

TROLLEY DISTRICT - EXHIBIT B



OFFICE OF THE CITY CLERK

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PRE-RESOLUTION CHECKLIST FOR PROPOSED ENTERTAINMENT DISTRICT

THIS CHECKLIST MUST BE FULLY COMPLETE, WITH ALL REQUIRED ATTACHMENTS.
Return fully completed packet to the City Clerk's Office, 30 S. Nevada Avenue, Suite 101, 80903.

Section A: SPONSOR INFORMATION				
Name of Sponsor: Joseph M. Niebur				
Title and Company Association (if any): 528 S. Tejon, LLC				
Address: 524 S. Tejon St., Colorado Springs, CO 80903				
Email: troy@nieburdevelopment.com			Phone: 719-527-0313	
Name of City Council Member Supporter: Jill Gaebler				
Section B: PROPOSED ENTERTAINMENT DISTRICT INFORMATION				
Proposed Name of Entertainment District: <u>Trolley District</u>				
<ul style="list-style-type: none"> Attach written description and statement describing basis/rationale for the proposed Entertainment District boundary and Common Consumption Areas days and hours of operation, including details of any City Council and community and outreach efforts. 				
List general boundary description of proposed Entertainment District (list closest street names):				
North: <u>E. Cimarron St.</u> South: <u>E. Moreno Ave.</u> East: <u>S. Tejon St.</u> West: <u>S. Cascade Ave.</u>				
<ul style="list-style-type: none"> Attach aerial view map of proposed Entertainment District boundary, with location of all eligible liquor licensed premises identified. 				
Total size (acres) of proposed Entertainment District (must be less than 100 acres): <u>2.25 ac</u>				
List proposed maximum hours of operation for every subsequent Promotional Association's (PA) Common Consumption Area (CCA) to be formed within the proposed Entertainment District. From: <u>7:00 a.m.</u> To: <u>2:00 a.m.</u>				
Section C: ELIGIBLE LIQUOR LICENSE INFORMATION				
List all eligible liquor licenses within the proposed Entertainment District boundary. Attach complete supplement as needed.				
Liquor License Trade Name	Licensed Premises Address	Liquor License Type	Square Footage of Licensed Premises	Interested in Joining PA?
Atomic Cowboy/Denver Biscuit/	528 S. Tejon St., Unit A&B, & 80 East Moreno Ave., Colorado Springs, CO 80903	H&R	12,793	Yes
Fat Sully's New York Pizza				
Dos Santos	70 East Moreno Ave., Colorado Springs, CO 80903	H&R	3,442	Yes
Cork and Cask Drinks	60 East Moreno Ave., Colorado Springs, CO 80903	Tavern	3,334	Yes
The Coffee Exchange	526 S. Tejon St., Colorado Springs, CO 80903	H&R	4,366	Yes
Streetcar520	520 S. Tejon St., Colorado Springs, CO 80903	H&R	3,570	Yes
Total square footage of all eligible liquor licensed premises (must be more than 20,000):			27,505	

I, Joseph M. Niebur (printed name), as the sponsor or as an authorized agent, owner, or officer for a sponsor liquor licensee, declare under the penalty of perjury and under penalty for offering a false instrument for recording that this entire pre-resolution checklist, statements, and attachments are true, correct, and complete to the best of my knowledge.

I further declare and understand that this statement is executed with the knowledge and understanding that any City Council Resolution designating an Entertainment District is for the purposes of setting the geographical boundary of the district and maximum allowed hours of operation for any Common Consumption Area, and does not guarantee, authorize, or certify any subsequent Promotional Association formed within an Entertainment District, or approval of any Promotional Association's Common Consumption Area.

Joe Niebur Managing Member 07/19/2019
Sponsor Signature Title Date

Trolley District

Joseph M. Niebur, Managing Member, 528 S. Tejon, LLC (the "Sponsor") proposes to create the Trolley District, an Entertainment District consisting of 2.25 acres located within the boundaries of E. Cimarron St. (to the North), E. Moreno Ave. (southern boundary), S. Tejon St. (eastern boundary) and S. Cascade Ave. ("western boundary). Mr. Niebur is the managing member of 528 S. Tejon, LLC, and RDJ Cascade Properties LLC, which are the only two real property owners within the proposed Trolley District.

The specific boundaries of the Trolley District are proposed due the singularity of real property ownership, the potential availability of unique indoor and outdoor common consumption areas, the current existence of five (5) liquor licensed entities (with an anticipated wholesale/manufacturer and attached expansive liquor sales room). The Sponsor has consulted with all current and anticipated liquor licensees (the "Licensees") regarding the proposed creation of the proposed Trolley District, and is authorized to state that all Licensees support approval.

The Sponsor has previously met with and discussed enactment of the proposed Trolley District with various City of Colorado Springs officials, including Sarah Johnson, City Clerk, Ryan Tefertiller, Urban Planning Manager, Bob Cope, Economic Development Officer. Additionally, representatives of the Sponsor have met with City Councilwoman Jill Gaebler and Susan Edmondson, President & CEO Downtown Colorado Springs. Both councilwoman Gaebler and Ms. Edmondson are in support of the Trolley District and its proposed boundaries.