

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

**Held on Wednesday, August 23, 2023**

**This meeting was a hybrid meeting held in person and thru Zoom Teleconference**

**11:00 A.M.**

In attendance were:

Commissioners:

Cami Bremer	Excused
Randy Case	
Gary Feffer	
Sam Friesema	
Toby Gannett	Zoom
Cecilia Harry	
Randy Helms	Excused
Maureen Juran	
Jim Mason	
Parth Melpakam	
John Olson	
Wynne Palermo	
Anthony Perez	

Also in Attendance:

David Neville	KKRDN General Counsel
Carrie Bartow	CPA, CliftonLarsonAllen
Jariah Walker	Executive Director
Dean Beukema	CSURA Staff
Ryan Tefertiller	Urban Planning Manager

**Item 1 – Call to Order**

Chair Maureen Juran called the meeting to order at 11:06 a.m.

**Item 2 –Approval of the July 26, 2023, CSURA Meeting Minutes**

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Jim Mason to approve the CSURA meeting minutes of July 26, 2023. The motion passed 11 - 0 by

Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 3 –Approval of the CSURA Financials and Claims as of July 31, 2023**

Carrie Bartow, CPA, CliftonLarsonAllen reviewed the financial report and claims as of July 31, 2023, as provided in the agenda packet.

A motion was made by Commissioner Randy Case, seconded by Commissioner Anthony Perez to approve the financial report, and claims as of July 31, 2023. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 4 – Citizen Comment**

None

**Item 5 – Vineyards Presentation**

In December of 2022 the board voted for approval of an assignment to transfer the agreement with Vince Colarelli to Falcon Data Centers for the completion of the Vineyards URA. Vince Colarelli gave an update to the board on the project. The transfer of the agreement is expected to close on October 31, 2023.

**Item 6 – South Nevada Canyon Creek Hotel Presentation**

Ray O’Sullivan gave a presentation on the Ivywild Hotel portion of the project and overall development schedule. The land ownership structure has been redefined on the Navajo Brookside apartments.

**Item 7 – Lowell Draper Engagement Letter**

Developer Toby Gannett gave a presentation on the revised Lowell Draper Commons low-income, affordable, and attainable housing project in downtown Colorado Springs.

A motion was made by Commissioner Cecilia Harry, seconded by Commissioner John Olson to approve the Lowell Draper Engagement Letter with EPS. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez. Commissioner Toby Gannett was recused from the vote.

**Item 8 – Strategic Plan**

Jariah Walker discussed the rating results with the board on the selection of a consultant firm to prepare the CSURA Strategic Plan.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Anthony Perez to approve EPS as the consulting firm for the CSURA Strategic Plan project. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez. Commissioner Toby Gannett was recused from the vote.

**Item 9 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for August 2023. Please refer to the agenda attachments and board meeting audio for the complete report on each project and issue.

**Item 10 – Non-Agenda Items**

The board decided on the week of October 3<sup>rd</sup> to schedule a site tour of the True North/AFA Visitor Center.

There being no further business the meeting adjourned at 12:52 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for September 27, 2023. The board meeting will be held in the Pikes Peak Conference Room at City Hall at 107 N. Nevada Avenue. The board meeting will be a hybrid meeting being held both in person and through Zoom. If you cannot attend in person, please use the Zoom link listed at the top of the agenda.

**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)