

MANITOU SPRINGS URBAN RENEWAL AUTHORITY BOARD

June 21, 2019

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

EXCUSED ABSENCES: Marc Snyder

OTHERS PRESENT:
Jim Rees, MSURA Executive Director
Natalie Johnson, Creative District
Shelley Cobau, City of Manitou Springs Public Services
Jay Rohrer, City Council Liaison
Jon Romero. NES
Bill Guman, Guman & Associates
Roger Guzman, owner Dillon Motel

I. CALL TO ORDER

Ms. Nichols called the meeting to order at 8:32 a.m. and noted that a quorum is present with Mark Snyder excused.

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES – April 19, 2019

Following discussion, upon a motion duly made by Mr. Minchow seconded by Ms. McDonough and unanimously passed (with Ms. Morrison abstaining since she was not present at the May 17 meeting), the May 17th Minutes were approved.

IV. FINANCIAL REPORTS – April, May 2019

Reports for April and May that were previously included in the meeting packet were reviewed by the Board. Copies of the checkbook record through 5/18/19 and the Bank Statement through May 31, 2019 were distributed to the Board as well. Ms. Nichols noted that a check for \$150,000 had recently been written to pay for the Shuttle Contribution line item in the 2019 budget and she had just received an invoice for \$9000 to pay for striping on El Paso Blvd. Ms. Nicholls also stated that MSURA

should begin to receive sales tax increments for 2019 from the city starting in July. A motion to approve the April and May financial reports was made by Ms. McDonough and was seconded by Mr. Gregory. The motion was unanimously approved.

V. OLD BUSINESS – COLORADO AVENUE PROJECT UPDATE

Mr. Hartzell provided a status report to Mr. Rees prior to the Board meeting since he was unable to attend the Board meeting. Mr. Rees read the report to the Board.

- **Manitou Springs portion**

- Work in the Manitou Springs portion of the project is nearly complete with AARCO working on completing the sidewalk and the amenity zone
- Crews are working on installing the landscaping in the Manitou Springs portion
- The Midland Trail's pedestrian bridge's north and south abutments are now complete.
- Gateway Plaza: Wildcat sent over a lump sum cost proposal for most of the work required for the plaza.
 - Wildcat left off a couple key items from the quote so comments were sent back to Wildcat to include prices on some of the items that Wildcat did not include on the quote.
 - Also, Mr. Hartzell met with Kevan Kuhnel of FHU and made the first attempt at breaking out the work that could be included as part of the WAAP and what may be the responsibility for the MSURA. This way Wildcat can give us two cost proposals: one for the work included in the WAAP and one for the work requested by the MSURA.
 - They are still awaiting the revised cost proposals from Wildcat. Jon Romero and Mr. Hartzell have reminded Wildcat a couple times on getting the revised cost proposals to us but have not received them yet. Once he receives the revised proposals he will review them to make sure that the cost Wildcat is proposing seems fair and that the costs matches how they were envisioned.

- **Project-wide**

- Sidewalk and driveways are currently being installed in the Colorado Springs portion of the project
- Crews are paving the tie-ins from behind the sidewalk to the private properties
- The new streetlights have been installed east to 33rd Street.
- Crews are installing the bridge railing along Pikes Peak Avenue near the Ridge Road Plaza
- The waterline crossing under Fountain Creek is now completed and all tied in. The sewer line crossing under the creek should be completed within a week.
- Crews are now installing the waterline east to 32nd Street

- Crews are continuing with the creek work. Currently working on excavating down to get ready for the two remaining creek control (or drop) structures to be installed.
- The rock wall along the Garden of the Gods RV Park is being constructed

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

Ms. Cobau reviewed the project progress and discussed the recent project team update conference call that was conducted on June 13th. The consultants have started to prepare concept plans for the Beckers Bridge and it has become apparent that more right-of-way (ROW) will be needed to accommodate a wider bridge that will include sidewalk(s). Ms. Cobau stated that Mr. Rees and Ms. Nguyen from Loris had met with the affected property owners. Mr. Rees noted that they had generally received no major objections to deeding the additional ROW as long as there is adequate compensation provided. However, the owners of 9 Beckers (west side) were very concerned about the project hurting their ability to rent the cabin on the property due to the construction activity that will be conducted right next to the unit. Also, The Martins would like to maintain access to their property from Beckers via an existing gate in the fence.

The public outreach meeting will be scheduled for 7/18 or 7/25. Ms. Cobau will coordinate the meeting date with the MAPS Project which is also planning a public outreach meeting in late July.

Ms. Cobau also mentioned that the City of Colorado Springs has scheduled a major reconstruction of the 30th Street entrance to the Garden of the Gods next year. Rerouted traffic could funnel a great number of vehicles through the Beckers Lane entrance. Construction of the bridge project should be coordinated with Colorado Springs. Mr. Rees will follow up and contact the CS Parks and Recreation Director to determine if scheduling will be a problem or not. Although the bridge section will be pretty narrow the consultants will be asked to see if art can be included somewhere as well as lighting along Beckers. It was suggested the DeLane Bredvik be added to the biweekly conference call.

Ms. Morrison requested that the new design also correct a drainage problem that currently exists at the entrance to the parking lot for the city park. Water apparently stands there and doesn't drain properly.

VII. OLD BUSINESS – GATEWAY PLAZA COST ESTIMATE

Jon Romero briefed the Board on the project status. He noted that the lump sum provided by Wildcat was \$75,000 but he was still waiting on the breakdown of individual line items. He also stated that he needed a design for the decorative panel to be installed and was wondering if the Board still wanted to go with "The Spirit of Manitou" theme. The Board requested that Ms. Johnson get clarification from the Plaza Committee. Mr. Romero indicated that the project should still be able to be completed for the ribbon cutting in September.

