



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Tuesday, May 27, 2025

9:00 AM

Council Chambers

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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

President Crow-Iverson called the meeting to order at 9:06 AM.

Present 9 - Councilmember Tom Bailey, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember Brandy Williams, Councilmember David Leinweber, Councilmember Roland Rainey Jr., and Councilmember Brian Risley

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

4.A. [25-265](#) City Council Work Session Meeting Minutes May 12, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [5-12-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the May 12, 2025 Work Session were approved by Consensus of City Council.

5. Executive Session

5A. Open

There was no Open Executive Session.

5B. Closed

There was no Closed Executive Session.

6. Presentations for General Information

7. Staff and Appointee Reports

7.A. [25-264](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 5-27-25](#)

There were no comments on this item.

7.B. [25-279](#) Airport Utility Infrastructure Update

Presenter:

Ryan Trujillo, Deputy Chief of Staff

Brian Risley, President Pro Tem and Councilmember At Large

Councilmember Risley introduced the Colorado Springs Airport utility infrastructure update and requested additional information regarding what utilities are needed at Peak Innovation Park.

Jamie Fabos, Chief of Staff, stated there are additional energy requirements at Peak Innovation Park and when they have more information, they will present the infrastructure update to City Council. President Pro Tem Risley asked when they could expect that presentation. Ms. Fabos stated staff has been instructed to have it by next week and present it to Colorado Springs Utilities (CSU) no later than June 4, 2025. Mike Franklin, Chief Customer Officer, CSU, stated Peak Innovation Park is a huge opportunity for CSU and Executive Agreement with the Colorado Springs Airport will allow the site to be available for the construction of data centers, and light duty/heavy duty manufacturing.

President Pro Tem Risley asked if prolonging this project would be detrimental to the development. Mr. Franklin confirmed it would be due to the tight skilled trades labor market and the competition related to it.

Councilmember Williams asked what the feasibility of building the infrastructure as it is needed rather than all at once. Mr. Franklin stated they have worked that way previously but, in this market, companies prefer to have the infrastructure already in place because they don't want to wait four to five years for it to be built.

Councilmember Rainey asked how many businesses are anticipated for economic development in this area. Ms. Fabos stated there are five businesses currently in the queue. Johnna Reeder Kleymeyer, President and Chief Executive Officer, Colorado Springs Chamber of Commerce and Economic Development Corporation (EDC), identified the number of prospective organizations interested in this location and the competitive nature of other jurisdictions.

President Pro Tem Risley asked if these potential contracts would be dead in the water if utilities were not completed on this site. Ms. Reeder Kleymeyer confirmed they would.

President Pro Tem Risley recommended staff move forward with this project as soon as possible.

Councilmember Henjum requested additional information regarding how all of this came about. Ms. Reeder Kleymeyer stated in the past, CSU would not build utility infrastructure until there was a prospective client, but the demand of the region's growth over the past few years has necessitated this change in providing infrastructure to incentivize development because they could not meet the demand as fast as the City was growing. She stated three and a half years ago, the Chamber and EDC became more assertive with diversifying the economy with not only residential, but also primary industry which exports outside a region, and the money comes back to the region to support the secondary businesses such as coffee shops and healthcare. Ms. Reeder Kleymeyer identified they have closed approximately ten to fifteen prospects a year over the past three years, they have filled in most of the existing properties which were greenfield/brownfield and Peak Innovation Park is the largest landmass the City has which is zoned industrial, commercial, and heavy industrial, but currently the utility need cannot be met there. She stated they have prospects but they will not win them if the City is not working hard to close the projects due to the state adding more business regulation, and that it is more expensive to live in Colorado.

Councilmember Henjum asked how much it would cost the City if the customers did not come to Peak Innovation Park. Ms. Fabos stated it would cost approximately \$58 million to build the CSU substation. President Pro Tem Risley asked how much the City would need to invest at

the beginning. Mr. Franklin stated CSU would need an initial deposit of \$2.8 million and then an additional investment over the following four years.

Councilmember Henjum asked when Peak Innovation Park was created. Ms. Fabos stated 2009.

President Pro Tem Risley stated the City would benefit from the money generated from the revenue generated from the jobs and property taxes with this development.

Councilmember Rainey asked how many businesses are currently interested in relocating to Peak Innovation Park. Ms. Reeder Kleymeyer stated there are eight projects interested in this site.

8. Items for Introduction

- 8.A. [25-254](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Short Circuit

Presenter:

Jessie Kimber, Economic Development Officer

Shawna Lippert, Economic Development Manager

Attachments: [RES_ProjectShortCircuit_2025](#)

[EDA Project Short Circuit - DRAFT 05-12-25 SL](#)

[Project Short Circuit EDA Presentation Work Session](#)

Jessie Kimber, Economic Development Officer, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Project Short Circuit. She provided an overview of Project Short Circuit, proposed EDA, EDA requirements, four-year/ten-year expansion, economic impact, fiscal impact, incentives, financial safeguards, and staff recommendation.

There were no comments on this item.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

Councilmember Donelson requested an investigation of Mayor Yemi's involvement in the hate crime hoax related to the Mayoral Election.

Councilmember Leinweber expressed appreciation for the stability of the City's stormwater infrastructure during the recent rainstorms and spoke

about his work with his homelessness task force and the need for additional research and data to truly understand the homeless population. He stated he is planning to attend the ribbon cutting ceremony for The Launchpad.

Councilmember Henjum expressed appreciation for Councilmember Leinweber's homelessness initiatives and highlighted the work of Hey Neighbor! (formerly Council of Neighbors and Organizations-CONO) and the residents who live near Rock Island Trail and their participation toward cleaning up the trail. She stated she attended Mayor Yemi's Report Out to the Community at the Citadel Mall on Friday, May 23, 2025.

Councilmember Rainey reminded everyone to remember those who made the ultimate sacrifice for freedom.

11. Adjourn

There being no further business to come before City Council, Council adjourned at 10:02 AM.

Sarah B. Johnson, City Clerk