

# VOLUNTEER APPLICATION

Sam Coutts

5/4/2026 8:10 AM

Application: **DDA - Downtown Development Authority**

## Applicant Information

Birthday: [REDACTED] Gender: Male Education Level: Bachelors degree

Address: [REDACTED] Phone: [REDACTED] <<

## Availability

	S	M	T	W	T	F	S
Morning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Afternoon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Evening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Volunteer Groups Applied For

Downtown Development Authority

## Job Description

I have read the job description

## Questions

Are you a tenant or do you reside or own property within the DDA? YES

Current Occupation: Principal Landscape Architect / Land Planner and Co-Owner

Current Employer: Ripley Design, Inc

Prior work experience (please include dates): Ripley Design 2014-present  
Ramskeller 2013  
Carrabba's Italian Grill 2011-2012  
Larimer County Detention Center 2010

Volunteer experience (please include dates): DDA 2022-present  
CSU Landscape Architecture Alumni Advisory Board 2019-present

Are you currently serving on a City board or Commission? If so, which one? Yes;  
DDA, Vice Chair

Why do you want to become a member of the Downtown Development Authority? My family and I spend the majority of our time in Old Town whether we are working, playing in the fountains, watching bands, going to restaurants, walking through the shops or riding our bikes along the Poudre. It is an honor to be a part of crafting the vision of where the Downtown is headed and to steer decisions that impact the vibrancy of our town. As a small business owner in Downtown, I have a huge interest in making it a place where people want to work, live and play as it impacts my ability to attract talented employees.

Have you had any exposure to the Downtown Development Authority? If yes, please explain:

Yes;  
I have thoroughly enjoyed my time over the last 4 years serving on the DDA Board. I have learned a lot over the last 4 years and I would love the chance to continue using that knowledge on this Board.

Specify any activities which might create a serious conflict of interest if you are appointed:

As Landscape Architects and Land Planners, there are occasions where my firm will potential want to propose on an RFP published by the DDA. We have been able to work the the DDA's legal counsel to work through any potential conflicts of interest in the past, and I am sure we will be able to do that in the future.

Optional: How did you learn of a vacancy on this board or commission?

Other (please specify);  
My term is expiring.

List any abilities, skills, certifications, specialized training, or interests you have which are applicable to this board.

I am a licensed Landscape Architect in Colorado which gives me intimate knowledge on the City's land use code and policies, as well as how to responsibly plan for growth. I sit on the Design Review Committees for Centerra and Baseline communities in Loveland and Broomfield which gives me experience providing collaborative comments in site, landscape and architecture. I am the Vice President of Operations for Ripley Design which gives me the ability to see the bigger picture of where the organization is headed, but also deal with the nuts and bolts of how to get it done.

Briefly explain what you believe are the three most important issues facing the Downtown Development Authority (DDA), and how do you believe the DDA should address each issue? You may also attach/upload a separate document if additional space is required.

The three most important issues facing the DDA are as follows: 1) Affordability for business owners and patrons; 2) Parking constraints; 3) The potential for TIF financing to no long be a tool for the DDA.

First, downtown needs to remain affordable for both business owners and patrons. The DDA should continue to advocate for city regulations, ordinances, land use code changes, and policies that support downtown vitality without unintentionally passing significant new costs onto small businesses. The DDA should also continue encouraging a healthy mix of businesses, including smaller and emerging local businesses that can help keep Old Town accessible to a wider range of patrons.

Second, parking is a major and timely issue. As the City evaluates paid on-street parking and other parking management strategies, the DDA should help ensure that decisions are based on accurate information about true parking supply, demand, and user behavior. Just as importantly, the DDA should continue to engage downtown businesses, employees, residents, and patrons so any parking solution is workable, flexible, and

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responsive to changing market conditions.

Third, the potential loss of TIF financing is a major long-term threat. While I believe the DDA is already on the right path under Matt Robenalt's leadership, extending this tool is critical because it is the primary funding mechanism that allows the DDA to reinvest in downtown. The DDA should continue following the current strategy to build public understanding and support for a ballot measure that extends the DDA's ability to reinvest in downtown without increasing taxes.

Are you willing to complete the required training if appointed?

