

MINUTES
PIKES PEAK LIBRARY DISTRICT
BOARD OF TRUSTEES MEETING
October 24, 2018
2 p.m.
Library 21c

MEMBERS PRESENT

President Kathleen Owings, Secretary/Treasurer Keith Clayton, Trustee Debbie English, Trustee Cathy Grossman, Trustee Mina Liebert, Trustee Scott Taylor

MEMBERS ATTENDING BY TELEPHONE

Vice President Wayne Vanderschuere

PIKES PEAK LIBRARY DISTRICT STAFF and OTHERS PRESENT

Chief Librarian & CEO John Spears, Director of Library Services Tim Blevins, Regional Library Manager Michael Doherty, Assistant to the Chief Librarian Sue Hammond, Chief Development Officer & Foundation Executive Officer Lance James, Chief HR & OD Officer Sally Jensen, Chief Information Officer Rich Peters, Chief Communications Officer Michelle Ray, Chief Facilities Management Officer Gary Syling, Chief Finance Officer Michael Varnet, Legal Counsel for the Library District Deborah Menkins, Colorado Springs Urban Renewal Authority (CSURA) Chair Wynne Palermo, CSURA Executive Director Jariah Walker, Attorney David Neville, Olive Group Real Estate Jim Di Biase, Dan Jablan, Ingrid Richter of Olive Real Estate, Hotel Operations Services Kevin Engelhardt, President of Nor'wood Development Group Chris Jenkins, Brownstein Hyatt Farber Schreck Attorney Carolynne White

SPECIAL MEETING OF THE BOARD OF TRUSTEES

CALL TO ORDER

President Owings called the October 24, 2018 meeting of the Pikes Peak Library District Board of Trustees to order at 2:06 p.m.

ITEMS TOO LATE FOR THE AGENDA

There were no items to add to the agenda.

PUBLIC COMMENT

There was no public comment.

EXECUTIVE SESSION

Motion: Mina Liebert moved that the Board of Trustees meet in Executive Session to discuss personnel matters related to the quarterly performance review of the Chief Librarian & CEO as authorized by C.R.S. § 24-6-402(4)(f).

Second: Cathy Grossman seconded the motion
Vote: The motion was unanimously approved.

The Board convened in Executive Session at 2:07 p.m.

The following left the meeting at 2:07 p.m.: T. Blevins, M. Doherty, S. Hammond, L. James, S. Jensen, R. Peters, M. Ray, G. Syling, M. Varnet

Motion: Keith Clayton moved that the Board of Trustees return to open session.

Second: Scott Taylor seconded the motion
Vote: The motion was unanimously approved.

The Board of Trustees reconvened in open session at 2:39 p.m.

The following joined the meeting at 2:30 p.m.: T. Blevins, M. Doherty, S. Hammond, L. James, S. Jensen, R. Peters, M. Ray, G. Syling, M. Varnet, W. Palermo, J. Walker, J. Di Biase, D. Jablan, I. Richter, K. Engelhardt, C. Jenkins, C. White, D. Neville

BUSINESS ITEMS

New Business

Presentation & Discussion: Colorado Springs Urban Renewal Authority Projects

Representatives of Colorado Springs Urban Renewal Authority and others provided presentations on the two CSURA projects that hope to be financed through a property tax increment revenue agreement in which PPLD would need to be a participant. The two projects presented were the Museum & Park Urban Renewal Plan and the Tejon & Costilla Marriott Hotel Plan. It was noted that additional urban renewal projects are in the works and will also impact PPLD through tax increment financing (TIF).

Some questions and discussion points that came forward included:

- What happens if the PPLD Board of Trustees does not approve the Property Tax Increment Revenue Agreements for these projects?
 - The projects can't move forward without participation from all of the entities (El Paso County; El Paso County Road & Bridge Share; City of Colorado Springs; El Paso County – Colorado Springs Road & Bridge Share; Colorado Springs School District 11; Pikes Peak Library District; Southeastern Colorado Water Conservancy; Colorado Springs Downtown Development Authority).

The issue(s) could go into mediation to reach agreement if an entity does not approve.

- These urban renewal projects will greatly increase usage at Penrose Library and PPLD will in turn feel pressure to improve that facility. Why is the downtown library not included in the downtown urban renewal plans?
- Has upkeep of parks been included in the plan?
 - No plans were considered for upkeep of parks.
- Are there restrictions on what TIF can be used for?

- There are no restrictions. Funds could be used for upkeep.
- What if the economy slows down?
 - The risk is on the Urban Renewal Authority.
- Does PPLD have to fund at 100% of the increment?
 - So far, entities have funded at 100%.
- What if PPLD passed a mill levy increase?
 - The tax increase would not be captured.

ADJOURNMENT

There being no further business to conduct, President Owings adjourned the October 24, 2018 meeting of the Pikes Peak Library District Board of Trustees at 5:35 p.m.