DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS MEETING

DATE 9:15 a.m. August 18, 2026
LOCATION Downtown Partnership Offices
MISSION To build public and private investment partnerships that promote the physical and economic growth of Downtown Colorado Springs

Board members present: Sam Clark, Troy Coats, B.J. Hybl, Chris Lieber, Tim Seibert, Jeremy Shirley (remote), Patrick Stephens, Laura Neumann, Jim Smith, Brandy Williams
Board members absent: Jordan Empey
Staff members present: Chelsea Gondeck, Linda Keegan, Pat Rigdon, Carrie Simison, Michelle Winchell (remote)
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
None.

Consent Agenda
- Minutes Dated July 14, 2026
- Financials Dated July 31, 2026

On a motion by Patrick Stephens, seconded by Tim Seibert, the consent agenda was approved unanimously.

Grants

RIG: Easy's Records + Vintage
Craig Compton presented a Retail Incentive Grant request for Easy's Records + Vintage to support its expansion to a street-level storefront at 327 N. Tejon St. The board discussed this established business' new location which adds a distinctive experiential retail use and complements the block's other tenants.

On a motion by Chris Lieber, seconded by Tim Seibert, the Retail Incentive Grant for $20,000 was approved unanimously.

RIG: Julie Kay Design Studio/ JK & CO.
Craig presented a Retail Incentive Grant request for Julie Kay Design Studio at 31 N. Tejon St, Units 109 and 117 (actual business entrance on E. Kiowa St). The board discussed the design studio and furniture store's role in filling a key amenity gap as Downtown residential growth continues, while also utilizing spaces that have been vacant for an extended period of time.

On a motion by B.J. Hybl, seconded by Chris Lieber, the Retail Incentive Grant for $25,000 was approved unanimously.

Working Group Update

Financial Forecast

Patrick Stephens presented a financial forecast for the remaining 10 years of the current TIF clock at different escalation rates. The board discussed existing TIF obligations and how future TIF commitments will need to be structured differently.

2027 Priorities

Chelsea Gondeck presented the DDA Working Group's 2027 priorities in alignment with the goals of Elevate Downtown. A robust discussion followed regarding staff resources and the intersection of goals with the other Downtown boards. The board wants to ensure that sufficient time and resources are allocated for high level projects such as DDA renewal background work and pursuing strategic partnerships with other Downtown organizations.

In response to previous questions regarding the Front Range Passenger Rail ("FRPR") and possible visitor leakage, Craig presented initial analysis based on Placer data illustrating that Downtown has generated positive net visits from Fort Collins and Denver with the expectation that the FRPR is likely to expand that visitation rate.

Other

Management Updates

Chelsea reviewed management updates with the board including ArtSpace, Clean & Safe, and grant fulfillment.

Carrie Simison presented the Q2 marketing report with expenditures focused on key audiences including a new concentration on military families. Downtown visits are up year over year, and she noted particular interest in events and programs such as the Summer Music Series, which has drawn greater audiences than expected.

Public Comment

None.

Adjournment

On a motion by Sam Clark, seconded by Laura Neumann, the board unanimously adjourned the meeting at 11:02 a.m.