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

Board members present: Sam Clark, Troy Coats, Jordan Empey (remote), B.J. Hybl, Chris Lieber, Tim Seibert, Jeremy Shirley, Patrick Stephens, Brandy Williams (remote)
Board members absent: Laura Neumann, Jim Smith
Staff members present: Riley Cronin, Chelsea Gondeck, Sarah Nurmi, Pat Rigdon, Carrie Simison, Michelle Winchell
Guests: Ryan Tefertiller (City of Colorado Springs)

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

Public Comment
Brandy Williams provided public comment clarifying that discussions regarding the potential dissolution of the Old Colorado City Development Authority involved a separate entity and were distinct from the Downtown Development Authority. Brandy emphasized that Downtown's scope, scale, and redevelopment goals differ significantly.

Consent Agenda
- Minutes Dated June 16, 2026
- Financials Dated May 31, 2026

On a motion by Chris Lieber, seconded by Jeremy Shirley, the consent agenda was approved unanimously.

Grants

RIG: Dogtopia
Chelsea Gondeck presented a Retail Incentive Grant request for Dogtopia, located at 635 S. Sierra Madre Street. The board discussed the project's role in filling a key amenity gap for Downtown residents and employees as residential growth continues.

On a motion by Jeremy Shirley, seconded by Tim Seibert, the Retail Incentive Grant for $50,000 was approved unanimously.

BEG: Art Bank and Oriental Rug Center
Chelsea presented a Building Enhancement Grant request for The Art Bank & Oriental Rug Center at 610 N. Tejon Street. The board discussed the project's alignment with the Elevate Downtown Plan, noting that the façade updates and outdoor sculpture garden offer a valuable opportunity to activate the northern Downtown corridor.

On a motion by Tim Seibert, seconded by Patrick Stephens, the Building Enhancement Grant for $12,500 was approved unanimously.

Other

Management Updates
Chelsea Gondeck reviewed management updates with the board specifically inquiring on the information shared in the Q1 Marketing Report as it was a new report suggested in the 2026 contract.

Carrie Simison provided additional details on marketing initiatives, and the board noted the desire to continue the reporting.

B.J. Hybl left at 10:50 a.m.

Clean & Safe Pilot Program

Pat Rigdon presented performance metrics from the 19-month Clean & Safe Pilot Program. Pilot data highlighted positive community impact, demonstrating increased public engagement, and effective incident resolution with minimal police involvement. The board discussed overall program efficiency and explored the DDA's potential willingness to provide financial support, emphasizing the importance of clarifying partner commitments and maintaining core DDA mission alignment ahead of the upcoming August 10 presentation to City Council.

Public Comment

None.

Adjournment

On a motion by Jeremy Shirley, seconded by Tim Seibert, the board unanimously adjourned the meeting at 11:03 a.m.