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## Community Development Advisory Board February 18, 2026, Meeting Minutes

### I. Call to Order & Roll Call

The Community Development Advisory Board (CDAB) met on February 18, 2026, at 12:30 PM, via a hybrid model including in-person (at 9 E. Vermijo Avenue, Colorado Springs, CO 80903) and the virtual Microsoft Teams Meeting platform. Vice Chair, Ms. Denise Howell, called the meeting to order at 12:28 PM.

#### Roll Call

The Community Development Advisory Board members present were:

- Leslie Ornstein (D1)
- Matt Buffington (D2)
- Tamara Estes (D4)
- Denise Howell (Manitou Springs) (Vice Chair)
- James Osborne (Ramah)
- Megan McReynolds (Calhan)
- Ben Sheets (Fountain)
- Samantha Padgett (Palmer Lake) (online)

The Community Development Advisory Board members absent were:

- Tyler Stevens (GMF)
- Madeline VanDenHoek (Monument)
- Emily Peacock (D3)

Other persons present at the meeting were:

- El Paso County Commissioner, Cory Applegate (EPC Board of County Commissioners Liaison)
- Luke Houser (Community Development Analyst for the CDBG, Economic Development Department & Staff Liaison)
- Crystal LaTier (Executive Director of the Economic Development Department)
- Randi Davis (Community Development Analyst for Housing, Economic Development Department)
- Natasha North (Project Manager, Economic Development Department)
- Samantha Kelly (Administrative Specialist, Economic Development Department) (online)

## II. Consideration of the October 2025 Meeting Minutes

Mr. Osborne moved to approve the minutes from the October 15, 2025 CDAB meeting, as presented, and so seconded by Mr. Buffington, the motion passed unanimously.

## III. Sunshine Law

Mr. Houser provided a summation of the Sunshine Law, explaining why EPC adheres to this policy – asking for the Board’s approval in maintaining this standard of using El Paso County’s agenda suite as the location for posting the CDAB agendas and public notices, and for the El Paso County Economic Development Department to continue to acts as custodian for all meeting materials and minutes. A motion was made by Ms. Estes to accept current Sunshine Law practices, and upon a second by Mr. Osborne, the motion passed unanimously.

## IV. Election of Chair & Vice Chair

In lieu of both Vice-Chair and Chair positions for the CDAB being vacant in May, Ms. Howell requested the Board make nominations for either position. Ms. Howell moved that Tyler Stevens remain Chair through May 2026. The motion was seconded by Mr. Buffington and passed unanimously. Mr. Osborne nominated Denise Howell to serve as Vice-Chair. The nomination was seconded by Ms. Ornstein and passed unanimously.

## V. 2026 PY CDBG Application List/PY2026 Estimated Budget

Mr. Houser presented the list of 2026 CDBG applicants, providing a brief description of each funding category. Explaining further, Mr. Houser highlighted the 8 applications to be reviewed during this meeting in the following funding categories: Public Facilities, Infrastructure, Housing, Economic Development. Ms. Davis provided a comprehensive visual listing overview of the

applications and their requested funding amounts. Ms. LaTier reemphasized that no immediate action needed to be taken, and that this meeting was simply for review of proposed applications in those four specific funding categories.

## VI. 2026 CDBG Application Review

### A. Reminder of Review Process

Mr. Houser provided a comprehensive overview of staff procedures for reviewing applications, determining preliminary eligibility. Additionally, Ms. Davis provided a visual summation of the total number of individual requests via the 2026 Application List. Ms. LaTier provided additional context concerning these requested amounts compared to the projected PY2026 budget, specific to each of the five funding categories. Ms. LaTier also provided additional context specific to HUD's 15% Public Service cap, as well as the number of applicants within this Public Service category.

### B. Review of 2022-2026 Consolidated Plan Goals (Updated Status + 2025 Project Listing)

Mr. Houser provided a comprehensive overview of the EPC 2022-2026 Consolidated Plan goals, as well as a detailed breakdown of EPC ED's progress towards the completion of these goals. Mr. Houser also stated that there were no negative Federal repercussions to not meeting these goals; and that these were directional guides for assisting in funding determinations. Ms. LaTier provided additional context for what the Consolidated Plan is, its purpose, as well as how EPC remains in good standing with HUD. There were no questions or comments.

### C. Review of Public Facilities/Infrastructure/Housing/Economic Development

Summary Sheets were reviewed by Mr. Houser in their entirety:

- i. Economic Development – Exponential Impact application was reviewed first. Generalized questions about a project's committed funds, timeliness reports and programmatic timelines were answered by Ms. LaTier.
- ii. Public Infrastructure – City of Manitou Springs –application was reviewed second. There were no questions or comments.
- iii. Public Infrastructure – EPC Parks application was reviewed third. There were no questions or comments.
- iv. Public Infrastructure – Town of Calhan application was reviewed fourth. There were no questions or comments.
- v. Public Facilities – Town of Monument application was reviewed fifth. Questions were asked regarding current CDBG funding for a PY2025 project and its location/status.

- vi. Public Facilities – Town of Ramah application was reviewed sixth. There were no questions or comments.
- vii. Housing – Brothers Redevelopment application was reviewed seventh. Ms. LaTier provided context on the MOU agreement between Brothers Redevelopment, the City of Colorado Springs and El Paso County and the benefit to maintaining this agreement. There were no questions or comments.
- viii. Housing – Rebuilding Together Colorado application was reviewed last. Ms. LaTier provided context for ‘duplication of services’ concerns. Mr. Houser reiterated that the applicant failed to obtain a cooperative agreement between their organization and Brothers Redevelopment, as the EPC ED team suggested. Questions pertaining to the applicants’ programmatic history, office location, total number of EPC completed projects, top ten donors, cost per client/home and previous fiscal performance were asked. It was requested by the Board to have Rebuilding Together Colorado answer those questions before additional considerations could be given.

## VII. Other Business

### A. CDAB Vacancies in 2026

Mr. Houser explained that Mr. Stevens’ final term on the Board is ending in May, 2026. He also explained that District 5 currently has an ongoing vacancy for the CDAB. Ms. LaTier provided context for how the EPC Volunteer Board selection process works.

### B. Upcoming Meetings

Ms. Howell explained that due to the number of applicants in Public Service, the March 18, 2026, Board meeting will require Board members to be in attendance. Ms. LaTier explained that CDAB meetings are 1.5 hours but could be extended at the suggestion of the Board. Mr. Osborne motioned and Ms. Ornstein seconded that the March 18, 2026, CDAB meeting time be adjusted to occur from 12:30 – 2:30PM. The vote passed unanimously.

No changes were suggested for the April 15, 2026, CDAB meeting.

## VIII. Adjournment

February 18, 2026, CDAB meeting adjourned at 1:33PM.

*Denise Howell*

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Denise Howell, Vice Chair of the Community Development Advisory Board, presided.

Public notice for this meeting was posted online via EPC Agenda Suite on February 11, 2026.