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

**Held on Wednesday, June 22, 2022**

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

**11:00 A.M.**

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| In attendance were:  |  |  |
| Commissioners:  |  |  |
|  |  | Randy Case  |
|  |  | Gary Feffer  |
|  |  | Sam Friesema via zoom |
|  |  | Toby Gannett  |
|  |  | Maureen Juran excused |
|  |  | Jim Mason  |
|  |  | Parth Melpakam |
|  |  | Brian Olson excused |
|  |  | John Olson  |
|  |  | Wynne Palermo  |
|  |  | Anthony Perez excused |
|  |  | Peter Scoville excused |
|  |  | Tom Strand excused |
|  |  |  |
| Also in Attendance:  |  |  |
| David Neville  |  | KKRDN General Counsel  |
| Thuy Dam |  | CPA, CliftonLarsonAllen (in for Carrie Bartow) |
| Jariah Walker |  | Executive Director  |
| Dean Beukema  |  | CSURA Staff  |
| Bob Cope  |  | City Economic Development Officer |
| Ryan Tefertiller |  | Urban Planning Manager  |

**Item 1 – Call to Order**

Vice Chair Gary Feffer called the meeting to order at 11:00 a.m. A motion was made by Commissioner Randy Case seconded by Commissioner Jim Mason to approve the CSURA meeting agenda for June 22, 2022 as presented. The motion passed 7-0 by Commissioners: Randy Case, Gary Feffer, Toby Gannett, Jim Mason, Parth Melpakam, John Olson, and Wynne Palermo.

**Item 2 –Approval of the May 25, 2022 CSURA Meeting Minutes**

A motion was made by Commissioner Randy Case seconded by Commissioner Wynne Palermo to approve the CSURA meeting minutes of May 25, 2022 with the correction that Toby Gannett and Gary Feffer were present via Zoom. The motion passed 7 - 0 by Commissioners: Randy Case, Gary Feffer, Toby Gannett, Jim Mason, Parth Melpakam, John Olson, and Wynne Palermo.

**Item 3 –Approval of the Financials and Claims as of May 31, 2022**

Thuy Dam, CLA (in for Carrie Bartow) reviewed the monthly revenue and expenditures report as of May 31, 2022 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 Toby Gannett, seconded by Commissioner Parth Melpakam to approve the Financial Report and claims as of May 31, 2022. The motion passed 8 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Jim Mason, Parth Melpakam, John Olson, and Wynne Palermo.

**Item 4 – Citizen Comment**

None

**Item 5 – South Nevada Traffic Study Update**

Jariah Walker introduced Todd Frisbie, City Traffic Engineer from the City of Colorado Springs who gave a PowerPoint presentation update on the South Nevada Traffic Study.

**Item 6 – Canyon Creek Project and Bond Update**

Ray O’Sullivan, Ivywild Development LLC developer gave a presentation on the Canyon Creek hotel portion of their project and overall development schedule progression along with the bond update.

**Item 7 – S/E Economic Development Efforts and Bus Tour Highlights**

Shawna Lippert, City of Colorado Springs Senior Economic Development Specialist gave a PowerPoint presentation on the southeast economic development tour requested by the Southeast Economic Vitality Regional Leadership (SEVRL) group. The tour was combined with the Solid Rock CDC affordable housing groundbreaking event.

**Item 8 – Retreat Breakdown and Discussion of Next Steps**

Due to time restraints and the limited number of Commissioners at the meeting the retreat breakdown and discussion will be postponed until the next board meeting in July.

**Item 9 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for June 2022. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

**Item 10 – Non-Agenda Item**

None

**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 July 27, 2022

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 thru Zoom. If you cannot attend in person, please use the Zoom link listed at the top of the June 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)