VIII. OLD BUSINESS – SIGN FOR BACK OF ARCH

Ms. Johnson said that there is apparently a stencil available that was used for the east facing message. However, she still will need to obtain the dimensions on the west side. Public Works may need to send a bucket truck over to measure the space.

IX. OLD BUSINESS – GATEWAY LAND USE MODELING

Jon Romero compared the old building massing models that were part of the original plan with the new ones that are being refined. Current pictures that include the WAAP improvements will be incorporated into the graphics. NES will be working with Mr. Rees on the perspective renderings over the next few weeks and may have them ready for the July Board meeting.

X. OLD BUSINESS – EXECUTIVE DIRECTOR WORK PLAN REPORT

Mr. Rees reviewed the various tasks that he has been working on in May and June. He has continued to provide administrative services including MSURA Board meeting agenda and minute's preparation, contract monitoring and project coordination for MSURA projects including Beckers Bridge. He has met with property owners along Beckers regarding design status and ROW needs for the future bridge alignment. He has also contacted the Colorado Springs Parks Dept. regarding construction schedules for the 30th Street entrance to the Garden of the Gods realignment and the schedule for Beckers Bridge. Both are currently scheduled for the fall of 2020.

Mr. Rees has been monitoring the progress of the Manitou Avenue land use modeling update with NES. Concepts were reviewed with the Board on 6/21 (see IX).

Contacts with property owners regarding future redevelopment within the URA were made including the La Fun Motel, Dillon Motel and Mr. Wilcox. He assisted the developer of the Holiday Inn Express with the height restriction issues with City Planning and calculated potential tax increment revenue that the project could generate. The proforma will be evaluated to determine if URA funding is needed to fill the gap in financing the project. A corridor survey was conducted with DeLane Bedvik to review potential sculpture locations along Manitou Avenue. Easements across private property would be needed in order to place the sculpture on private property.

XI. OLD BUSINESS – UPDATE ON BANNER INSTALLATION

The Board discussed the approved banner design plans. Natalie Johnson informed the Board that the banners are ready and will be installed the week of 6/24-6/28.

XII. NEW BUSINESS

A. GATEWAY RIBBON CUTTING ADVERTISING AND OUTREACH CAMPAIGN

Natalie Johnson reviewed the proposal that was prepared by Madwoman Marketing to advertise the Ribbon Cutting Event for completion of the WAAP through Manitou Springs as well as promote the corridor post construction through various

media publications. The Board agreed that the ribbon cutting advertising should be conducted (\$1568) but that the wider promotion was too vague at this point. The Board directed that Ms. Campbell be asked to provide more detail on the proposals, especially the corridor promotion part at the next Board meeting.

B. DILLON MOTEL/CAR WASH PLAN

Bill Guman and Roger Guzman presented a concept to construct 38 Tiny Houses on the north side of the property along Fountain Creek being called “New Frontier”. Mr. Guzman has recently purchased 1.4 acre motel and the car wash site and is interested in providing workforce housing in Manitou Springs as well as renovating the motel. Roger would retain ownership of the property and would offer long term leases to future tiny home owners. He would not own the houses themselves.

In order to be approved by the city, the project will need to be rezoned or an overlay created that will allow for residential construction in the existing commercial zone. There doesn't appear to be any major floodplain issues that would preclude building the units near Fountain Creek. The project is scheduled to be presented to the Planning Commission in July for concept approval.

The Board was generally in favor of the project moving forward and may consider providing tax increment financing for improvements if there is a demonstrated need through a proforma. The Board would also like to see the Dillon Motel and Car Wash remodeled or redeveloped as well. The immediate plan is to renovate some of the units and rent out the apartments that currently exist. Mr. Guzman may consider redeveloping the motel site in the future after the tiny house project has proven itself financially.

C. BIKE SHARE- PARKRIDE PROPOSAL

Ms. Johnson updated the Board on the plans to provide a bike share station in Manitou Springs. One site being considered would be in the URA boundaries. The program is going to change to all electric assist bikes (e-bikes) in the near future in order to encourage long distance commuting to downtown Colorado Springs where bike share stations exist. In order to move forward, the program will need a city ordinance to be approved to allow the program to be established. After some discussion, the Board expressed a desire to assist with funding a station along Manitou Avenue. Currently, a specific location has not been identified and no cost data is available.

D. APPRAISER ENGAGEMENT PROPOSAL

Ms. McDonough was excused from the discussion and left the Board meeting. Mr. Rees presented a proposal prepared by Bearing Commercial Appraisals for \$2500.00 to complete an appraisal for property located at 12 Manitou Avenue. The Board agreed that the proposal was needed in order to make an offer on the property. A motion to accept the proposal was made by Ms. Morrison, seconded by Mr. Minchow. The motion passed unanimously with Ms. McDonough excused.

E. TENNIS COURT LIGHTING PROPOSAL

Ms. Cobau informed the Board that the city has received bids to light the tennis courts located along El Paso Blvd. Although she did not have a proposed contract for the Board to consider, the amount will be approximately \$50,000 - \$60,000. Pending review of the bids, the Board agreed to consider the item at the July 19th meeting.

XIII. CITY COUNCIL LIAISON REPORT

Mr. Rohrer told the Board that the city is looking for a new interim city administrator since Leah Ash is leaving in June. City Council will consider applications at the next regular meeting.

XIV. OTHER BUSINESS

There was no other business discussed

ADJOURNMENT

The meeting was adjourned at 10:34 A.M.

The next regular meeting is scheduled to begin at 8:30 a.m. on Friday, July 19, 2019.