YES

# VOLUNTEER APPLICATION

Randy Shortridge

4/9/2026 2:19 PM

Application: **DDA - Downtown Development Authority**

### Applicant Information

Birthday: [REDACTED] Gender: Male Education Level: Masters degree

Address: [REDACTED] Phone: [REDACTED] <<

### Availability

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Morning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Afternoon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Evening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Volunteer Groups Applied For

Downtown Development Authority

### Job Description

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### Questions

Are you a tenant or do you reside or own property within the DDA?	YES
Current Occupation:	Architect/Urban Designer
Current Employer:	Self Employed, [au]workshop Architects + Urbanists
Prior work experience (please include dates):	RB+B Architects 2008-2013 RTKL Architects 1990-2008
Volunteer experience (please include dates):	DDA Board 2022-2026, various ad-hoc committees (var.)
Are you currently serving on a City board or Commission? If so, which one?	Yes; DDA
Why do you want to become a member of the Downtown Development Authority?	Currently on the DDA and desire to continue
Have you had any exposure to the Downtown Development Authority? If yes, please explain:	Yes; One term completed on the DDA Board
Specify any activities which might create a serious conflict of interest if you are appointed:	none
Optional: How did you learn of a vacancy on this board or commission?	Other (please specify); Currently on the DDA Board
List any abilities, skills, certifications, specialized training, or interests you have which are applicable to this board.	Architecture and Urbanism
Briefly explain what you believe are the three most important issues facing the Downtown Development Authority (DDA), and how do you believe the DDA should address each issue? You may also attach/upload a separate document if additional space is required.	Parking, Barriers to Development, Housing affordability.

Are you willing to complete the required training if appointed?

YES

# VOLUNTEER APPLICATION

Cheryl Zimlich

5/1/2026 2:20 PM

Application: **DDA - Downtown Development Authority**

### Applicant Information

Birthdate: [REDACTED] Gender: Female Education Level: College degree

Address: [REDACTED] Phone: [REDACTED] <<

### Availability

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Morning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Afternoon	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Evening	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### Volunteer Groups Applied For

Downtown Development Authority

### Job Description

I have read the job description

### Questions

Are you a tenant or do you reside or own property within the DDA? YES

Current Occupation: President and CEO

Current Employer: Bohemian Foundation

Prior work experience (please include dates): Bohemian Foundation – Strategy Consultant, Board Director, Executive Director, President & CEO - 2001-2026  
Independent Accounting & Business Consultant - 1996-2000  
Sample & Bailey, PC - Audit Manager - 1989-1996  
Coopers & Lybrand - Accountant - 1985-1989

Volunteer experience (please include dates): Book Trust, Board Director (various committees) - 2009-current  
Music Will (formerly Little Kids Rock), Board Director (various committees) – 2012-current  
UniverCity Connections, Executive Committee – 2006-current  
Take Note Colorado, Board & Executive Committee - 2017-current  
City of Fort Collins Homeless Advisory Committee – 2019-2021  
Homeward 2020, Executive Committee – 2010-2020  
Fort Collins Downtown Development Authority, Board Member, Executive Committee - 2014, 2017, 2022, 2026

Committee - 2014-2017, 2022-2026  
Grammy Music Education Coalition, Board Director – 2017-2021  
Beet Street, Board - 2006-2012  
Colorado State Land Board: Colorado State Forest Advisory Committee – Inception-2009  
City of Fort Collins: Community Development Block Grant Commission – ~2001-2009  
Colorado State University Center for Advancement of Sustainable Enterprise (CASE) - ~2013  
Colorado State University College of Business, Global Leadership Council - ~2013  
Poudre School District - District Advisory Board Member; 2010 Mill & Bond; Chairman - School Improvement Team; Co-chairman - Got Character! ; Committee of Junior Great Books Coordinator; Community Facilities Advisor – 1997-2013  
The Women's Center of Larimer County, Board Member – early 1990s  
River Song Waldorf School, Board Member – 1995-1997  
Community Soccer Coach, Girl Scout Leader, Leadership Fort Collins - Various

Are you currently serving on a City board or Commission? If so, which one?

Yes;  
Downtown Development Authority

Why do you want to become a member of the Downtown Development Authority?

The DDA board can provide an opportunity for me to learn new things related to development, development and maintenance of public infrastructure and partnership between public entities, as well as helping to inform public policy. Also, I can use my skills; financial acumen, knowledge of the community and how to orient around a mission for decision making to be a high contributing member of the board.

