



City of Colorado Springs

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

Meeting Minutes City Council Work Session

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Monday, March 9, 2026

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 9:04 AM.

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

Councilmember Williams attended the meeting virtually.

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. [26-106](#) City Council Work Session Meeting Minutes February 23, 2026

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [2-23-26 City Council Work Session Meeting Minutes Final](#)

The minutes of the February 23, 2026 Work Session were approved by Consensus of City Council.

5. Executive Session

5A. Open

5A.A. [26-100](#) David Meray v. Christopher Laabs, Case No. 2025CV32838

Presenter:
Marc Smith, Acting City Attorney

Attachments: [26-100, 2026-03-09 Council Memo](#)

Rebecca Greenberg, Senior Attorney, City Attorney's Office, stated with the recommendation of the Civil Action Investigation Committee, the City is requesting authorization to defend the officer.

President Crow-Iverson polled City Council regarding authorizing the City to represent the officer. Consensus of City Council agreed.

5B. Closed

There was no Closed Executive Session.

6. Presentations for General Information

6.A. [26-010](#) Public Finance Tools: Tax Increment and Special Districts

Presenter:
Carolynne White, Brownstein

Attachments: [2026 - BHFS - Presentation to Colorado Springs City Council - TIF and Special Districts\(50589433.1\) - USE THIS ONE \(1\)](#)

Carolynne White, Brownstein Hyatt Farber Schreck, presented a comprehensive overview on Urban Renewal Authorities (URA), Tax Increment Financing (TIF), special districts, and metropolitan (metro) districts. She went over public versus private perspectives, TIF types of governmental entities, urban renewal in Colorado history, purpose/philosophy of urban renewal, statutory authorization, blight, how TIF works, "virtuous cycle" of TIF, sources of TIF, House Bill 15-1348, authority versus area, policy issues, and the Colorado Springs URA. She identified what a special or metro district is, powers/functions of special districts, types of improvements authorized, governance, financing, transparency, elections, mill levy caps, term caps, Colorado Springs metro district process, key features of the City's Special District Policy, potential benefits, and potential drawbacks.

Councilmember Donelson asked if in 1958, when URA's were enacted, if TIFs were part of it. Ms. White stated they were not due to TIFs being enacted in 1981 in order to create a financing source to undertake urban renewal projects because the federal government was no longer granting money to the state.

Councilmember Henjum asked if City Council should only consider whether the URA project is eliminating slum and blight as review criteria and not the benefits to the City. Ms. White stated jurisdictions often combine urban renewal with other economic development tools due to the positive outcomes, but the purpose is to eliminate slum and blight.

Councilmember Henjum asked if the amount of TIF is discretionary. Ms. White stated it is not discretionary because there are factors in the Assessor's Manual Chapter 12 which tells them how to calculate base and increment, but there are some areas for interpretation which results in differences in valuation.

Councilmember Rainey asked if there are any tools available for determining blight. Ms. White stated the list of conditions which determine blight is in state statute, but blight is ultimately a legislative determination by City Council based on the blight study. Councilmember Bailey stated the URA Board will also make a recommendation to City Council based on the findings from the blight study.

Councilmember Henjum asked if the URA designation for the City Auditorium block has been used. Jariah Walker, Director, Colorado Springs URA (CSURA) stated that particular URA does not have a sales tax component from the City or the County, only a property tax increment, and the City Auditorium is in their schedule of improvements if the Hyatt hotel pays out all the predetermined improvements before the expiration of the 25-year plan.

Councilmember Henjum asked how the "virtuous cycle" addressed neighborhood concerns. Ms. White stated that because of the requirement for a financial analysis of the urban renewal plan, they are seeing smaller, more specific project plans with a private investor and a known user which makes it easier to present the public benefits to the neighborhood.

Councilmember Donelson asked if the "But For" test information is presented to City Council for URA projects. Mr. Walker confirmed it is.

Councilmember Donelson asked if the lobby of a hotel could be considered a public improvement. Ms. White stated there is no

requirement in state statute that TIF be used for public only improvements it just has to be used to prevent or remedy blight.

Councilmember Henjum asked how the property for the Air Force Academy Visitor's Center could be designated as blight. Ms. White stated she believes it was due to lack of infrastructure and they also had permission from the property owner, which only requires one factor of blight.

Councilmember Rainey asked if there is a ceiling for the amount of TIF which can be utilized. Ms. White stated a jurisdiction cannot pledge more TIF than what will be generated from the project in the plan area, and a cap is generally agreed upon in the 25-year pledge agreement.

Councilmember Leinweber asked what the requirements are for the District Board to be turned over to residents instead of the developers. Ms. White stated metro districts are required to have elections every two years which provide opportunities for electors to run for seats on the board.

