



**Greater Downtown Colorado Springs
Business Improvement District Board Meeting
Tuesday, Dec. 9 at 1 p.m.
111 S Tejon St, Ste 703**

Board members present: Vlada Benedetti, Peri Bolts (remote), Bryan Bradigan, Michael Brantner (remote), Eric Brenner, Allison Cortez, A.J. Hoerth, Freddie Provenzano, Chris Senger

Board members absent: Uyen Le-Morrison, John Wolfe

Staff members present: Chelsea Gondeck, Sarah Nurmi, Pat Rigdon, Ana Valdez

Guests: None

Call to Order

At 1:01 p.m. Allison Cortez called the meeting to order.

Minutes

The board reviewed the meeting minutes of September 9, 2025. On a motion by Chris Senger, seconded by A.J. Hoerth, the board unanimously approved the minutes.

Public Hearing

On a motion by Chris Senger, seconded by Freddie Provenzano, the board unanimously voted to open the public hearing for the purposes of reviewing the 2026 budget.

Public comment

None.

Review 2026 budget

Chelsea Gondeck shared a brief overview of the 2026 budget and changes since the September board meeting. She noted that final 2026 assessment figures resulted in a smaller increase than initially projected, maintaining a modest surplus. Chelsea reiterated that the supplemental security contract now resides within the Downtown Ventures budget, following its integration into Clean & Safe. Based on feedback from the community survey regarding Clean & Safe, a potential contract amendment with Robertson's for additional cleaning has been factored into the budget, reducing the surplus accordingly.

On a motion by Chris Senger, second by A.J. Hoerth, the board unanimously approved the closure of the public hearing.

The board reviewed the following resolutions:

Resolution 2512-01 to Adopt the 2026 Budget

Resolution 2512-02 to Appropriate Sums of Money

Resolution 2512-03 to Set the Mill Levies

On a motion by A.J. Hoerth, second by Vlada Benedetti, the board unanimously approved the resolutions.

2026 Contract for Service with Robertson's Landscaping

Chelsea Gondeck reviewed the 2026 contract for service with Robertson's Landscaping and indicated the potential for an amendment for additional cleaning services.

On a motion by Freddie Provenzano, seconded by Eric Brenner, the board unanimously approved the 2026 Contract for Service with Robertson's Landscaping.

Governance

Chelsea Gondeck shared a proposed update to the board meeting structure. She recommended moving to a quarterly meeting schedule beginning in 2026 and returning meetings to the third Tuesday of the month. She noted that the Executive Committee will continue to meet regularly and monthly organizational reports will continue to keep all the boards updated. The board agreed with the direction. Chelsea noted there would need to be a slight revision to the bylaws in order to maintain compliance with the new meeting structure.

On a motion by A.J. Hoerth, seconded by Freddie Provenzano, the board unanimously approved a motion to revise Article IV, Section 1 of the bylaws as follows: "The regular meeting of the board shall be held at a minimum four times per year at an announced place of public access."

Adjournment

On a motion by Chris Senger, seconded by Bryan Bradigan, the board unanimously agreed to adjourn the board meeting at 1:22 p.m.