



Wednesday, April 22, 2015

11:00 AM

Pikes Peak Conf. Room – City Hall

### **Meeting Minutes - Final**

In attendance were:

**Commissioners:**

Merv Bennett  
Tiffany Colvert  
Valerie Hunter  
Zachary McComsey  
Wynne Palermo  
Jim Raughton  
Nolan Schriener  
Peter Scoville  
Robert Shonkwiler

**Absent:**

**Also in Attendance:**

David Neville	CSURA Legal Counsel
Jim Rees	CSURA Executive Director
Dean Beukema	CSURA Staff
Thuy Dam (Thuy)	CliftonLarsonAllen,
Bob Cope	City Economic Development
Peter Wysocki	City Planning Director
John Kim	South Nevada Southern Cross Shopping Center

Chair Wynne Palermo called the meeting to order and introduced Zachary McComsey the new Board Member.

#### **Item 1 –Approval of the March 25, 2015 CSURA Meeting Minutes**

Commissioner Valerie Hunter requested the minutes be amended to reflect under Item 5 – Quarterly Project Status Report – South Nevada that the area is also including the west side of South Nevada and the surrounding area.

Commissioner Robert Shonkwiler and Commissioner Jim Raughton entered the meeting

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Nolan Schriener to approve the meeting minutes of March 25, 2015 as amended. The motion carried 5-0.

Commissioners Jim Raughton, Tiffany Colvert, Peter Scoville, and Zachary McComsey abstained since they were not present at the March 25<sup>th</sup> board meeting.

**Item 2 –Approval of the Financial Report as of March 31, 2015**

Ms. Thuy Dam, CliftonLarsonAllen, reviewed the monthly revenue and expenditures report as of March 31, 2015 including the property tax received from each Urban Renewal Area as well as the check register as provided in the packet.

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Valerie Hunter to approve the Financial Report as of March 31, 2015. The motion carried 9-0.

**Item 3 – Approval of the Continuing Disclosure Report**

Ms. Thuy Dam, CliftonLarsonAllen, reviewed the Continuing Disclosure Report for the first quarter of 2015 as provided in the packet.

Mr. Peter Wysocki entered the meeting.

A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Peter Scoville to approve the Continuing Disclosure Report. The motion carried 9-0.

**Item 4 – Audit Report**

Ms. Thuy Dam, CliftonLarsonAllen, presented the Audit Report prepared by Dazzio & Plutt LLC for year ending December 31, 2014 as provided in the packet.

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Peter Scoville to accept the Audit Report for year ending December 31, 2014. The motion carried 9-0.

**Item 5 – Citizens Comment Period**

Commissioner Tiffany Colvert introduced Mr. John Kim, a major stakeholder of the South Nevada Southern Cross Shopping Center.

Mr. John Kim stated the Southern Cross shopping center had grown considerably over the last 5 years but expressed concern over the South Nevada area. It has been considered a blighted area since the mid 70's. Mr. John Kim stated that in 2000 the area started improving but he is still concerned and feels the city has no clear vision for that economic corridor area.

Mr. Bob Cope gave a brief update on the South Nevada/Ivywild area. He stated a meeting had been held with the three development groups along with Mr. Jim Rees and Chair Wynne Palermo from the Urban Renewal Authority Board to come up with a comprehensive plan concerning traffic, parks, trails, and stormwater. Mr. Bob Cope stated he would like for a streetscape plan to be developed that everyone

could agree upon along with a cooperative agreement on funding to get the improvements accomplished. Mr. Bob Cope stated he would like to involve Mr. John Kim in that process.

**Item 8 – Annual Election of Officers**

Chair Wynne Palermo took Item 8 out of order since Commissioner Merv Bennett needed to leave the board meeting.

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Merv Bennett to elect Commissioner Wynne Palermo as Chair. The motion carried unanimously.

A motion was made by Commissioner Robert Shonkwiler, seconded by Commissioner Merv Bennett to elect Commissioner Tiffany Colvert as Vice Chair. The motion carried unanimously.

**Item 6 – Polaris Point/Copper Ridge Cooperation Agreement – Anchor Store Requirement**

Mr. Jim Rees and Mr. David Neville presented the resolution approving the fulfillment of the anchor tenant requirement condition of the Copper Ridge Cooperation Agreement. Discussion followed regarding the different requirement conditions and definitions.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Valerie Hunter to approve the resolution as presented in the packet. The motion carried 5-4.

Ayes: Commissioners Peter Scoville, Merv Bennett, Valerie Hunter, Zac McComsey and Chair Wynne Palermo.

Nayes: Commissioners Nolan Schriener, Robert Shonkwiler, Jim Raughton, and Tiffany Colvert

Commissioner Merv Bennett, Mr. John Kim and Ms. Thuy Dam left the meeting.

**Item 7 – Work Session Facilitator Contract/Scope of Services**

Mr. Jim Rees presented the facilitator contract along with the scope of services for the CSURA Board Workshop on May 7<sup>th</sup> at the Penrose House. Ms. Elizabeth Rockwell, Principal with Design Collaborative, Inc. will facilitate the workshop. The contract along with potential workshop topics were included in the agenda packet.

A motion was made by Commissioner Jim Raughton, seconded by Nolan Schriener to set the contract. The motion carried 8-0.

**Item 9 – House Bill 15-1348 – Senate Bill 135**

Mr. Jim Rees gave a brief summary on the two bills attached in the agenda packet. Mr. Jim Rees stated that the Colorado Municipal League with input from the Urban Renewal Authorities and Cities proposed Senate Bill 135 this year.

House Bill 15-1348 is the bill proposed by the counties this year. This bill states that the cities, municipalities and urban renewal authorities are required to negotiate with all the other tax entities, to

include school districts, the counties, and any special districts on the amount of property tax increment that is committed to a project. The Bill states that the cities must agree to put in the same percentage of municipal sales tax increment as the other taxing amenities are putting into the property tax. Discussion followed by the board members. Mr. David Neville stated that if either bill passes there will be significant changes to the Urban Renewal Board and the processes.

Mr. Bob Cope and Mr. Peter Wysocki left the meeting.

**Item 10 – Executive Session**

Chair Wynne Palermo read the legal explanation to go into executive session. A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Zachary McComsey to enter into executive session. The motion carried 8-0.

The Board came out of executive session and reconvened into open session.

**Item 11 – Other Matters**

Mr. Jim Rees gave a brief update on the proposed Gold Hill Mesa Commercial Area Urban Renewal Plan and amended plan. The plan is scheduled to go to Planning Commission on 5/21/15. Mr. David Neville stated that assuming that HB 15-1348 is signed into law, and if the plan the board approved were to be modified in the future and the process will not be the same due to the pending change to the statute requiring agreements with the taxing entities.

**Adjournment**

There being no further business the meeting adjourned.

The next regular Urban Renewal Authority Board Meeting is scheduled for May 27, 2015.

**Copies of the Board agendas, minutes and audio recordings are posted on the Colorado Springs Urban Renewal Authority website.**

**[www.csurbanrenewal.org](http://www.csurbanrenewal.org)**