

## Central Manitou Springs Business Improvement District (BID)

### Board of Directors Meeting Minutes

September 23, 2015

**Present:** Neal Cully, Chuck Englund, Tim Haas, Becky Elder

**Absent:** Jessie Cormaney, Bud Ford

**Staff:** Leslie Lewis

A regular meeting of the Central Manitou Springs Business Improvement District (BID) Board of Directors was held Wednesday, September 23, 2015 in Manitou Springs City Hall City Council Chambers. The meeting was called to order at 8:54 a.m. by Tim Haas.

Bus tours were discussed including the parking for buses and the three day posting of the "no parking" notice.

#### **A. Action Item: Approval of August Financials**

The maintenance costs are running high. There has been more power washing this year due to the issues in downtown. The board agreed that having downtown look clean is more important even if the costs go over budget. The power washing will continue as long as the weather holds.

Everyone agreed that having the security company in downtown seems to be helping and Councilwoman Elder will ask the Police Chief to also have them watching for people not picking up after their dogs.

The BID purchased the ATV from Robert Taylor (Hawk). It is currently being stored at the City Shop. Storage during the winter for convenient use was discussed.

There were questions on the deferred assessment liability on the Balance Sheet. Leslie and Tim will meet and get those questions resolved prior to the next meeting.

Chuck Englund asked about the shuttle and funding for 2016 service. Shuttles were discussed.

After additional discussion, Chuck made a motion to approve the August Financial statement. Neal Cully seconded the motion and it was approved.

#### **B. Discussion: Downtown Cleaning**

The BID board discussed the people who have been cleaning now. It has been taking 3 people to cover what Robert Taylor used to do. The board also discussed that this summer has been busier so with the additional traffic, there would be more cleaning needed. Winter should reduce the hours of cleaning needed so it will depend on how much snow removal is needed.

#### **C. Discussion: Summer Business**

Business has been good. Neal reported that with more people came more complaints which were parking, traffic and homeless in that order. People were asking where the parking money was going and why Manitou Springs wasn't adding a parking deck with that money.

The board discussed the parking issues and many of the complaints that are being received. Several people have gotten tickets recently and it was speculated that many people may be used to parking in the residential areas and didn't realize it is now residential parking only. Leslie suggested to Parking Enforcement that they give warning tickets in the residential area for first time offenders. It seemed after the change in staffing, the

downtown area got friendlier but with the residential area changes the “little bit of friendliness goes a long way” seems to have been forgotten.

Staff has asked both the Metro District and Parking Authority Board to allow free parking on Small Business Saturday which would be in alignment with other shopping districts in the area. Dave Gagnon, before he left, recommended that every Saturday in December and Christmas week be free as well. That approval will be going to Council soon.

In talking to businesses, there has only been one that said they didn't have a good summer. Chuck spoke with another business that said each year gets worse.

#### **D. Discussion: Signage for BID District**

Board members were given signs. Notices will be sent to other businesses in downtown to let owners know they are available for them. The wording was created by Chief Ribeiro. Leslie is hoping to get the larger signs installed in the parking lots. The signs will be purchased out of the amenities or capital improvements budgets.

The board discussed the homeless issues and the concerns of residents and visitors in the perception as well as the location of some of the camps in the area. Becky pointed out that the homeless issue is nationwide, not just Manitou Springs. Our proximity to Colorado Springs is a draw for many of the homeless to come to Manitou Springs. Several board members felt Manitou has not done enough to discourage the panhandling in downtown which has also added to the number of apparently homeless hanging out in downtown. Becky said we would also begin seeing the “climate refugees” coming in as well as they leave the coastal areas. Comments received from visitors were discussed. Becky doesn't believe that anyone at the City is taking the homeless or perception visitors get now lightly. The security company was hired to help with the issues downtown. The City is also working on the workforce housing issue so that Manitou Springs police officers can afford to live in Manitou Springs. The City would love to have a full police force but has openings still.

Having dispatch service through El Paso County was discussed. Several board members had recent experiences of calling the non-emergency line that didn't get answered.

#### **D. Discussion: Holiday Advertising & Activities**

The board discussed having Santa on the weekends again this year. The rotunda in the Spa building was discussed as a possibility. Chuck will contact Chuck Murphy.

Vacancies in downtown were discussed. There is a burger restaurant opening where European Café was and a retail shop has opened in the space next door. The spaces owned by the Ford's, in the 700 block, all have leases though some of the incoming businesses are not open yet.

#### **E. City Information**

Becky reported that the Tajine Alami building has taken a lot of the Council focus recently and that they have solved as much as they can of the vagrant problem with the security company. The security company doesn't cost as much as a police officer so it is a good solution for the time being. City Council will start working on the budget next month. While the revenue coming in is good, they are spending a lot of money on the mitigation efforts and the problems (walls and bridges) on Ruxton Avenue. Paving, potholes, and Manitou Avenue were discussed.

#### **F. Unscheduled Appearances**

A letter will be written to the BID members letting them know there are vacancies on the board.

Having no additional business, the meeting adjourned at 9:59 a.m.