



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

Board members present: Chris Lieber, Sam Clark, Jeremy Shirley, Troy Coats, Jim Smith, Laura Neumann, Jordan Empey (R), Carrie Bartow, Patrick Stephens

Board members absent: Jeff Finn

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

Guests: Ryan Tefertiller (City Planning)

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 the February 18, 2025 board meeting. On a motion by Jim Smith, seconded by Jeremy Shirley the minutes were unanimously approved.

Financials

The board reviewed the financial statements for ending on February 28, 2025. Sam Clark motioned to accept the financials, seconded by Jim Smith, the financials were accepted unanimously.

Audit Update:

Carrie Bartow provided the board with an update on the ongoing DDA audit.

TIF Discussion

VIM II

Hannah Parsons provided the board with additional details regarding some of the requirements of the VIM II project TIF grant in September 2022. She noted the need for clarification concerning the language about attainable rents. Discussion ensued on utilizing the Colorado Housing and Finance Authority (CHFA) table of Area Median Income (AMI) limits for El Paso County. Action will be taken on the item at the April meeting. Additionally, there was discussion about reviewing the TIF policy on an annual basis as market conditions change.

MOU for Tejon Revitalization Project

Chelsea Gondeck provided an update on the construction materials. After reviewing the initial selections, staff recommends modifications to enhance visual contrast without increasing the project cost. She also reviewed the MOU with the city regarding the costs for the enhancements at Busy Corner.

Carrie Bartow moved to approve the MOU as recommended by staff. Sam Clark seconded the motion, and it passed unanimously.

Discussion

DDA Board Survey Results and Discussion

Hannah Parsons thanked everyone who participated in the survey and informed the board that the April meeting will include a discussion on the grant program's effectiveness and a review of governance items. The May meeting will focus on the contract for services to ensure readiness for the new CEO's arrival. The June meeting will likely be canceled, with new board members welcomed at the July meeting.

Master Plan Update Community Engagement

Chelsea Gondeck updated the board on engagement efforts related to the master plan update and noted that staff are actively working to engage additional stakeholders beyond the current outreach efforts. Please help spread the word to stakeholders who have not yet been engaged.

Downtown CEO Search Update

Hannah Parsons informed the board that the CEO position has been posted and asked that the board share this opportunity with anyone who may be interested.

Public Comment

None.

Adjournment

The board meeting adjourned at 9:23 a.m.