



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

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Monday, April 21, 2025

9:00 AM

Council Chambers

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### How to Watch the Meeting

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- 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

President Crow-Iverson called the meeting to order at 9:02 AM.

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

### 2. Changes to Agenda

There were no Changes to Agenda.

### 3. Regular Meeting Comments

There were no Changes to Agenda.

### 4. Review of Previous Meeting Minutes

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

Presenter:  
Sarah B. Johnson, City Clerk

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

The minutes of the March 24, 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. Staff and Appointee Reports**

### **6.A. [25-194](#) Agenda Planner Review**

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 4-21-25](#)

Councilmember Donelson asked if the Healthspan Business Partners Aging Presentation scheduled for May 12, 2025 Work Session is a private business. Michael Montgomery, Deputy City Council Administrator, stated they will provide that information.

## **7. Presentations for General Information**

### **7.A. [25-173](#) Visit COS - 2024 year-end Lodgers and Auto Rental Tax (LART) contract update to City Council**

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](#)

Charae McDaniel, Chief Financial Officer, provided a brief overview of the City's Lodging and Auto Rental Tax (LART).

Doug Price, President and CEO, VisitCOS, introduced Former City Councilmember Michelle Talarico as their new board chair, Alexea Veneracion, Director of Communications April Perez, Director of Finance, and Melissa Williams, Director of Marketing, presented the third and fourth quarter 2024 Key Performance Indicator (KPI) report which reflected results through December 2024. He gave an overview of Lodging and Auto Rental Tax (LART), economic effects of tourism in the Pikes Peak Region, and group sales.

Councilmember Henjum asked how the sales tax revenue generated by tourists is calculated. Mr. Price stated it is based on sales tax revenue from

visitor spending in comparison to the budget.

Councilmember Bailey asked if the revenue excludes the revenue spent by local residents. Mr. Price confirmed it does exclude local spending.

Councilmember Rainey asked if the revenue from sports and events is in collaboration with local colleges and universities. Mr. Price confirmed it is.

Ms. Williams provided an overview of the marketing, communications, partnership, visitor services, resident sentiment survey results, and positive impacts.

Councilmember Gold asked when the survey was conducted, how long it was open, and when the next survey will be conducted. Ms. Williams stated it was conducted in August of 2024, it was open for two weeks, and after holding several focus groups, they launched a social survey.

Councilmember Henjum asked how City Council can work together with VisitCOS regarding a potential ballot initiative in November 2025. Ms. Williams stated their solutions team will work with City Council regarding how residents are responding to tourism.

Councilmember Henjum asked how tourism data will be communicated to residents. Ms. Williams stated they understand residents value knowing the impact of tourism on the community and they are using social media to educate the local community.

Councilmember Henjum asked if the County is implementing a tourist tax. Mr. Price stated there has been talk in the mountain communities regarding a tourist tax which would go toward affordable housing for employees who work and live in the mountains.

Councilmember Williams asked how the KPI's are established. Charae McDaniel, Chief Financial Officer, stated they are discussed and agreed upon between the City's Administration and the contracting entity.

Councilmember Leinweber asked who is responsible for tourism in Colorado Springs. Mr. Price stated there are four contracted organizations which are responsible for tourism in the City, but VisitCOS is the primary receiver of LART funding.

Councilmember Leinweber asked how those four entities coordinate so there are efficiencies and not duplicative efforts. Jamie Fabos, Chief of Staff, stated the goal of the new LART structure is to tie those organizations together and form a more comprehensive strategy. Mr. Price stated they

work very closely with each of the organizations to align and manage tourism efforts.

Councilmember Donelson requested additional information regarding how LART funding was distributed in the past. Mr. Price provided an overview of the history of LART revenue and funding which was received and managed by VisitCOS.

