



Colorado Springs Downtown Development Authority
Board of Directors Meeting
8 a.m. February 18, 2025
111 S Tejon St Ste 703, Colorado Springs, CO

Board members present: Jeff Finn, Troy Coats, Jim Smith, Sam Clark, Chris Lieber, Patrick Stephens, Carrie Bartow (R), Jordan Empey

Board members absent: Laura Neumann, Jeremy Shirley, Michelle Talarico

Staff members present: Austin Wilson-Bradley, Chelsea Gondeck, Hannah Parsons, Ana Valdez, Kim Oroszi

Guests: Ryan Tefertiller (City Planning), Emily and Clay Ross (Yobel), David "Nova" Nowakowski (The Brit Pub)

Call to Order & Welcome

At 8:00 a.m., Chris Lieber called the meeting to order.

Public Comment

None.

Minutes

The board reviewed minutes from January 21, 2025 board meeting. On a motion by Sam Clark, seconded by Patrick Stephens, the minutes were unanimously approved.

Financials

Chris Lieber noted that the financial statements for January 31, 2025, were not yet ready for review due to a significant focus on completing the audit. The financials for both January and February 2025, along with the audit results, will be reviewed at the next meeting.

Chris Lieber also sought a motion to amend the current agenda to include the annual disbursement for Kinder Morgan. Jeff Finn motioned to include the annual disbursement in today's agenda, Carrie Bartow seconded, and the motion was unanimously approved.

Annual Disbursement

Staff sought a motion to allocate the \$20,000 payment for 2025, contingent upon Kinder Morgan continuing to meet the terms of the agreement.

Jim Smith moved to allocate \$20,000 to continue with the Kinder Morgan agreement, Jeff Finn seconded the motion, the motion was unanimously approved

Grants

Yobel:

Austin Wilson-Bradley presented a Building Enhancement Grant request from RDJ Cascade Properties LLC in collaboration with Yobel LLC (owned by Clay and Emily Ross) for a \$25,000 renovation project at 517 S. Cascade Street, Suite E. RDJ Cascade Properties owns the property and Yobel is the tenant under a five-year lease. The applicant qualifies for this amount under grant guidelines. The project will transform the alleyway entrance. Yobel, formerly a Majestic Building tenant before the fire, temporarily operated a pop-up shop here before committing to a permanent location. Their expanded concept includes a sustainably sourced clothing boutique, a larger gallery space for The Look Up Gallery, artist

studios, and a bar. These upgrades will enhance Yobel's presence while revitalizing the alleyway into a dynamic, pedestrian-friendly space.

Staff recommend a total of \$10,000 to be granted to RDJ Cascade Properties LLC for the proposed improvements to 517 S Cascade Ave, Suite E, representing approximately 13% of the eligible project costs and 5% of the total project costs.

Troy Coats emphasized that the goal is to fully activate the alley space, and this project aligns well with that objective. Jeff Finn noted that the project could justify increasing staff's recommendation as it will significantly impact future investment potential.

Jeff Finn motioned to approve a \$20,000 grant to RDJ Cascade Properties LLC, Jim Smith seconded the motion, and it passed unanimously. Troy Coats abstained from the vote due to a conflict of interest.

The Brit Pub

Austin Wilson-Bradley presented a Retail Incentive & Building Enhancement Grant request from the ownership team of the Brit Pub (Steve Jones, David "Nova" Nowakowski, Phil Griffin, and Martin Troy) for a \$1.6 million project located between Experience at Epicenter (E@E) and Weidner Field under a five-year lease with an extension option.

With extensive hospitality and entertainment experience, the team plans to create an authentic British pub centered on football and live entertainment. The space requires a full build-out, HVAC upgrades, and mechanical improvements, with Weidner Apartment Homes contributing over \$500,000. The applicant has requested \$50,000 under the Retail Incentive Grant and \$50,000 under the Building Enhancement Grant. Based on program guidelines, they are eligible for the maximum amounts.

Staff recommends awarding:

- \$50,000 under the Retail Incentive Grant
- \$25,000 under the Building Enhancement Grant
- Total: \$75,000 (4.5% of total eligible costs)

Full funding for the Retail Incentive Grant is recommended due to the project's significant investment in Downtown. The reduced Building Enhancement Grant reflects the owners' private investment in the patio and the new building's lower structural renovation needs.

Troy Coats motioned to approve the Building Enhancement Grant for \$25,000 to be redeemed from the General Fund. The motion was seconded by Jeff Finn and passed unanimously.

Chris Lieber motioned to approve the Retail Incentive Grant for \$75,000 to be redeemed from the General Fund. Carrie Bartow seconded the motion, and it was approved unanimously.

Old Business

Tejon Reconfiguration Update

Chelsea Gondeck provided an update on the Tejon Street reconfiguration project. The next board meeting will include a discussion on the MOU negotiation with the City. The project is scheduled to begin by the end of March 2025.

Experience Downtown Plan Update

Chelsea Gondeck provided a brief update on the engagement plan with staff and board representatives. A survey is currently open until March 5, 2025. She encouraged the board to participate, emphasizing the importance of community-wide input.

Downtown Partnership Update

Hannah Parsons provided an update on the search for a permanent CEO. The Executive Committee has contracted the non-profit executive recruiter, Jorgenson Pace, to assist with the process.

Public Comment

None.

Adjournment

The board meeting adjourned at 9:25 a.m.