



Colorado Springs Downtown Development Authority
Board of Directors Meeting
8:00 a.m. August 19, 2025
111 S Tejon St., Ste. 703, Colorado Springs, CO 80903

Board members present: Sam Clark (remote), Troy Coats, Carrie Bartow (remote) Jordan Empey, Jeff Finn (remote), Chris Lieber, Laura Neumann, Jeremy Shirley, Jim smith, Brandy Williams (remote)

Board members absent: Brandy Williams

Staff members present: Chelsea Gondeck, Sarah Nurmi, Pat Rigdon, Carrie Simison, Austin Wilson-Bradley, Ana Valdez

Guests: Sarah Dunmeier, Matt Prosser, Jessica Thompson

Call to Order & Welcome

At 8:01 a.m., Chris Lieber called the meeting to order.

Public Comment

None.

Minutes

The board reviewed minutes from the July 15, 2025, board meeting. Laura Neumann put forth a motion, Jeremy Shirley seconded, the board unanimously approved the meeting minutes.

Financials

Dated June 30, 2025

Chelsea Gondeck shared that the Downtown Partnership team began processing several TIF payments, with the expectation that the list of TIF reimbursements will continue to grow over time. She also noted that the organization did not win the bid for Project Kiwi, and this item will therefore be removed from the commitment tracker.

Chelsea updated the board on a \$24,000 loan from 2020 that is now tied up in bankruptcy proceedings. Given its unsecured status and limited repayment history, recovery is unlikely. Board members discussed whether to consider forgiveness or wait until after the October hearing. Board members expressed concerns about setting a precedent for loan forgiveness and agreed it would be prudent to wait for more information before deciding. The board will revisit this matter at a future meeting.

The board reviewed the financial statements for the period ending June 30, 2025. Sam Clark motioned to accept the financial statements, Jim Smith seconded, the board unanimously accepted the financials.

Jordan Empey showed up at 8:12 a.m.

Presentation

Sarah Dunmeier and Matt Prosser with Economic and Planning Systems, Inc. presented their research to address feedback from the May DDA Board meeting and inform the recommended strategy and policy direction for the DDA moving forward as part of the Downtown Plan update. Their work included expanding the TIF budget forecast to cover all revenues and expenses, refining projections to reflect upcoming development and potential extensions, and reviewing reimbursement agreements. EPS also gathered best practices from other Colorado DDAs and national examples to inform strategies for funding, project prioritization, and long-term policy direction. The board discussed the desire to schedule a workshop to discuss the presentation and formalize a strategy direction once a full draft of the plan update is available.

Governance

Amended and Restated Bylaws

Patrick Stephens motioned to approve the amended and restated bylaws, Sam Clark seconded, the board unanimously approved the amended and restated bylaws.

Board Leadership

Chris Lieber noted that he is continuing to serve as chair while further discussions occur about succession.

Grants

Retail Incentive: Good Intentions

Austin Wilson-Bradley reviewed a retail incentive grant application for Good Intentions, a fine fragrance brand founded in 2018 by Downtown resident and Marketing Manager Kelsee Swenn. Good Intentions will open its first brick-and-mortar location at 119 N. Tejon Street in part of the former Brown's Shoe Co. space. After building a strong following through online sales and national retail partnerships, the store will bring unique cosmetics, skincare, and fragrance products to fill a gap in Downtown retail. Offerings will include in-house and small, woman-owned brands not currently available in Downtown Colorado Springs, as well as fragrance classes for customers. The shop signed a five-year lease for half of the 2,600 SF space. Board members expressed enthusiasm for the project, noting the value of partnerships with existing Downtown businesses and celebrating the success of a locally grown retailer.

Sam Clark motioned to approve the grant proposal, Jeremy Shirley seconded, the board unanimously approved the \$25,000 grant proposal.

Retail Enhancement: Totem

Austin Wilson-Bradley presented a retail enhancement grant application for Totem Restaurant, a comfort restaurant with a Latin twist and an in-house bakery, Bake Bake. Totem will open its first U.S. location in the former Well space, vacant for about a year. The grant will support exterior improvements at 315 E. Pikes Peak Avenue and builds on extensive interior renovations. The restaurant will offer indoor and outdoor seating for 248 guests and modernized patio features to enhance the dining experience.

The restaurant aims to open in October or November, helping activate this section of Downtown. The proposed grant will allow renovations to be completed in a single phase. Board members expressed enthusiasm for revitalizing the space.

Laura Neumann motioned to approve the \$50,000 grant proposal, Patrick Stephens seconded, and the board unanimously approved with Sam Clark and Jeremy Shirley recusing.

Carrie Bartow left at 9:48 a.m.

Other

Clean & Safe Update

Chris Lieber shared an overview of the city's financial contributions to Downtown, highlighting various funding sources and historic support, while noting that definitive budget allocations will not be confirmed until next calendar year. Board members discussed the city's ongoing commitment and the potential \$700,000 allocation toward Clean & Safe, emphasizing staunch support from both the mayor's office and city council for the pilot program.

Pat Rigdon provided an update on the enhanced security program launched in July, noting that ambassadors are actively engaging businesses and visitors, performing clean-up, and increasing visibility Downtown. Despite shelter capacity challenges, the program is helping reduce unsafe behaviors.

Chelsea highlighted ongoing training efforts for staff and volunteers, and board members expressed support for amplifying the program's positive impact.

Tejon Reconfiguration Update

Chelsea Gondeck updated the board on the Tejon Street reconfiguration, noting minor adjustments to materials and patio sizes, with DDA funds for Busy Corner likely not needed until next spring.

Public Comment

None.

Adjournment

Chris Lieber adjourned the board meeting at 9:56 a.m.