Have you had any exposure to the Downtown Development Authority? If yes, please explain:

Yes;  
I have served on the DDA previously.

Specify any activities which might create a serious conflict of interest if you are appointed:

None.

Optional: How did you learn of a vacancy on this board or commission?

Other (please specify);  
From the DDA since my term was expiring.

List any abilities, skills, certifications, specialized training, or interests you have which are applicable to this board.

My financial acumen as a formal financial auditor and CPA, I can often make financial information more understandable for those who aren't as versed. I also am passionate about Fort Collins and in particular the downtown area. I have spent a lot of my career working to have downtown be a vital and vibrant place.

Briefly explain what you believe are the three most important issues facing the Downtown Development Authority (DDA), and how do you believe the DDA should address each issue? You may also attach/upload a separate document if additional space is required.

See attached.

Are you willing to complete the required training if appointed?

YES

# Cheryl Zimlich

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## **Bohemian Foundation**, Fort Collins, Colorado

2001 to Present

*A private family foundation committed to the care and enrichment of our local, national and global communities through grantmaking and program management in the focus areas of Music, Community, Civic and Global.*

President and Chief Executive Officer

2023 to Present

Executive Director

2014 to 2023

Board Director

2001 to Present

Strategy Consultant

2001 to 2014

- Lead and provide strategic oversight for all aspects of the Foundation's organizational operations, as well as external leadership and reputation management.
- Serve as member of Foundation Board.
- Communicate and advance the Foundation's vision, strategic priorities, operational goals and cultural values.
- Work to advance Bohemian Foundation as a leader in philanthropic endeavors in Fort Collins and Colorado, as well as in relevant local, national and global communities with respect to the Foundation's focus areas of Community, Music, Global and Civic programs.
- Provide the vision, direction, inspiration and motivation necessary to ensure the Foundation's success.
- Contribute to the dialogue, vision and directions of pertinent global, national or local communities in the areas of the Foundation's focus.
- Lead staff of 100+ via 6 direct reports. Ensure that all staff are able to effectively develop, structure and manage grantmaking and grant management strategies and systems. Structure staff activities in all program areas so they are aligned with the Foundation's vision and strategic direction.
- Ensure Foundation management and staff are aware of, understand and honor the organization's history, cultural values and reputation.
- Assess the environment for trends and emerging issues of concern and continue to educate self on foundation practices.
- Model the Bohemian style of leadership throughout the organization, and recruit and cultivate leaders with attitudes and behavior consistent with our culture.
- Align the Foundation's program areas and strategic priorities with the culture and values of the organization, the founder's concerns and Bohemian's philanthropic goals and priorities.

## **Independent Accounting & Business Consultant**, Fort Collins, Colorado

1996 to 2000

Provided audit, accounting and management analysis services to various organizations including Sample & Bailey, P.C., Atrix Laboratories and Poudre School District.

## **Sample & Bailey, PC**, Fort Collins, Colorado

1989 to 1996

*A full-service regional CPA and business advisory firm; now Eide Bailly.*

Audit Manager

- Provided professional accounting, auditing and financial services to businesses ranging in size from large private companies to emerging entrepreneurships.
- Planned, supervised and conducted audited engagements.
- Provided advice to clients on internal controls and management efficiency.
- Industry experience includes manufacturing, construction, service, savings and loan, governmental and not-for-profit.

## **Coopers & Lybrand**, Denver, Colorado and Rochester, New York

1985 to 1989

*A full service, global CPA and business advisory firm; now PwC*

Accountant

- Involvement in all phases of auditing; Management Letter Preparation; Corporate, Partnership and Individual tax return preparation and In-Charge Accountant responsibilities.

