Colorado Springs Downtown Development Authority
Board of Directors Meeting
9:15 a.m. May 19, 2026
111 S Tejon St., Ste. 703, Colorado Springs, CO 80903

Board members present: Carrie Bartow (remote), Sam Clark, Troy Coats, Jordan Empey, Jeff Finn, Chris Lieber, Laura Neumann, Jeremy Shirley, Jim Smith, Patrick Stephens, Brandy Williams
Staff members present: Chelsea Gondeck, Sarah Nurmi, Pat Rigdon, Carrie Simison, Ana Valdez, Michelle Winchell
Guests: Peter Lundgren (Vectra Bank), Jeremy Malone (Sportsbook Bar & Grill), Jesse Moreale (City Auditorium), John Peltz, Pam Shockley (COS Creek Plan), Ryan Tefertiller (City of Colorado Springs), Jessica Thompson (Thompson Leadership), Jariah Walker (Urban Renewal Authority), Martin Wood (COS Creek Plan)

Call to Order & Welcome
At 9:15 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 April 21, 2026
- Financials Dated March 31, 2026

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

Grants

<u>Building Enhancement Grant: Vectra Bank</u>
Chelsea Gondeck presented a grant request for Vectra Bank to assist with renovations at a new consolidated location, 111 S. Nevada Ave.

On a motion by Brandy Williams, seconded by Jeremy Shirley, the Building Enhancement Grant for $50,000 was approved unanimously. Jeff Finn recused himself from the vote.

Peter Lundgren left at 9:21 a.m.

<u>Building Enhancement Grant: Sportsbook Bar & Grill</u>
Chelsea Gondeck presented a grant request for Sportsbook Bar & Grill to assist with renovations at 402 S. Tejon St.

On a motion by Jeff Finn, seconded by Chris Lieber, a Building Enhancement Grant for $46,000 was approved unanimously.

Jeremy Malone left at 9:26 a.m. Laura Neumann arrived at 9:31 a.m.

Presentation
Chelsea noted the following presentations are informational in nature and are intended to provide Board members with an opportunity to ask questions, offer initial feedback, and identify any additional information they would like to receive prior to anticipated future formal funding requests.

COS Creek Plan
Pam Shockley and Martin Wood presented on the COS Creek Plan and the status of the Section 203 Feasibility Study. They outlined the intended transformation of a 10-mile corridor, including 2.77 miles located within or immediately adjacent to Downtown, and how the initiative aligns with Elevate Downtown Plan.

Pam and Martin left at 9:55 a.m.

City Auditorium
Jesse Moreale presented AVA Presents' plan for reactivation of the City Auditorium. He outlined a strategy to modernize the historic venue into a concert-ready, civic and cultural anchor and how the project advances several Elevate Downtown priorities.

Jariah Walker left at 10:16 a.m. Brandy Williams and John Peltz left at 10:32 a.m.

Elevate
Long-Term Strategy and COBI Grant
Sam Clark and Chelsea Gondeck introduced a proposed structure for a new grant program noting it is meant to target projects identified in the Elevate Downtown plan. The grant is intended to establish greater financial rigor, consistency, and outcome tracking beyond the existing special projects framework. The board discussed eligibility criteria, direct versus indirect economic impacts, and the metrics desired to track long-term market impact.

On a motion by Jordan Empey, seconded by Jeff Finn, the Catalytic Opportunities and Big Ideas grant program was approved unanimously.

Ryan Tefertiller left at 10:55 a.m.

Governance

Board Members
Sam Clark provided an update on upcoming board openings. The board reviewed candidate applications.

Jesse Moreale and Carrie Simison left at 11:01 a.m.

On a motion by Laura Neumann, seconded by Troy Coats, the board unanimously approved authorizing the Executive Committee to make board member recommendations for appointment to City Council.

Other
Organizational Updates
Sam Clark noted the new addition of the Organizational Updates and shared his appreciation for the quick and digestible highlights.

Chelsea highlighted a multi-entity collaborative effort focused on Opportunity Zone 2.0 designation.

Jeremy Shirley left at 11:06 a.m.

Public Comment
None.

Adjournment
On a motion by Jim Smith, seconded by Patrick Stephens, the board unanimously adjourned the meeting at 11:08 a.m.