Colorado Springs Downtown Development Authority
Board of Directors Meeting
9:15 a.m. June 16, 2026
111 S Tejon St., Ste. 703, Colorado Springs, CO 80903

Board members present: Carrie Bartow (remote), Sam Clark, Troy Coats, Jeff Finn, Chris Lieber, Laura Neumann, Jim Smith, Patrick Stephens, Brandy Williams (remote)
Board members absent: Jordan Empey, Jeremy Shirley
Staff members present: Chelsea Gondeck, Sarah Nurmi, Pat Rigdon, Carrie Simison, Michelle Winchell
Guests: Jesse Morreale (City Auditorium), Kevin Roth, Ryan Tefertiller (City of Colorado Springs)

Call to Order & Welcome
At 9:15 a.m., Sam Clark called the meeting to order.

Public Comment
None.

Consent Agenda
- Minutes Dated May 19, 2026
- Financials Dated April 30, 2026

On a motion by Patrick Stephens, seconded by Jim Smith, the consent agenda was approved unanimously.

Grants

COBI: COS Creek Plan
Chelsea Gondeck presented a Catalytic Opportunities and Big Ideas (COBI) grant request to support a Section 203 Feasibility Study for the COS Creek Plan. The board discussed the project's long-term Downtown economic impact, its role as a major public-private partnership, and the strategic deployment of remaining TIF funds to catalyze external funding.

On a motion by Jim Smith, seconded by Patrick Stephens, the board unanimously approved a COBI grant in the amount of $750,000 for the COS Creek Plan Feasibility Study, to be disbursed on a reimbursement basis at the request of the City. Chris Lieber recused himself from the vote due to a conflict of interest.

COBI: City Auditorium
Chelsea presented a COBI grant request from AVA Presents to assist with the Phase 1 revitalization of the historic City Auditorium. Jesse Morreale outlined the strategy to modernize the venue into a multi-use cultural anchor, highlighting projected event counts and taxable revenue. The board discussed the venue's current ownership structure, the viability of long-term leasing options, and the project's alignment as a key catalytic opportunity within the Elevate Downtown Plan.

Carrie Bartow left at 10:15 a.m.

On a motion by Patrick, seconded by Chris, the board unanimously approved a COBI grant of up to $500,000 for the City Auditorium project, to be disbursed on a reimbursement basis and contingent upon verification that each milestone has been satisfactorily achieved.

Ryan left at 11:06 a.m.

Elevate

Working Group Update
Chelsea shared an operational update regarding the working group's ongoing strategic initiatives.

Other

Organizational Updates
Chelsea provided an overview of key organizational milestones, highlighting City Council's formal approval of the Elevate Downtown Plan, upcoming board member transitions, and high-level progress updates on various Downtown programmatic and administrative initiatives.

Public Comment
None.

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