property of the City. They acknowledged that this was a departure from the Art on the Streets Program that has been approved by City Council and agreed that Council should be briefed on the specifics of this program. They also noted that while ROW locations have been identified for the sculptures, the work to actually negotiate easement agreements with property owners has not yet started. The consensus of the Board was that further work needs to occur before the Board would officially approve this proposed program.

Eagle Sculpture

DeLane Bredvick briefed the Board on the selected art piece for the Plaza – the large eagle. Mr. Bredvick explained the need for funds to purchase the granite for the sculpture and the agreement that is being developed with the artist. The consensus of the Board was that the agreement should be between the artist and the City and that agreement should be in place before the URA advances funds for the material purchase.

ADJOURNMENT

The meeting was adjourned at 10:55 A.M.

The next regular meeting is scheduled to begin at 8:30 a.m. on Friday, August 16, 2019.