



February 2008

Board Profile

Following is a summary of experience, knowledge and affiliations, which might be beneficial among future urban renewal authority commissioners. The purpose of this exercise is to provide a foundation for future strategic decisions by the Board related to soliciting the interest of future members. It is suggested that this information be shared with City Council and Mayor, so as to inform their processes related to appointments and renewals.

Experience / Knowledge

It is suggested that members be mature, educated and experienced. Specifically, that they understand the community and its long-term goals for revitalization, be visible and well connected. At a minimum, members should: have few potential conflicts, support the urban renewal goals of the State, be sensitive to the challenges of redevelopment and be committed long-term to the process. Experience with City Council, real estate, law, finance, business, education, construction, architecture, urban design and/or planning should be considered desirable, along with an understanding of community infrastructure and / or design (physical and social). An added compliment to the existing Board would be someone experienced in negotiating project terms.

Relationships

As each project within the urban renewal planning area is ultimately going to be reviewed by various City departments, it is advised that either individually or collectively members have a solid working relationship with City – Finance, Planning, Police / Fire, Public Works, Planning Commission and Council.

Board Member Interactions

Other groups with which members should plan to interact include: neighborhoods, property owners, the arts and architecture communities, housing, community leaders (broadly representative), the City (staff and Council), Economic Development Committee, education, developers (including not-for-profit entities) that may ultimately advance Authority objectives, minority groups, business, banking, retail development, and construction. Specific groups identified to-date include:

- Open Space Advisory Committee
- Mineral Springs Foundation
- School Board
- Organizations on West Side Neighborhoods
- Old Colorado City Merchants
- Planning Commission
- Historic Preservation Commission
- Business Improvement District
- Fountain Creek Restoration
- Parks & Recreation Advisory Board
- Pikes Peak Council of Governments



Economic Development Committee
Chamber of Commerce
US 24 Expansion Group

Time Commitment

While the level of commitment should be considered relatively flexible, they should expect to spend at least 5 to 10 hours per month. Ultimately, the number of active projects, or particular needs of any one project, will dictate total hours spent on Authority matters. Additional factors, which could increase member time commitments, include decisions related to either project or issue advocacy, community outreach, and/or educate Board members.

With regard to Board education, it is suggested that members meet with other authorities and review professional literature published by groups including the Urban Land Institute, American Planning Association, and others, in an effort to maintain as broad a perspective as possible on the subject of urban renewal and redevelopment.

Make-Up of Other Non-Council Boards

Based on research completed as of the date of this memorandum, the following has been identified regarding the profile of other Authority Boards in Colorado:

- Members are largely professional, versus non-professional
- Several own businesses in an urban area, however there were some owners of industrial businesses (e.g., manufacturing)
- Bankers and / or CPAs are usually represented on the Board
- Council member appointees are frequently the Mayor, but not always
- Individuals working in the field of education are considered a benefit, but comparatively rare relative to other professions
- People in the field of real estate that serve include: brokers, land owners (usually those without a conflict), developers, and construction
- Lawyers with either real estate or municipal experience are fairly common
- Architect, landscape architects and urban designers become increasingly important as more projects are received (particularly if higher design / development standards are a goal)
- All members are familiar with the community as residents, employees, and/or business / land owners

Manitou Springs Urban Renewal Authority Board Profile

The existing Board represents the following perspectives:

Business Ownership
Banking
Negotiations
Architecture
Urban Development / Campus Planning
Real Estate

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Law – Family
Education
Real Estate Titles

Additional perspectives that might benefit the Board include:

Construction
Real Estate Law
Municipal Government
Business Owner – Large, Small, Service, Manufacturing (broad range)
LEED (“Green” Development) Expertise

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