



Colorado Springs Downtown Development Authority
Board of Directors Meeting
8 a.m. May 20, 2025
111 S Tejon St Ste 703, Colorado Springs, CO

Board members present: Jeremy Shirley, Troy Coats, Sam Clark, Jim Smith, Laura Neumann, Carrie Bartow, Chris Lieber, Patrick Stephens, Jeff Finn, Jordan Empey, Brandy Williams

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

Guests: Ryan Tefertiller (City Planning), Matt Prosser (EPS), Mark De La Torre (MIG), Sarah Dunmire (EPS), Jessica Thompson (DDA Consultant)

Call to Order & Welcome

At 8:00 a.m., Chris Lieber called the meeting to order. He welcomed Brandy Williams to the board.

Public Comment

None.

Minutes

The board reviewed minutes from the April 15, 2025, board meeting. On a motion by Carrie Bartow, seconded by Jeremy Shirley, the minutes were unanimously approved.

Financials

The board reviewed the financial statements for the period ending April 30th, 2025. Sam Clark motioned to approve the financial statements, seconded by Jim Smith, the financials were unanimously approved.

At 8:04 Brandy Williams, Jeff Finn and Patrick Stephens joined the meeting

Presentation

Market and Financial tools Analysis Presentation (MIG/EPS)

Mark De La Torre initiated the Master Plan Update presentation by outlining a refined vision and set of strategic goals. He provided an overview of the Downtown Partnership and the DDA's assets, current challenges, and opportunities. Following his remarks, Matt Prosser presented a detailed analysis of the Tax Increment Financing (TIF) structure, including financial forecasts and investment trends across both the public and private sectors over the past year.

Jeremy Shirley Joined the meeting at 8:26 am.

Sarah Dunmire then guided the Board through a review of the existing TIF framework and introduced the proposed 20-year extension. Matt Prosser returned to facilitate a strategic discussion, inviting feedback from board members on additional priorities and considerations to inform the ongoing development of the Master Plan. The project team is scheduled to return in late summer or early fall to present updated progress and incorporate further stakeholder input.

Executive Session

At 9:01 AM, Carrie Bartow motioned to enter into an executive session for the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e). Re: executive search candidate. Jordan Empey seconded and the board unanimously approved entering into executive session.

At 9:35 a.m. the board moved to exit executive session.

Discussion

Final Interim CEO and/or Executive Committee Recommendations

Hannah Parsons presented the proposed Clean and Safe Pilot Program to the Board as her final Interim CEO recommendation. She outlined the objectives and anticipated long-term benefits for both the community and the DDA. She requested a financial commitment of up to \$500,000 over the next two years to support the program's launch. Laura Neumann introduced a motion for the DDA to contribute up to \$500,000 over the two-year period to initiate the Clean and Safe Pilot Program. The motion was seconded by Carrie Bartow and unanimously approved by the Board.

Grants

415 S Weber Street

Austin Wilson-Bradley presented a proposal for a building enhancement grant for a small business on 415 S Weber St. to help with street scape and exterior improvements. Jim Smith made a motion to accept the proposal, Jeremy Shirley seconded, and the board unanimously approved.

Public Comment

None.

Adjournment

The board meeting adjourned at 10:15 a.m.