

Summary Minutes

Infll and Revitalization Steering Committee

City Hall- Pikes Peak Room (107 N. Nevada Ave., Colorado Springs)

Monday, November 2, 2015

1:30 p.m.

Members Attending: Gaebler, Pico, Shonkwiler, Nelson, Day, Donley, Siebert, Beck, Nicklasson

Members Absent: Beck, Harris (excused), Bishop

Staff Present: Schueler, Wysocki, Tefertiller, Elena Nunez (late), Whitehead

Guests: Dave Munger

Call to Order/ Adjustments to Agenda/Opening Discussions

Ms. Gaebler called the meeting to order. She began by discussing the attached preliminary schedule for project completion. There was general concurrence with agreement to move the 12/7 meeting to the morning 10-11:30 in order to accommodate the unique City Council schedule for December. Mr. Schueler went over the handouts as well as expectations for this meeting and the next two. Carolyn Fahey introduced herself. She will be helping with design and editing.

Draft Plan

Sarah Harris is completing limited edits to the text to make sure it addresses more general recommendation removed from the Action Plan as well as the intended interrelationship between the document and the Action Plan. This version will be transmitted back out to the Committee and to staff for design and editing.

Further Directions on Action Plan Matrix

Mr. Donley facilitated discussion of this agenda item. Mr. Schueler described the action plan matrix as revised from last meeting (yellow highlights for changes, green for new recommendations, and a separate tab/sheet for deleted recommendations). A hard copy was provided. The Committee decided to move forward beginning with Section 7, not focusing on the dispensation of prior items for the time being.

Summary of Comments

- All Section 7 Priority items and Section 8 Tool and Incentives- consider a major combination and re

For priority areas focus on the following as needed:

- land use and vision plans
- transportation plans
- housing
- transportation improvements
- rezoning and related requirements
- catalytic projects

- 7.A.1- Downtown priority- responsibility and ownership should be Planning & Development Department and not Mayor's office; mention URA as part of process
- 7.A.2- complete plans for N. Nevada Avenue- mention URA
- 7.A.4- securing funding N. Nevada Avenue improvement- combine with above
- 7.A.5- complete urban renewal designation for S. Nevada Avenue- there was some concern with the need to keep this since it is almost completed or otherwise dispensed with- direction was to keep but combine.
- 7.A.6- land use and roadway plans for S. Nevada Avenue- discussion of involvement of neighbors: Mr. Pico has some concerns with this area
- General on priorities- What about West Colorado? Direction to mention
- 8.1.A- aligning capital improvements plans- importance of "essential public services" also noted (two separate actions?)
- 8.A.2- extend use of incentive to higher priority infill areas- direction to modify to amend/ revise economic development policy to support this
- 8.A.3 –prepare and adopt urban renewal policy- there was discussion of importance of postponing actual designation until there is inertia for development due to the 25-year clock.
- 8. A.4- community benefit in return for special incentives- This engendered lot so discussion- some suggestion of substituting "public-private benefit agreements" In some cases this is a "win-win" for both the developer and the public but not always.
- 8.A.5 – assistance with special districts- there was substantial discussion and a concern that use would not be too probable other than possibly in commercial areas.
- 8.A.6- 9.A.2- there was direction to keep all of these.

Brief Updates and Announcements

- a. Follow-up on UPAC process and other CSU updates
 - i.* Ms. Nunez reported the limited meter credits change is on track to be effective on 1/1/16
 - ii.* The limited rate case to eliminate meter reconnection fees is in progress for January 2016
 - iii.* "TIGER" teams to be set
 - iv.* The UPAC economic development assignment process continues with the next meeting set to 11/4/15
- b. Code enforcement update
 - i.* Mr. Wysocki reported that the new manager position is still in the budget
- c. Comprehensive Plan funding update (Wysocki)
- d. Code scrub updates (Wysocki, Tefertiller, Schueler)
- e. Urban renewal updates (Wysocki, Shonkwiler)
- f. Downtown updates (Harris, Tefertiller)
- g. Construction defects (Gaebler)
- h. Other updates? (Committee)

Next Steps and Meetings

The next full Committee meeting will be Tuesday, November 17, 2015, 1:30 p.m. Mr. Schueler will revise the Action Plan based on Committee direction and get it back out to them, along with the revised text.