

**PIKES PEAK LIBRARY DISTRICT
BOARD OF TRUSTEES SPECIAL MEETING
May 10, 2019
12 pm
Penrose Library**

MEMBERS PRESENT

President Wayne Vanderschuere, Vice President Debbie English, Secretary/Treasurer Scott Taylor, Trustee Keith Clayton, Trustee Mina Liebert

MEMBERS ABSENT

Trustee Cathy Grossman, Trustee Ned Stoll

PIKES PEAK LIBRARY DISTRICT STAFF & OTHERS PRESENT

Chief Librarian & CEO John Spears, Larimer County Budget Director Josh Fudge, Assistant to the Chief Librarian Sue Hammond, Chief Development Officer & Foundation Executive Officer Lance James, Ray O'Sullivan of Ivywild Development, Friends of the Pikes Peak Library District Board of Directors Member Aida Richardson, Chief Finance Officer Michael Varnet, Colorado Springs Urban Renewal Authority Executive Director Jariah Walker, Friends of the Pikes Peak Library District Board of Directors Member Pat Webb, Two Unnamed Members of the Community

SPECIAL MEETING OF THE PIKES PEAK LIBRARY DISTRICT BOARD OF TRUSTEES

CALL TO ORDER

President Vanderschuere called the Special Meeting of the Pikes Peak Library District Board of Trustees to order at 12:06 p.m.

ITEMS TOO LATE FOR THE AGENDA

There were no items to add to the agenda.

URBAN RENEWAL REQUESTS WORK SESSION

Opening Comments

President Vanderschuere turned the meeting over to Governance Committee Chair Scott Taylor. Governance Chair Taylor thanked Chief Librarian Spears for his efforts to bring the three speakers to the table. Trustee Taylor explained that the purpose of this Special Board Meeting is to learn more about the process by which projects come through the Urban Renewal Authority (URA) and to develop a plan and methodology for the Pikes Peak Library District Board of Trustees to evaluate future URA projects. Chief Librarian John Spears added that the meeting would focus entirely on process and that discussion of past and current URA projects would not occur at this meeting.

Speakers

Josh Fudge, Budget Director, Larimer County, Colorado

The Poudre River Public Library District in Larimer County, Colorado has had experience with an Urban Renewal Authority project and Tax Increment Financing (TIF) districts through which URA projects are financed. Poudre River Public Library District staff were unable to attend the meeting today but recommended Larimer County Budget Director Josh Fudge as a knowledgeable speaker.

Larimer County Budget Director Josh Fudge provided a handout about the *Tax Increment Financing Experience in Larimer County*. Mr. Fudge explained how Larimer County worked to create a committee that included representation from every taxing district that would be impacted by the College & Drake URA project. This new committee engaged a consultant to develop a Fiscal Impact Model. The committee also created a Qualitative Project Evaluation Framework. The Fiscal Impact Model utilized three years of fiscal data from the impacted taxing authorities in addition to market data, to come up with direct costs of the project for each taxing authority. The Qualitative Evaluation Framework consisted of several data points, including a but-for analysis to measure the true necessity of TIF funding for the project.

The committee worked with the URA to negotiate the entire project. The collaborative environment that resulted from the process was instrumental in assuring that the project was the best it could be for everyone involved.

Mr. Fudge noted that it did take some time to set up everything – a couple of years – but that the end result was well worth the effort. Larimer County was the guiding group in the process.

Jariah Walker, Executive Director, Colorado Springs Urban Renewal Authority

Jariah Walker noted that the URA is very interested in hearing what matters to the taxing districts involved in URA projects and the Library is welcome to attend the URA Board meetings (open meetings). He reported that leadership of the URA Board changed recently with the new Chair being Randy Case and the new Vice Chair being Maureen Juran. There are thirteen members on the URA Board. The Mayor of Colorado Springs nominates nine URA Board members that are ratified by the City Council, three members represent the taxing districts and one member of Colorado Springs City Council serves on the Board. Mr. Walker noted that John Olson represents the special districts in Colorado Springs and is therefore PPLD's representative on the URA Board.

Mr. Walker explained the URA process. The Colorado Springs City Council ultimately decides which projects to take on. Developers are not paid until the project is complete.

Ray O'Sullivan, Ivywild Development

Ray O'Sullivan of Ivywild Development is involved in the South Nevada Urban Renewal Project. He provided some insight on the URA process from the perspective of a developer. Mr. O'Sullivan noted that the level of scrutiny of developers by the URA is extremely high.

Discussion

Governance Chair Scott Taylor restated the purpose of the work session – to create a consideration framework that the PPLD Board of Trustees members may utilize to evaluate URA projects. It is understood

that each member of the PPLD Board of Trustees will vote their conscience, however a consideration framework will assure that each member has thought about certain critical aspects of the project

Board members liked the model presented by Josh Fudge where all URA stakeholders come together to evaluate projects and make decisions from the onset of the URA's consideration of the project. However, they did not know if that approach would be realistic, especially as it related to the time needed. The Board would instead like to move forward with an internal process and then ask others to join in if there was interest.

The Board would like the opportunity to have a PPLD representative attend El Paso County's Urban Renewal Review Committee meetings. Since these are not open meetings, Chief Finance Officer Mike Varnet will inquire about the possibility of attending these meetings going forward.

It was pointed out that it would be very helpful if the various taxing districts could be inserted in the URA process much earlier. The Trustees will ask Chief Librarian Spears to reach out to John Olson the special districts representative on the URA Board and invite him to attend PPLD Board of Trustees meetings. The Board would also like to share with Mr. Olson some criteria that illustrate how URA projects could benefit the Library District.

The Board would like Chief Librarian Spears to see if there are any studies on the impact of urban renewal projects on public libraries. A question for the URA might be how will the developer address such an impact.

Two questions should be considered by the Board for each URA project:

- How will this project impact the Library District?
- Do the benefits to the Library District out-weigh the costs?

The nine qualitative evaluative criteria provided by Josh Fudge should also be considered:

- "But-For" Analysis – is TIF really necessary?
- Addresses blight, obsolescence, inefficient land utilization
- Equitable deal structure
- Municipal effort & risk
- Net new base jobs
- Net new economic activity ("rising tide")
- Living Wage jobs
- Potential to increase surrounding values
- Cumulative impacts

The topic of the importance of getting information out to the various Friends of the Library groups was brought up. Chief Librarian Spears will work on a game plan to get Board members out to the Branch Friends meetings.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business to conduct, President Vanderschuere adjourned the May 10, 2019 meeting of the Pikes Peak Library District Board of Trustees at 4:04 p.m.