



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes Council Work Session

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Monday, May 22, 2023

10:00 AM

Council Chambers

How to Watch the Meeting

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Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

- Present** 8 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Brian Risley, and Councilmember Michelle Talarico
- Excused** 1 - Councilmember Mike O'Malley

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

- 4.A. [23-269](#) City Council Work Session Meeting Minutes May 8, 2023

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [5-8-23 City Council Work Session Meeting Minutes Final](#)

The minutes of the May 8, 2023 Work Session were approved by Consensus of City Council.

5. Executive Session

5A. Open

There was no Open Executive Session.

5B. Closed

There was no Closed Executive Session.

6. Presentations for General Information**6.A. [23-237](#) Annual Update on the United States Olympic & Paralympic Museum**

Presenter: Bob Cope, Economic Development Officer
Pam Shockley-Zalabak

Attachments: [05.22.23 city council overview](#)

Pam Shockley-Zalabak presented the annual update on the United States Olympic & Paralympic Museum and provided an overview of their mission, key milestones, financials, programming, and Becoming Your Personal Best project,

Councilmember Donelson asked why the staffing decreased to thirty percent. Dr. Shockley-Zalabak stated they restructured and permanently eliminated some positions.

Councilmember Henjum requested additional information regarding revenue sources. Dr. Shockley-Zalabak stated the revenue sources come from ticket sales, events, retail operations, and philanthropy.

Councilmember Leinweber asked if the Lodgers and Automobile Rental Tax (LART) contribution was included in their revenue amount reported. Dr. Shockley-Zalabak stated it was not.

President Helms asked if there were goals set for 2022 and 2023 for philanthropic donations. Dr. Shockley-Zalabak confirmed the goals were based on the debt they were attempting to retire.

Councilmember Donelson requested the total expenses, total revenue, and the difference. Dr. Shockley-Zalabak stated she will provide that information.

Councilmember Talarico requested a report of the events which were not for profit and the fee structure. Dr. Shockley-Zalabak identified that they work with many non-profit organizations for their events.

7. Staff and Appointee Reports

7.A. [23-268](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 5-22-23](#)

There were no comments on this item.

8. Items for Introduction**8.A.** [23-231](#) A resolution declaring the intent of the City of Colorado Springs, Colorado to issue its multifamily housing revenue bonds to finance the acquisition, construction, improvement and equipping of an affordable multifamily housing facility known as Royal Pine Apartments.

Steve Posey, Community Development Division Manager

John Bales, Fred Marienthal, Kutak Rock LLP

Peter Wysocki, Director of Planning and Community Development

Attachments: [2023.05.22_Royal Pines_Inducement Resolution](#)

[Royal Pine Drive CC Work Session_05222023_Updated 4-25-23](#)

Steve Posey, Community Development Division Manager, Planning and Community Development Department, presented the resolution declaring the intent of the City to issue its multifamily housing revenue bonds to finance the acquisition, construction, improvement and equipping of an affordable multifamily housing facility known as Royal Pine Apartments. He provided an overview of the Royal Pine Drive new construction, request, unit mix/rents, private activity bonds (PAB) allocations, and projects.

Councilmember Henjum asked who the developer for this project is. Mr. Posey stated it is DBG Properties, LLC, which is a father, son development team, Walter and Eric Grodahl, who worked on the Academy Heights project located on Fountain Boulevard.

Councilmember Talarico asked how many units will be at the thirty percent Average Median Income (AMI). Mr. Posey stated if the developer wants to take the best advantage of the available incentives and rebates, they will attempt to get as many units as possible below fifty percent.

Councilmember Avila asked if the average rent for a two-bedroom unit at Academy Heights compared to Royal Pines Apartments. Mr. Posey stated a two-bedroom unit at Royal Pines Apartments will be

approximately \$1,300.00 per month. Holly Robertson, Business Project Manager II, Community Development Division Manager, Planning and Community Development Department, stated the average rent for a two-bedroom unit at Academy Heights would be similar to the rent at Royal Pines. Mr. Posey stated he believe Academy Heights is between \$1,000.00 and \$1,200.00 per month.

8.B. [23-262](#)

A resolution approving an Economic Development Agreement between the City of Colorado Springs and Project Verge

Presenter:

Shawna Lippert, Senior Economic Development Specialist

Bob Cope, Economic Development Officer

Attachments: [RES ProjectVerge 2023](#)

[Project Verge Economic Development Agreement](#)

[EDA Presentation-Verge](#)

Shawna Lippert, Senior Economic Development Specialist, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Project Verge. She provided an overview of Project Verge, the proposed EDA, EDA requirements, four-year and ten-year expansion: economic impact, expansion: fiscal impact, expansion: calculation of incentives, financial safeguards, consistency with the City's Strategic Plan, and staff recommendation.

Councilmember Henjum asked if the project which will provide a Sensitive Compartmented Information Facility (SCIF) will be complete prior to Project Verge beginning. Ms. Lippert stated it would depend on the construction timeframe.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports, Open Discussion

President Helms congratulated Mayor-Elect Yemi Mobolade and stated he attended Pikes Peak State College commencement ceremony.

Councilmember Leinweber stated he attended the National Alliance on Mental Illness (NAMI) breakfast at the Broadmoor and spoke at the Water Festival where there is a need for additional bus drivers. He invited City Council to the Pikes Peak Outdoor Recreation Alliance roundtable conversation regarding fire protection and mitigation at the Colorado Springs Chamber of Commerce and EDC at 1:00 PM.

Councilmember Talarico stated the NAMI breakfast raised \$195,000.00.

Councilmember Donelson stated he attended the Peace Officers Memorial ceremony at Memorial Park where they honored El Paso County Deputy Andrew Peery and City of Fountain Officer Julian Becerra who made the ultimate sacrifice in the line of duty and encouraged everyone to attend the ceremony in 2024 to show support of law enforcement officers. He stated there will be a ceremony on Monday, May 29, 2029, in Memorial Park recognizing Memorial Day and those who have given their lives for our country.

Councilmember Avila congratulated Mayor-Elect Yemi Mobolade and thanked Sarah B. Johnson, City Clerk, and her team for conducting a great election and all the work they did.

Councilmember Risley stated he has had a couple of conversations with the Housing and Building Association (HBA) regarding their upcoming Careers in Construction Program briefing, as well as Michael Gall, Superintendent of District 11, and Johnna Reeder Kleymeyer, President and CEO, Colorado Springs Chamber of Commerce and EDC, regarding other career pathways and the importance of connecting the businesses in the community with the educational community. He stated he attended the Exponential Impact Spring demonstration, Chamber and EDC mixer at Phil Long Audi dealership, and Water Festival.

Councilmember Henjum stated she attended the Water Festival, NAMI breakfast, Karen Possehl Women's Endowment annual celebration of unstoppable women, and Council of Neighbors and Organizations (CONO) Neighborhood University graduation. She stated the Colorado Springs Fire Department (CSFD), and the Division of Community and Public Health is receiving the Congressional Fire Service Institute highest recognized award for emergency medical services in Washington D.C. this week and congratulated Mayor-Elect Yemi Mobolade.

11. Adjourn

There being no further business to come before City Council, Council adjourned.

Sarah B. Johnson, City Clerk