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## **Education**

Bachelor of Science in Business Administration, 1986, Colorado State University, Fort Collins, Colorado

## **Recognition**

Colorado State University College of Business, Distinguished Alumni Award, 2014

Poudre School District Foundation, Outstanding Community Education Advocate Award, 2015

BizWest Northern Colorado Women of Distinction, Nonprofit Human Services honoree, 2019

## **Community and Board Director Service**

### **Current**

Book Trust, Board Director (various committees)

Little Kids Rock, Board Director (various committees)

UniverCity Connections, Executive Committee

Take Note Colorado, Board

City of Fort Collins Homeless Advisory Committee

### **Previous**

Homeward 2020, Executive Committee

Fort Collins Downtown Development Authority, Board Member, Executive Committee

Grammy Music Education Coalition, Board Director

Beet Street, Board

Colorado State Land Board: Colorado State Forest Advisory Committee

City of Fort Collins: Community Development Block Grant Commission

Colorado State University Center for Advancement of Sustainable Enterprise (CASE)

Colorado State University College of Business, Global Leadership Council

Poudre School District

- District Advisory Board Member; 2010 Mill & Bond; Chairman - School Improvement Team; Co-chairman - Got Character! ; Committee of Junior Great Books Coordinator; Community Facilities Advisor

The Women's Center of Larimer County, Board Member

River Song Waldorf School, Board Member

Community Soccer Coach, Girl Scout Leader, Leadership Fort Collins

## Downtown Development Authority Application

Continuation of “Briefly explain what you believe are the three most important issues facing the Downtown Development Authority (DDA), and how do you believe the DDA should address each issue?”

1. Re-Authorize the Debt Limit of the DDA in a Special Election - The ability to collect Tax Increment Financing (TIF) by the DDA is set to expire unless the DDA’s debt limit is re-authorized via a special election. This would severely limit the DDA’s ability to continue to their work to re-invest the monies in projects that are long lasting, timeless and of their time such as the alleyways, Old Town Square, and the various façade enhancements both on new construction and renovation on buildings within the DDA boundary area. The work of the DDA, leading up to the special election of the voters in the DDA boundary, is critical to a positive outcome for the election and approving the reauthorization of the DDA debt limit to collect TIF. This groundwork includes providing information to the voters showing the value the DDA has provided to their businesses in property values and business revenues by investing in the infrastructure (public and private) and the operations within the DDA. This would include building and maintaining public amenities such as the many alleys, contributions to the holiday lights, the marketing team, etc.
2. Maintain the vibrancy and vitality of the DDA boundary area – It is important as a tax receiving entity that the DDA be an active and business informed voice participant in the policy coordination, plan updates, and project design undertaken by the City of Fort Collins and others that directly impacts the DDA boundary area. Some examples of this would be evaluation of the impacts of an updated sound ordinance, implementing paid parking, and Land Use Code changes that might be prohibitive for businesses to adopt or discourage new investment in the downtown core. This is more critical than ever as small businesses are seeing many challenges to staying viable from the lack of labor to staff their enterprise, increasing wages and business costs (direct business expenses and various taxes), etc. These small, unique, not anywhere USA, businesses are the secret sauce of Fort Collins and the visitor experience. The DDA has a unique perspective representing the DDA boundary area stakeholders in examining the opportunities and challenges of the various policies, plan updates, and project designs to keep downtown vibrant and vital across all sectors. This is an important role that leverages the DDA’s expertise, both board and staff, to provide laser focus of the impacts to downtown. I believe we are at a tipping point for many businesses given the various pressures they face and the DDA is in the ideal position to attend to this

delicate balance and I believe it is incumbent to do, so we can all continue to enjoy the myriad of experiences that the DDA boundary area provides.

3. Complete the already identified public infrastructure plans - The DDA utilizes a portion of the TIF funding generated and invests it back into public improvements like the alley renovations and has given the downtown core some of its exceptional urban spaces, like Old Town Square and its renovation a number of years ago. This priority gives emphasis to issue #1 above. There are a number of public infrastructure plans that have yet to be built out or realized such as finishing the Alley Master Plan, completing the Jefferson Street improvements, finishing the infrastructure plans in the River District such as sidewalks etc from Linden to New Belgium Brewery (a highly traveled pedestrian corridor), expanding Willow Street for a more efficient and effective parking scheme with the construction of the new housing in the “Ginger & Baker Parking Lot”, and completing the Jerome Street pedestrian enhancements to name a few of the projects. All of these projects improve the urban fabric and human experience of the downtown core and need to be finished out as planned. This is a unique attribute of the DDA to be a partner with the City and other developers to be a catalyst or make it better or be able to finish something out. These particular projects all help to enhance the human experience, create a uniquely Fort Collins hardscape, increase or maintain property values, and increase visitor traffic to our community.