



Colorado Springs Downtown Development Authority  
Board of Directors Meeting  
8 a.m. April 15, 2025  
111 S Tejon St Ste 703, Colorado Springs, CO

**Board members present:** Troy Coats, Sam Clark, Carrie Bartow, Jim Smith, Chris Lieber, Jeremy Shirley (R)

**Board members absent:** Patrick Stephens, Laura Neumann, Jordan Empey, Michelle Talarico, Jeff Finn

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

**Guests:** Ryan Tefertiller (City Planning), Chris Jorgensen (BiggsKofford Certified Public Accountants)

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### Call to Order & Welcome

At 8:01 a.m., Chris Lieber called the meeting to order. Chris Lieber expressed the need to add an item to the agenda regarding Governance. Sam Clark motioned to add Governance to the agenda, seconded by Carrie Bartow, the motion carried unanimously.

### Public Comment

None.,

### Minutes

The board reviewed minutes from the March 18, 2025 board meeting. On a motion by Carrie Bartow, seconded by Sam Clark, the minutes were unanimously approved.

### Financials

The board reviewed the financial statements for the period ending March 31, 2025. Ana noted that March was a straightforward month with no outstanding items. Carrie Bartow added that real estate information will be updated due to timing and that the address at Nevada and Boulder will be revised accordingly. Sam Clark motioned to approve the financial statements, seconded by Jim Smith, the financials were unanimously approved.

### 2024 Audit:

Carrie Bartow commended Ana Valdez for her exceptional work in collaboration with the auditor, BiggsKofford. She expressed her appreciation and thanked Ana for a job well done.

Chris Jorgensen echoed this sentiment, applauding Ana for her diligence and the high quality of her work throughout the audit process. He noted that the audit revealed a strong and positive year, with a substantial increase in net position and a positive bottom line. No irregularities or concerns were identified in the report.

Sam Clark motioned to approve the audit report. The motion was seconded by Jim Smith and approved unanimously. Carrie Bartow recused herself from the vote.

### Grants

#### Building Enhancement: Early Connections (modification to existing grant)

Chris Lieber noted his recusal from a vote on this matter. Austin Wilson-Bradley recommended changes to the approved \$50,000 Building Enhancement Grant for Early Connections Learning Centers (ECLC) at 108 Antlers Place. ECLC has since identified a new site at 415 Sahwatch Street and plans a \$6.1+ million renovation to create the Alice Bemis Taylor Center, expanding Downtown childcare capacity by 70

spaces. ECLC now requests the reallocation of the original \$50,000 grant to support this new project. Carrie Bartow motioned to approve the modification to the Early Connections Grant, seconded by Jim Smith, the motion passed unanimously. Chris Lieber recused himself from the vote.

## **TIF Discussion**

### VIM II

Staff recommends a minor update to the terms of the board-approved TIF Agreement for VIM II to align rent thresholds with the Colorado Housing and Finance Authority's (CHFA) annually published income limits and rent tables. This change ensures the project remains eligible for the full 80% TIF reimbursement.

The updated language clarifies that studio and one-bedroom rents must, on average, remain attainable to those earning at or below 120% of AMI, per CHFA's Maximum Rents table. Annual documentation of rents will be required. If this requirement is not met, the TIF reimbursement will be reduced to 40% for that year, with eligibility for 80% reinstated in future years upon compliance.

Sam Clark motioned to approve the modification of the existing terms as outlined in the memo. The motion was seconded by Carrie Bartow and passed unanimously.

## **Discussion**

### Master Plan Update

Chelsea Gondeck provided an update on the Master Plan progress with MIG, emphasizing the importance of strong public engagement. Staff recommended engaging a dedicated local facilitator and proposed Jessica Thompson for the role. She would conduct one-on-one stakeholder meetings and keep City Council informed throughout the process. Chelsea shared a statement of work for expanded engagement with MIG and Jessica and associated costs. Chris Lieber noted the critical importance of this position in ensuring meaningful public engagement and establishing a solid foundation for City Council review and community communication.

Carrie Bartow motioned to approve the engagement of Jessica Thompson as a facilitator and the allocation of additional funds for MIG. The motion was seconded by Sam Clark and approved unanimously.

### Prospective LPTO Program Application

Austin Wilson-Bradley presented a potential application for the Tenant Ownership Loan Program from a business interested in purchasing the former Independent Records location. While the applicant meets all program criteria except for currently being located Downtown—the business is based in Monument—Austin asked if the board would consider an exception. The board expressed general consensus to proceed with reviewing the application.

### DDA Grant Programs Overview

Austin Wilson-Bradley began the review of the programs offered over the last ten years. The meeting was then interrupted by a fire alarm and the board note that they would end the meeting and send out the presentation Austin had been reviewing.

## **Public Comment**

None.

## **Adjournment**

The board meeting adjourned at 9:15 a.m.