- 7.B. [25-174](#) Cultural Affairs Office of the Pikes Peak Region (COPPeR) - 2024 year-end Lodgers and Auto Rental Tax (LART) contract update to 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](#)

Angela Seals, President and CEO, Cultural Office of the Pikes Peak Region (COPPeR), presented the 2024 year-end Lodgers and Auto Rental Tax (LART) contract update. She provided an overview of their mission, service area, arts/culture/entertainment groups, program focus, and LART contract. Ms. Seals went over the cultural promotion/tourism key performance indicators (KPIs), creative economy KPIs, special community initiatives KPIs, fiscal management/accountability KPIs, ongoing advocacy KPIs, and building an arts destination.

Councilmember Rainey asked what caused the increase in website visits to PeakRadar.com. Ms. Seals stated it due to the comprehensive work and links to other websites.

## **8. Items for Introduction**

- 8.A. [25-177](#) An Ordinance amending Ordinance No. 24-104 (2025 Budget Appropriation Ordinance) for a supplemental appropriation to the 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](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance for a supplemental appropriation of \$194,000 to the Lodgers and Automobile Rental Tax (LART) fund for four additional projects and events as recommended by the LART Citizen Advisory Committee (CAC) and

provided a brief overview of the LART fund.

President Pro Tem Risley commented on the importance of security in the downtown corridor and that it is unfortunate that the LART funding could only provide \$32,000 of the Downtown Partnership's request for \$175,000.

Councilmember Donelson asked how much of the Downtown Partnership's budget is spent on their own security. Ms. McDaniel stated she does not have that information.

Councilmember Donelson stated City Council needs to consider if the ranking of events and the funding going toward them is reflective of what the citizens want. Ms. McDaniel clarified that the proposed Ordinance is only for a supplemental appropriation for the four events being added and any other events have already been budgeted.

Councilmember Bailey asked what tasks the LART Administrator would be responsible for. Ms. McDaniel stated that position was recommended by the LART CAC as a result of an internal audit which identified the need for oversight of the LART contracts.

Councilmember Williams asked where the \$194,000 funding came from. Ms. McDaniel stated it was a result of a larger revenue amount received over the budgeting amount and cancelled events.

Councilmember Williams commented that she also believes the heritage events need to be part of the discussion because they are a part of the City's history.

Councilmember Leinweber asked if the LART Administrator will assist in helping speed up the payment process

Councilmember Donelson asked where the LART Administrator will work from. Ms. McDaniel stated the LART CAC determined they will work out of the Sports Corp Office, and she also feels that it is an appropriate place for that person to work from.

Councilmember Williams requested a copy of the position description of the LART Administrator to help them understand what functions are included in the \$62,000 salary. Ms. McDaniel stated she will provide that information.

President Crow-Iverson also requested the audit report regarding which recommended the position.

Councilmember Donelson requested a presentation regarding LART to be presented at the May 12, 2025 Work Session. Consensus of Council agreed to Councilmember Donelson's request.

- 8.B. [25-204](#) 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](#)

Aimee Cox, Chief Housing and Homelessness Officer, Housing and Homelessness Response Department, introduced the Resolutions and Ordinance declaring the intent of the City to carry forward its 2025 allocation of Private Activity Bonds (PAB).

Katie Sunderlin, Housing Solutions Manager, Housing and Homelessness Response Department, provided an overview of the PAB 2025 allocations, carryforward purposes, use and carryforward options, available PAB, and progress on previously issued projects.

Councilmember Rainey asked if there is a state mandate for how long the PAB can be used. Ms. Sunderlin stated the Internal Revenue Service requires it to be used within three years.

- 8.C. [25-205](#) 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](#)

Katie Sunderlin, Housing Solutions Manager, Housing and Homelessness

Response, presented the Resolution declaring the intent of the City to use its multifamily housing revenue bonds for the purpose of financing the acquisition, construction, improvement and equipping of an affordable multifamily housing facility known as Bradley Ridge Apartments. She provided an overview of the development, Private Activity Bond (PAB) sources, PAB inducement approval considerations, PAB inducement, timeline, and next steps.

Councilmember Donelson asked if the rental amounts area specific. Ben Taylor, representing the developer, stated they are based on the Primary Market Area (PMA).

Councilmember Gold asked how many units will be allocated for veterans. Mr. Taylor stated they are currently planning a minimum of twenty units but are likely to provide more than that.

