



Colorado Springs Downtown Development Authority
Board of Directors Meeting
8:00 a.m. November 18, 2025
111 S Tejon St., Ste. 703, Colorado Springs, CO 80903

Board members present: Sam Clark, Jeff Finn, Chris Lieber, Laura Neumann, Jeremy Shirley, Jim Smith, Ryan Tefertiller, Brandy Williams (remote)

Board members absent: Carrie Bartow, Troy Coats, Jordan Empey, Patrick Stephens

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

Guests: Jessica Thompson (remote)

Call to Order & Welcome

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

Public Comment

None.

Minutes

The board reviewed minutes from the October 21, 2025 and noted an amendment to the meeting minutes. Jim Smith should be updated as absent from the meeting. Jeff Finn put forth a motion, Sam Clark seconded, and the board unanimously approved the amended meeting minutes.

Financials

Dated September 30, 2025

Chelsea Gondeck reviewed the financials with the board and noted a likely large expense for repair of the LED screen in AdAmAn Alley. The board discussed its commitment to maintain AdAmAn Alley for ten years, though no formal agreement exists. Chelsea noted the AdAmAn Club is beginning fundraising to help, but their contribution is still unknown.

Board members expressed concern that repairs are occurring earlier and cost more than expected. Jeff Finn recommended analyzing the alley enhancements and establishing a more realistic maintenance budget. Chris Lieber relayed the desire to have further conversations with the AdAmAn Club to establish a written maintenance agreement.

A more comprehensive conversation regarding long-term maintenance planning for DDA assets will be scheduled for January.

Jeremy Shirley motioned to accept the financial statements, Laura Neumann seconded, and the board unanimously accepted the financials.

Elevate Downtown Plan

Chelsea Gondeck opened the discussion by reviewing recent refinements to the Elevate Downtown Plan based on discussion at the last board meeting and the All Boards Session. She also noted that feedback from City Council on the recent presentation was positive, although Council indicated the discussion on building heights and density lacked the desired level of specificity. The topic of public restrooms emerged as a heightened concern during that process.

The board then turned its attention to the overall structure and clarity of the Elevate Downtown Plan. Several members observed that the current document blends strategic and tactical elements in ways

that may obscure the overarching vision. Suggestions included developing a more concise executive summary. Members referenced the effective 20-page summary created in 2016 and recommended drafting a new two-to-three-page high-level overview tailored to varied audiences.

Discussion also focused on audience-specific communication. Chris Lieber and Jeremy Shirley noted that prospective developers, existing Downtown stakeholders, and governing bodies each require different forms of messaging. Austin Wilson-Bradley recommended producing a standalone Downtown marketing pitch book to support investment attraction which would enable the Elevate Downtown Plan to function primarily as an internal guiding document.

Board members revisited foundational issues that underpin the strategic vision, including safety, cleanliness, homelessness, parking, and basic amenities. Jim Smith emphasized the importance of maintaining welcoming public spaces and ensuring that Downtown areas do not become deterrents for visitors. Board members agreed that addressing such issues is essential to creating conditions that will enable large-scale transformational projects. Chelsea highlighted the need to balance these foundational responsibilities with the pursuit of a bold long-term strategic vision.

The board also examined specific tactical topics in this context. The discussion of public restrooms, particularly the cost and ongoing maintenance of the Acacia Park facility, prompted questions about whether certain operational details were receiving disproportionate emphasis within the plan. Members expressed interest in understanding how other cities fund and maintain downtown restrooms and how these facilities should be positioned within broader projects.

Additional factors affecting long-term strategy were noted, including the significant percentage of tax-exempt property within the district. Chris explained that while this has revenue implications, it also presents opportunities for public-private partnerships. Chelsea reinforced the importance of P4 models for future initiatives.

The discussion concluded with an affirmation from Chelsea and Austin that the plan provides a solid foundation and includes tactical opportunities that can demonstrate early progress. Laura Neumann noted that the recently released Spacious Skies survey reflects community priorities that align closely with the plan's direction, and Chelsea confirmed ongoing coordination with that effort.

Other

Clean & Safe Program

Pat Rigdon provided an update on security, ambassador coverage, and outreach. He noted that the proposed \$700,000 from the City is designated for security. Pat is developing a plan to enhance coverage, potentially seasonally, and he will present recommendations to the Clean & Safe Steering Committee. Alley maintenance options, including expanding the Robertson contract or adding trash compactors, were also shared.

Laura Neumann inquired whether marijuana tax revenues could be redirected to support bathroom maintenance as a more tangible benefit. Brandy Williams clarified that City Council has already approved these funds for the Clean & Safe pilot program, so redirecting them would not be possible. Chris Lieber expressed support for expanding the reach of the Clean & Safe initiative and highlighted the strategic importance of City Council's support. He emphasized that this investment aligns with broader safety and operational priorities for Downtown.

Public Comment

None.

Adjournment

Chris Lieber adjourned the board meeting at 9:48 a.m.