**Draft Meeting Minutes of the Regular CSURA Board Meeting**

**Held on Wednesday, May 22, 2019**

**City Hall – Pikes Peak Conference Room – 11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  | Lori Bellingham |
|  |  | Randy Case |
|  |  | Tiffany Colvert |
|  |  | Gary Feffer |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Wynne Palermo |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Peter Scoville |
|  |  |  |
| Absent: |  | Jill Gaebler  Jim Mason  Anthony Perez |
| Also in Attendance: |  |  |
| David Neville |  | KKRDN General Counsel |
| Carrie Bartow |  | CPA, CliftonLarsonAllen |
| Jariah Walker |  | Executive Director |
| Dean Beukema |  | CSURA Staff |
| Bob Cope |  | City Economic Development Officer |
| Peter Wysocki |  | City Planning Director |
| Ryan Tefertiller |  | Urban Planning Manager |

Citizens in Attendance: See sign in sheet.

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:07 a.m.

**Item 2 – Resolution of Appreciation for Merv Bennett**

Chair Randy Case presented Merv Bennett a Resolution of Appreciation for his six years of dedicated service on the Colorado Springs Urban Renewal Authority Board. A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Brian Olson to approve the resolution. The motion passed 10 – 0.

**Item 3 – Approval of the April 24, 2019 CSURA Meeting Minutes**

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Toby Gannett to approve the CSURA meeting minutes of April 24, 2019. The motion passed 10 – 0.

Commissioner Gary Feffer entered the meeting.

**Item 4 –Approval of the Financial Report as of April 30, 2019**

Carrie Bartow reviewed the monthly revenue and expenditures report as of April 30, 2019 including the property tax received from each Urban Renewal Area as well as the check register as provided in the agenda packet.

A motion was made by Commissioner Tiffany Colvert, seconded by Commissioner Brian Olson to approve the Financial Report and check register as of April 30, 2019. The motion passed 10 - 0.

**Item 5 – Citizen Comment**

None

**Item 6 – CSURA By-Laws and Media Policy**

David Neville presented the restated CSURA By-Laws and Media Policy. Under Article 6 Section 2 of the By-Laws it has been stated that Officers shall serve a term of one year.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Toby Gannett to approve **Resolution No. 06-19:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND ADOPTING RESTATED BYLAWS AND A MEDIA COMMUNICATIONS POLICY with the amendments as discussed. The motion passed 10-0.

Commissioner Tiffany Colvert stated that the new Media Communications Policy be sent to the media outlets.

**Item 7 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report. The Planning Commission vote on the medical marijuana center being located in the old Blue Star Building as well as the non-use variance for parking was of special note. Planning Director Peter Wysocki will add the discussion comments to his staff report. Jariah Walker will be present when the item goes before City Council. Please refer to the agenda attachment and board meeting audio for the complete report.

**Item 8 – Tejon and Costilla Development Agreement**

David Neville and Jariah Walker presented the Tejon and Costilla Development Agreement. Discussion followed with the board regarding the term “extraordinary/third party expenses” and what the developer fees cover. This is the first agreement using the new fee structure by the CSURA Finance Task Force. Demolition will soon commence with the ground breaking ceremony to be held on June 17, 2019.

A motion was made by Commissioner Toby Gannet, seconded by Commissioner John Olson to approve **Resolution No. 07-19:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE TEJON & COSTILLA URBAN RENEWAL AREA BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND CS DUAL HOTEL, LLC IN CONNECTION WITH THE TEJON & COSTILLA URBAN RENEWAL PLAN. The motion passed 10 - 0.

**Item 9 – Retreat Recap**

Chair Randy Case and Executive Director Jariah Walker gave a brief recap of the May 8th CSURA Board retreat held at the Penrose House.

* Possible new meeting location at the Utilities Board Room for June 26th meeting.
* Discussion with City Council regarding the new CSURA fee structure. Joint meeting in the fall to be setup.
* Challenges in implementing the new fee structure. Finance Task Force to schedule new meeting.
* By-Laws and Media Policy

Fall Retreat discussion items.

* Total assets under management
* Fee structure sustainability
* Determine what our priorities and common vision for the community are.

**Item 10 – Non-Agenda Item**

The suggestion was made that the CSURA Finance Task Force review part of the new projects when brought in and then make a recommendation to the board.

**Item 11 – Adjournment**

There being no further business the meeting adjourned at 1:03 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for June 26, 2019. It will be held at City Hall, in the Pikes Peak Conference Room, Suite 200, located at 107 North Nevada Avenue at 11:00 – 1:00 P.M.

**Copies of the Board agendas, minutes and audio recordings are posted on the**

**Colorado Springs Urban Renewal Authority website.**

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