



**Greater Downtown Colorado Springs
Business Improvement District Board Meeting
Tuesday, Mar. 17, 2026, 8 a.m.
111 S. Tejon St, Ste 703**

Board members present: Bryan Bradigan, Michael Brantner, Allison Cortez, A.J. Hoerth, Freddie Provenzano, Chris Senger, John Wolfe (remote)

Board members absent: Vlada Benedetti, Peri Bolts, Eric Brenner, Uyen Le-Morrison

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

Guests: Chris Jorgensen (remote) (BiggsKofford)

Call to Order & Welcome

At 8:04 a.m. Allison Cortez called the meeting to order.

Public Comment

None.

Consent Agenda

- December 9, 2025 Budget Meeting Minutes
- Financials Dated January 31, 2026

On a motion by Michael Brantner, seconded by A.J. Hoerth, the consent agenda was approved unanimously.

Financials

Set Operating Reserve

Ana Valdez reviewed the memo on the operating reserve

On a motion by Chris Senger, seconded by Freddie Provenzano, the operating reserve was approved unanimously to be set at \$426,262 for 2026.

2025 Audit (accept)

Chris Jorgenson presented the 2025 audit, reporting a clean opinion with no identified issues and noting a strong fiscal year characterized by actual expenses remaining below budget.

On a motion by A.J. Hoerth, seconded by Bryan Bradigan, the 2025 audit as presented was unanimously accepted.

Governance

Upcoming Board Openings

Chelsea reviewed the memo on upcoming board openings and process; she requested that board member recommendations be submitted to her or the board chair by April 15.

On a motion by Freddie Provenzano, seconded by Chris Senger, the board approved allowing the executive committee to recommend new board member appointments to City Council.

Public Space Management

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.

Clean & Safe

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.

Marketing & Communications

Mother's Day

Kelsee Swenn highlighted May marketing initiatives, including a revamped Mother's Day and the Tacos & Tequilas Passport, which builds on previous trackable successes. Residential outreach will also expand via a new billboard and two targeted commercials as part of a strategy for more intentional, data-driven programming.

Other

Elevate Downtown Plan Update

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.

Public Comment

None.

Adjournment

The board adjourned at 8:59 a.m.