



Colorado Springs Downtown Development Authority  
Board of Directors Meeting  
9:15 a.m. Apr. 21, 2026  
111 S Tejon St., Ste. 703, Colorado Springs, CO 80903

**Board members present:** Sam Clark, Troy Coats, Jeff Finn, Chris Lieber, Laura Neumann, Jeremy Shirley, Jim Smith, Patrick Stephens, Brandy Williams

**Board members absent:** Carrie Bartow, Jordan Empey

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

**Guests:** Lisa Gedegaudas (remote) (Denver Arts & Venues), Bobby Hill (Bobby Hill Designs), Ryan Tefertiller (City of Colorado Springs), Jessica Thompson (Thompson Leadership)

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### Call to Order & Welcome

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

### Public Comment

None.

On a motion by Chris Lieber, seconded by Jim Smith, the board unanimously approved moving the Governance item to follow the Elevate item on the agenda.

### Consent Agenda

- Minutes Dated March 17, 2026
- Financials Dated February 28, 2026

On a motion by Jim Smith, seconded by Chris Lieber, the consent agenda was approved unanimously.

### Grants

#### Building Enhancement Grant: Slice 420

Chelsea Gondeck presented a grant request for Slice 420 to assist with renovations at 107 N. Tejon Street.

On a motion by Jim Smith, seconded by Chris Lieber, the Building Enhancement Grant for \$5,000 was approved unanimously.

Lisa Gedgaudas joined at 9:22 a.m. and Bobby Hill left.

### Presentation

#### Economic Impact of Venues

Lisa Gedgaudas presented on the economic impact of the live music sector in the Denver area. She highlighted that the live music sector economy serves as a hub for broader growth, offering employment opportunities and driving activity across diverse industries. Chelsea noted that supporting cultural venues is a top priority in the Elevate Downtown plan. The Board discussed how intentional investment in infrastructure could potentially strengthen the local music ecosystem, drive measurable economic returns, and meet community needs.

Lisa Gedgaudas left at 9:55 a.m.

### Elevate

#### Executive Summary

Chelsea shared an updated Elevate Downtown Executive Summary. The Board expressed positive feedback that the presentation was visually effective and aligned well with target audiences.

### Working Group

Chelsea reported that a working group of board members will be meeting soon to discuss catalytic opportunities and the best way to move forward strategically with the Elevate Downtown Plan.

### Annual Work Plan

The Board discussed implementation of the Elevate Downtown Plan as it enters the next phase. Discussions focused on identifying agreed-upon goals and resources, as well as defining the DDA's role as a leader and funding partner for various initiatives. The board also considered the relationship with service partners and the importance of aligning organizational strategies for maximum effectiveness. Additionally, the board discussed fiscal planning strategies to better categorize and prioritize catalytic investments. Chelsea provided a brief update on hiring and noted the Q1 market report is live and available on the website and staff is working on the Q1 marketing report for future presentation to the board.

### **Governance**

Chelsea Gondeck provided an overview of board composition and bylaw considerations.

### **Public Comment**

None.

### **Adjournment**

The meeting adjourned at 11 a.m.