



Colorado Springs Downtown Development Authority
Board of Directors Meeting
9:15 a.m. Feb. 17, 2026
111 S Tejon St., Ste. 703, Colorado Springs, CO 80903

Board members present: Sam Clark, Jordan Empey, Jeff Finn, Chris Lieber (remote), Jeremy Shirley, Jim Smith, Patrick Stephens (remote)

Board members absent: Carrie Bartow, Troy Coats, Laura Neumann, Brandy Williams

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

Guests: Bryan Bradigan (Colorado Craft), Andrea Park (Ritual Hot House), Elly Shaefer (MIG), Ryan Tefertiller (City of Colorado Springs), Jessica Thompson (Thompson Leadership)

Call to Order & Welcome

At 9:16 a.m., Chis Lieber called the meeting to order.

Public Comment

None.

Governance Slate

Officer Slate

Chelsea Gondeck reviewed the proposed officer slate with the board.

- Chair Sam Clark
- Vice Chair Laura Neumann
- Secretary/Treasurer Patrick Stephens

On a motion by Jeff Finn, seconded by Jim Smith, the officer slate was approved unanimously.

Banking Resolution

Ana Valdez reviewed the banking resolution with the board.

On a motion by Jeff Finn, seconded by Chris Lieber, the two motions below were approved unanimously.

- Motion to add Samuel Clark and Patrick Stephens as signatories on the COLOTRUST account CO-01-1898-8001 and remove Carrie Bartow and Chris Lieber.
- Motion to add Samuel Clark and Patrick Stephens as signatories on the US Bank account 103690109378 and remove Carrie Bartow and Chris Lieber.

Consent Agenda

- Minutes Dated January 20, 2026
- Financials Dated December 31, 2025

On a motion by Jordan Empey, seconded by Jim Smith, the consent agenda was approved unanimously.

Grants

BEG: Colorado Craft

Austin Wilson-Bradley reviewed a Building Enhancement Grant for Colorado Craft to complete interior and exterior renovations at 15 S. Tejon Street, focusing on upgrades to the façade and patio. Located on a prominent stretch of Tejon Street known as "Restaurant Row," the project includes new custom awnings, exterior lighting, electrical improvements, and updated patio furniture to enhance visibility and

leverage recent street improvements, supporting the restaurant's role as a well-known Downtown dining destination.

Board discussion focused on ensuring the BEG provides lasting value for future businesses in the space. It was noted that while the current non-permanent improvements (e.g. patio furniture) are eligible under the existing program, they could change with a new tenant. The importance of verifying lease agreements and conducting a pre-application meeting with city planning was highlighted to ensure compliance with city code.

On a motion by Jeremy Shirley, seconded by Jeff Finn, the Building Enhancement Grant for \$10,000 was approved unanimously.

Retail Incentive: Ritual Hot House

Austin Wilson-Bradley reviewed a Retail Incentive Grant for Ritual Hot House. Ritual Hot House is offering a new wellness studio at 520 E Pikes Peak Avenue, offering contrast therapy, saunas, cold-plunge baths, steam rooms, wellness classes, and an elixir bar with modest retail. Phase one will launch all core services, with a second phase in 2026–2027 adding a mineral pool, red-light therapy, and expanded programming. The business plans to open in April and mainly use off-street parking.

The board noted that the proposed wellness studio offers unique amenities not found in Downtown apartments and is expected to be a destination. Prior approvals are in place, with only a new sign permit needed, and the concept's value is supported by the owners' experience and research from a similar Denver operation.

On a motion by Jeff Finn, seconded by Jim Smith, the Retail Incentive Grant for \$50,000 was approved unanimously. Jeremy Shirley abstained from the vote.

Andrea Park and Bryan Bradigan left at 9:33 a.m.

Elevate Downtown

Elly Schaefer of MIG presented an overview of the Elevate Downtown Plan summarizing the final plan's highlights and key points.

The board discussed the need to identify a focused set of strategic priorities—five to seven key initiatives—that will have the greatest impact over the next two to three years. While the breadth of community needs is significant, the board highlighted the importance of a targeted and strategic approach, recognizing that implementation will require collaboration across the broader community.

On a motion by Jim Smith, seconded by Chris Lieber, the Elevate Downtown Plan was approved unanimously.

Michelle Winchell left at 10 a.m.

Elly Schaefer left at 10:10 a.m.

TIF Strategy Discussion

Chelsea reviewed a comprehensive analysis of TIF projections and forecasts for the remaining clock. The board discussed strategic use of remaining TIF funds and prioritizing future investments. Staff noted that reserves provide flexibility and create the ability to keep spending within approved and available revenue, avoiding additional City Council approvals.

Board members considered bonding, but they agreed overall that it was unnecessary at this time unless tied to clearly defined, large-scale projects. Future potential priorities include the COS Creek Plan and Colorado Springs City Auditorium.

The board emphasized setting clear priorities, balancing leadership and support, and focusing on projects that enhance amenities, small business support, and Downtown attractions. Staff will provide updated long-term financial projections and may convene a workshop to review larger funding requests.

Jeff Finn left at 10:30 a.m.

Patrick Stephens left at 10:50 a.m.

Other

Clean & Safe Program

Pat Rigdon provided an update on the Clean & Safe program noting the expansion of security hours supported by City funding. He also noted that the Colorado Springs Police Department (CSPD) is restructuring operations and will no longer maintain a DART presence Downtown, instead combining that function with its homeless outreach team to provide coverage to a larger area. A rapid response vehicle will be available for Downtown needs. The change raises concerns that the limited enforcement authority of private security, combined with a reduced police presence, could lead to increased issues Downtown and will require continued monitoring.

Pat also noted that a recent ruling by the Supreme Court of the United States may limit municipalities' ability to impose penalties beyond those allowed under state law, including jail time for trespassing. He also mentioned that Homeward Pikes Peak plans to roll out an app that may support coordination efforts. Finally, Downtown tenants have expressed concern that the Clean & Safe program may be pushing the homeless population from Downtown toward the Wahsatch area.

Public Comment

None.

Adjournment

The board meeting adjourned at 11:04 a.m.

Public Comment

None.