Councilmember Donelson asked if there have been any objections to this project. Ms. Sunderlin stated they received twelve responses back. Kevin Walker, Director, Planning Department, stated the land use items have been approved without appeal.

**8.D. [25-206](#)**

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](#)

Katie Sunderlin, Housing Solutions Manager, Housing and Homelessness Response, presented the Ordinance 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. She provided an overview of the development, why the project requires the use of Private Activity Bonds (PAB), PAB inducement approval considerations, PAB inducement, timeline, and next steps.

Councilmember Henjum requested additional information regarding the issuance fee. Ms. Sunderlin explained the increase of affordable housing in the community and one of the sources of financing which is the issuance fee to developers.

Councilmember Donelson asked if the legal actions from the neighborhood and neighboring businesses have been resolved. Eric Grodahl, Principal, DBG Properties, representing the developer, confirmed they have been resolved.

Councilmember Donelson asked if there will be a new roundabout constructed. Mr. Grodahl stated there will not be a new roundabout constructed, but they were approved for an emergency exit onto Union Boulevard.

Councilmember Bailey stated this project is much needed in the community and he supports moving forward with it.

**8.E. [25-208](#)**

A Resolution of the City of Colorado Springs approving an Amended and Restated 2025 operating plan and budget for the First & Main 2 Business Improvement District

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](#)

Kevin Walker, Planning Director, Planning Department presented the Resolution approving Amended and Restated 2025 Operating Plan and Budget for the First and Main Business Improvement District No. 2. He provided an overview of the background of the BID, district location, bond history, public/private improvements, changes to debt service, changes to capital projects fund, and next steps.

Councilmember Williams asked what the cause behind this request at this time is rather than at the end of the year. Nicole Peykov, Spencer Fane, representing the applicant, stated the reason for the request at this time is due to the properties within the district are now generating revenue which will now help support the bonds.

Councilmember Donelson requested the itemization of what the \$1.4 million will be spent on. Ms. Peykov stated they are not asking for any increased debt authorization at this time, they are just asking for an amendment to the Operating Plan to note a bond issuance which is capped at a \$20 million debt limit and the proceeds will be spent on reimbursement to the developer for public improvements which have already been constructed.

**9. Items Under Study**

There were no Items Under Study.

**10. Councilmember Reports and Open Discussion****10.A. [25-223](#)**

Authorization of Out-Of-State Travel for Councilmembers

Presenter:

Lynette Crow-Iverson, Council President and Councilmember At Large

President Crow-Iverson presented the authorization of out-of-state travel for Councilmembers. Councilmember Henjum stated she was awarded a

scholarship to attend the Harvard University School of Government Leadership Program which is the first three weeks of June 2025, and she is requesting a portion of the \$6,000 stipend allocated to each Councilmember to pay for her travel out-of-state and \$900.00 for her tuition which is the portion not covered by the Gates Foundation. President Pro Tem Risley asked what the travel cost will be. Councilmember Henjum stated she does not have that information yet. Councilmember Leinweber congratulated Councilmember Henjum on her award.

Consensus of Council agreed to Councilmember Henjum's request.

Councilmember Henjum stated she attended the Colorado Springs Fire Department (CSFD) Fire Ball where Emily Smith was awarded Firefighter of the Year for the second time in a row, the CSPD swearing in ceremony for four new Community Service Officers, and she expressed appreciation for Legislative Services staff for their work on the City Council swearing-in ceremony.

Councilmember Leinweber stated he attended a reception for the Parks, Recreation, and Cultural Services Department on Wednesday, April 16, 2025, to celebrate their achieving reaccreditation from the National Recreation and Parks Association's (NRPA) Commission for Accreditation of Park and Recreation Agencies (CAPRA) and on Thursday, April 17, 2025, he attended the Pikes Peak Outdoor Industry Leadership Summit where approximately a hundred leaders spoke about the challenges within outdoor recreation and how they will move forward.

## **11. Adjourn**

There being no further business to come before City Council, Council adjourned at 11:42 PM.

Sarah B. Johnson, City Clerk