



City of Colorado Springs

Work Session Meeting Agenda - Final Council Work Session

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

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Monday, April 21, 2025

9:00 AM

Council Chambers

How to Watch the Meeting

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Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- Stratus IQ Channel 76 / 99 (Streaming)

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

2. Changes to Agenda

3. Regular Meeting Comments

4. Review of Previous Meeting Minutes

4.A. [25-195](#) City Council Work Session Meeting Minutes March 24, 2025

Est. Time: 5
Minutes

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [3-24-25 City Council Work Session Meeting Minutes Final](#)

5. Executive Session

5A. Open

5B. Closed

6. Staff and Appointee Reports

- 6.A. [25-194](#) Agenda Planner Review
Est. Time: 5
Minutes Presenter:
Sarah B. Johnson, City Clerk
Attachments: [Agenda Planner Review 4-21-25](#)

7. Presentations for General Information

- 7.A. [25-173](#) Visit COS - 2024 year-end Lodgers and Auto Rental Tax (LART)
Est. Time: 20 contract update to City Council
minutes
Presenter:
Doug Price, President and CEO, Visit COS
Attachments: [Visit COS LART - 2024 second half-yr VCOS KPI Presentation revised 3-5-2025-for Council](#)
- 7.B. [25-174](#) Cultural Affairs Office of the Pikes Peak Region (COPPeR) - 2024
Est. Time: 20 year-end Lodgers and Auto Rental Tax (LART) contract update to
minutes City Council
Presenter:
Angela Seals, President and CEO, Cultural Affairs Office of the
Pikes Peak Region
Attachments: [Cultural Office LART Full-Year 2024 Report Slidedeck for City Council - 4-21-25](#)

8. Items for Introduction

- 8.A. [25-177](#) An Ordinance amending Ordinance No. 24-104 (2025 Budget
Est. Time: 15 Appropriation Ordinance) for a supplemental appropriation to the
minutes Lodgers & Auto Rental Tax (LART) Fund in the amount of
\$194,000 for additional projects and events recommended by the
LART Citizen Advisory Committee
Presenter:
Charae McDaniel, Chief Financial Officer
Attachments: [2025 LART Off-Cycle SuppAppropORD_4.21.25 with Exhibit A](#)

8.B. [25-204](#)
Est. Time: 15
minutes

A Resolution declaring the intent of the City of Colorado Springs, Colorado to issue revenue bonds in connection with financing residential facilities for low-and middle-income families or persons

Presenter:

Katie Sunderlin, Housing Solutions Manager, Housing & Homelessness Response Department

Aimee Cox, Chief Housing and Homelessness Officer, Housing & Homelessness Response Department

Attachments:

[COS-2025 Inducement Resolution](#)

[COS-2025 Notice to DOLA](#)

[COS-2025 Opinion](#)

[2025 Private Activity Bond Carryforward](#)

8.C. [25-205](#)
Est. Time: 15
minutes

A Resolution declaring the intent of the City of Colorado Springs, Colorado to issue its multifamily housing revenue bonds to finance the acquisition, construction, improvement and equipping of an affordable multifamily housing facility known as Bradley Ridge Apartments.

Presenter:

Katie Sunderlin, Housing Solutions Manager, Housing & Homelessness Response Department

Aimee Cox, Chief Housing and Homelessness Officer, Housing & Homelessness Response Department

Attachments:

[Bradley Ridge 2025 Inducement Resolution](#)

[Bradley Ridge Inducement Resolution PowerPoint](#)

8.D. [25-206](#)**Est. Time:** 20
minutes

An ordinance by the City of Colorado Springs, Colorado authorizing the issuance and delivery of its multifamily housing revenue bonds (Royal Pine Apartments Project), Series 2025 A, in one or more tax-exempt or taxable series in an aggregate amount not to exceed \$60,000,000, for the purpose of financing the acquisition, construction, improvement and equipping of a multifamily housing facility in the City of Colorado Springs, State of Colorado and to pay certain issuance expenses of such bonds; approving and authorizing execution of an indenture of trust, a loan agreement with the borrower, a bond placement agreement, and a tax regulatory agreement with respect to the bonds; making findings and determinations with respect to the project and the bonds; authorizing the execution and delivery of related documents; and repealing all action heretofore taken in conflict herewith

Presenter:

Katie Sunderlin, Housing Solutions Manager

Aimee Cox, Chief Housing and Homelessness Response Officer

Attachments:

[Ordinance-Royal Pine Apartments 2025](#)

[Bond Placement Agreement-Royal Pine Apartments 2025](#)

[Indenture of Trust-Royal Pine Apartments 2025](#)

[Loan Agreement-Royal Pine Apartments 2025](#)

[Tax Regulatory Agreement-Royal Pine Apartments 2025](#)

[Royal Pine Ordinance PowerPoint](#)

- 8.E. [25-208](#)
Est. Time: 10
minutes

A Resolution of the City of Colorado Springs approving an Amended and Restated 2025 Operating Plan and Budget for the First and Main Business Improvement District No. 2

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments:

[First&Main 2 Amend&Restate Resolution](#)

[Exhibit 1 Proposed First & Main 2 Amended & Restated Operating Plan 2025](#)

[Exhibit A District Contact Information](#)

[Exhibit B 2025 Budget](#)

[Exhibit C District Map](#)

[Exhibit D Terms&Definitions](#)

[Exhibit E Budget Change Comparison](#)

[Exhibit F Current 2025 Operating Plan & Budget](#)

[Staff First&Main 2 Amend&Restate Presentation WS](#)

[Exhibit G Redlined Amend&Restate 2025 Operating Plan](#)

9. Items Under Study

10. Councilmember Reports and Open Discussion

- 10.A. [25-223](#)
Est. Time: 5
minutes

Authorization of Out-Of-State Travel for Councilmembers

Presenter:

Lynette Crow-Iverson, Council President and Councilmember At Large

11. Adjourn