Councilmember Leinweber asked how a community can form a metro district to provide infrastructure such as a library or community center. Ms. White stated that it is not likely a community will come together to form a new tax and if the existing community is already in a district, they would need that district's permission to form a new district.

Councilmember Henjum asked what part of a special district's operation and maintenance will become the City's responsibility. Ms. White stated internal streets will generally be the district's responsibility and once Home Owners Associations (HOAs) are formed, those fees will cover functions such as snow removal.

Councilmember Donelson asked which master planned communities maintain their own roads. Kevin Walker, Director, Planning Department, stated the only one he is aware of is the Kissing Camels community which is a gated community.

Councilmember Donelson asked how long after it is built the City takes over the responsibility of maintaining a district's infrastructure. Mr. Walker stated it is generally after two years.

Councilmember Leinweber asked if the City is responsible for the sunken road in Gold Crown Mesa. Mr. Walker stated if the maintenance has already been accepted by the City, it would be.

Councilmember Henjum asked if the Taxpayer's Bill of Rights (TABOR)

was the reason for the growth of special districts. Ms. White stated TABOR is definitely a factor but not necessarily the cause.

Councilmember Henjum asked if the City could use metro districts to address environmental stability, sustainability, critical infrastructure, affordable housing, public spaces, etc. similar to what Fort Collins, CO does. Ms. confirmed it could and explained the point-based system Fort Collins adopted in 2021 which is a very strict policy.

Councilmember Leinweber requested additional information on tourism improvement districts. Ms. White stated the Colorado Municipal League (CML) would be a better resource for that question.

7. Staff and Appointee Reports

7.A. [26-105](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 3-9-26.pdf](#)

Councilmember Williams requested staff to provide information as to when the Southeast Strong Plan will be coming before Council.

8. Items for Introduction

8.A. [26-070](#) A Resolution Amending Resolution 39-25 And Adopting Amendments to the "City Of Colorado Springs Rules And Procedures Of City Council" Effective March 24, 2026

Presenter:

Michael Montgomery, Deputy City Council Administrator

Attachments: [2026 Rules and Procedures of City Council Resolution](#)
[Rules and Procedures of City Council Redline 3.9.2026](#)
[Rules Council Presentation 3.9.2026](#)

Michael Montgomery, Deputy City Council Administrator, presented the Resolution amending Resolution 39-25 and adopting amendments to the "City Of Colorado Springs Rules and Procedures of City Council" Effective March 24, 2026. He gave an overview of the purpose of the rewrite, previous City Council action, stakeholder process, proposed amendments, and next steps.

Councilmember Henjum requested additional information regarding Proclamations. Mr. Montgomery provided an overview of Recognitions with applies to both Proclamations and Resolutions.

Councilmember Donelson requested an overview of all the proposed changes. Mr. Montgomery identified all the proposed changes.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

Councilmember Henjum stated she attended the opening of the Art Space which is a downtown new affordable housing complex, the Youth Documentary Academy (YDA) Shifting the Lens event at the University of Colorado, Colorado Springs (UCCS), she, Councilmember Leinweber, and Councilmember Gold attended the Greater Resilience Information Toolkit (GRIT) Conference presented by The Lyda Hill Institute for Human Resilience at the Ent Center for the Arts on Friday, March 6, 2026 which was incredibly inspiring, she introduced Nga Vuong-Sandoval, Founding Executive Director of Refugees and Immigrants United, at the Lunar New Year Celebration: The Year of the Fire Horse at the Colorado Springs Pioneers Museum on Saturday, March 7, 2026, she, Councilmember Rainey, Councilmember Donelson, and Councilmember Bailey attended the annual Colorado Springs Police Department Annual Awards ceremony, she attended the Pikes Peak Housing Network's State of Housing 2nd Annual Report event, and she and Councilmember Gold toured Superior Connections which is a sober living facility.

Councilmember Leinweber stated he attended the Military Affairs Council (MAC) tour of Fort Carson and the Pikes Peak Housing Network's State of Housing 2nd Annual Report event.

Councilmember Gold stated all nine Councilmembers were featured in the documentary presented at the Youth Documentary Academy (YDA) Shifting the Lens event at the University of Colorado, Colorado Springs (UCCS) and participated in a CSPD ride along last week.

Councilmember Rainey stated he attended the CSPD Annual Awards ceremony, reminded everyone that on March 11, 2026, the Red Cross Proclamation will be read at the Colorado Springs Fire Department Headquarters located at 375 Printers Parkway, he stated he provided opening remarks for the grand opening of a daycare center in District 6, spoke at School District 11's Gifted and Talented Leader's Forum, was a guest speaker at the National Security Space Institute, and identified that

on Saturday, March 14, 2026, there will be a Tuskegee Airmen presentation at the World War II Aviation Museum.

11. Adjourn

There being no further business to come before City Council, Council adjourned at 11:07 AM.

Sarah B. Johnson, City Clerk