



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

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

**Board members absent:** Patrick Stephens

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

**Guests:** Ryan Tefertiller (City of Colorado Springs), Jessica Thompson (Thompson Leadership)

---

### Call to Order & Welcome

At 9:16 a.m., Sam Clark called the meeting to order.

### Public Comment

None.

### Consent Agenda

- Minutes Dated February 17, 2026
- Financials Dated January 31, 2026

The consent agenda was approved unanimously.

### Financial

#### 2025 Audit

Chelsea Gondeck shared that the 2025 draft audit was unavailable for board distribution. Former Secretary/Treasurer Carrie Bartow reported no irregularities or concerns following her initial review; she anticipates a clean audit and expects submission to the City by March 31.

On a motion by Laura Neumann, seconded by Jim Smith, the Board unanimously approved a motion to allow the Chair, Vice Chair, and Treasurer to review and accept the audit subject to a clean opinion.

### Governance

#### Upcoming Board Openings

Chelsea informed the board that Carrie Bartow and Jeff Finn will be completing their second terms. The open positions will be publicized through the website and e-newsletter. The board discussed the potential use of a board matrix as a tool to aid in recruitment.

The board also discussed potential governance refinements, including bylaw amendments to allow former members to serve again after a leave of absence and the possible inclusion of ex-officio seats. Chelsea will review the current board's composition and relevant statutes for the next meeting.

Jordan Empey joined remotely at 9:26 a.m.

### Other

#### 2025 Impact Report

Chelsea announced that the 2025 Impact Report, formerly known as the Annual Report, was completed in early February and mailed to members and community stakeholders. The document provides a high-level overview of the four organizations' operations and financials and is accessible online or at the office. Board members were encouraged to review and share it with stakeholders to promote organizational awareness.

### Elevate Downtown

Chelsea reported that recent presentations to the Historic Uptown Board and the Downtown Review Board (DRB) resulted in strong alignment and a unanimous recommendation for approval from the DRB. Staff are currently refining the Elevate Downtown Executive Summary to target potential investors. The document is intended to showcase significant investments and future opportunities.

Board members provided feedback on the draft summary, suggesting that it be viewed through an economic development lens to better align priorities across various sectors. Specific recommendations included adding a link to the full plan, incorporating more visuals, and strengthening the connection between high-level goals and specific projects. Additionally, a working group was established to create a structure for discussing catalytic projects. Members will include Sam Clark, Troy Coats, Laura Neumann, Jim Smith, Patrick Stephens, Ryan Tefertiller, and Chelsea Gondeck.

### Clean & Safe Program

Pat Rigdon reported that the Clean & Safe program is entering the final ten months of its pilot phase. The committee has begun evaluating the program's future strategic focus, funding priorities, and overall effectiveness to determine the best path forward. Reports indicate an increase in merchant engagement and a rise in security call volume during morning and midday hours, which may be attributed to the revised CSPD staffing structure.

### **Public Comment**

None.

### **Adjournment**

On a motion by Laura Neumann, seconded by Jim Smith, the board unanimously adjourned the meeting at 11 a.m.