



Colorado Springs Downtown Development Authority
Board of Directors Meeting
8:00 a.m. December 9, 2025
111 S Tejon St., Ste. 703, Colorado Springs, CO 80903

Board members present: Carrie Bartow (remote), Sam Clark (remote), Jordan Empey (remote), Jeff Finn (remote), Chris Lieber, Jeremy Shirley (remote), Patrick Stephens (remote), Brandy Williams (remote)

Board members absent: Laura Neumann, Jim Smith

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

Call to Order & Welcome

At 8:03 a.m., Chris Lieber called the meeting to order.

2026 budget

Public Hearing

On a motion by Jeremy Shirley, seconded by Sam Clark, the board unanimously approved the motion to open the public meeting for purpose of review of the 2026 budget.

Public Comment

None.

Review 2026 budget

Chelsea Gondeck shared an update on the final 2026 budget since the board last saw the draft budget in September, following receipt of the final assessment figures. She highlighted adjustments in the General Fund, including the pause of the Pikes Peak Housing Network's Homes for All campaign, increased funding for PikeRide, reduced consultant costs, and an updated level of operating reserves. Lastly, she noted updates in the TIF Fund, including the processing of the Tejon Reconfiguration/Busy Corner project payout and an increase in the reserve.

On a motion by Sam Clark, seconded by Jordan Empey, the board unanimously approved the closure of the public hearing.

The board reviewed the following resolutions:

Motion to Approve Resolution 2512-01 to Adopt the 2026 Budget

Motion to Approve Resolution 2512-02 to Appropriate Sums of Money

Motion to Approve Resolution 2512-03 to Set the Mill Levies

On a motion by Carrie Bartow, second by Sam Clark, the board unanimously approved the resolutions.

Public Comment

None.

Minutes

The board reviewed the meeting minutes of November 18, 2025. On a motion by Carrie Bartow, seconded by Jeremy Shirley, the board unanimously approved the minutes.

Financials

Dated October 31, 2025

Chelsea Gondeck reviewed the financials with the board and noted that alleyway expenses this year are expected to be minimal. The team is working on a maintenance agreement with the AdAmAn Club.

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

2026 Operating & TIF Reserves

Chelsea Gondeck reviewed the memo on the operating & TIF reserves noting the board must vote on the operating & TIF reserves annually per policy.

On a motion by Jeremy Shirley, seconded by Sam Clark, the board unanimously voted to approve the operating Reserve at \$587,729 and the TIF reserve at \$500,000 for 2026.

Other

Elevate Downtown

Chelsea Gondeck noted that the Elevate Downtown Plan will go live on Wednesday, pending final revisions, for public review. Consultants will be onsite during the Holiday Stroll to gather in-person feedback with continued opportunities for online public comment. Public input is anticipated to conclude in January, with the plan returning to the board for approval in February before advancing to the DRB, Planning Commission, and City Council. Final dates will be shared with the board and posted to the website once confirmed.

Public Comment

None.

Adjournment

The board meeting adjourned at 8:20 a.m.