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

**Held on Wednesday, June 28, 2023**

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

**11:00 A.M.**

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| In attendance were:  |  |  |
| Commissioners:  |  | Cami Bremer Excused |
|  |  | Randy Case  |
|  |  | Gary Feffer  |
|  |  | Sam Friesema  |
|  |  | Toby Gannett Zoom |
|  |  | Cecilia Harry Zoom |
|  |  | Randy Helms |
|  |  | Maureen Juran Excused |
|  |  | Jim Mason  |
|  |  | Parth Melpakam |
|  |  | John Olson  |
|  |  | Wynne Palermo  |
|  |  | Anthony Perez Zoom |
|  |  |  |
| Also in Attendance:  |  |  |
| David Neville  |  | KKRDN General Counsel  |
| Mallory Hansen |  | Controller, CliftonLarsonAllen |
| Jariah Walker |  | Executive Director  |
| Dean Beukema  |  | CSURA Staff  |
| Bob Cope  |  | City Economic Development Officer |
| Ryan Tefertiller |  | Urban Planning Manager  |
| Peter Wysocki |  | City Planning Director |

**Item 1 – Call to Order**

Vice Chair Gary Feffer called the meeting to order at 11:05 a.m.

**Item 2 –Approval of the May 24, 2023, CSURA Meeting Minutes**

A motion was made by Commissioner Randy Case, seconded by Commissioner Jim Mason to approve the CSURA meeting minutes of May 24, 2023. The motion passed 11 - 0 by Commissioners:  Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Randy Helms, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

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

Mallory Hansen, CLA reviewed the financial report and claims as of May 31, 2023, as provided in the agenda packet.

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

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

**Item 4 – Citizen Comment**

Steve Posey, Chief Housing Officer thanked the board for their participation in the first affordable housing project Panorama Heights.

**Item 5 – O’Neil Group Tower(s) Update**

Shawn Gullixson, President of the O’Neil Group gave an update on the future of the O’Neil Group Towers. They are in the investment capital phase and hope to break ground in either 2024 or 2025.

**Item 6 – Strategic Plan Discussion**

Jariah Walker presented the proposals from the three consultants that applied for the CSURA Strategic Plan project. The companies are (EPS) Economic & Planning Systems, Inc., Trebuchet Group, and Ricker/Cunningham. The board had a discussion on the interviewing and selection process moving forward.

A motion was made by Commissioner John Olson, seconded by Commissioner Randy Case to bring the three consultants into the July board meeting for interviewing with a 30-minute time frame. The motion passed 8 - 1 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Randy Helms, Jim Mason, Parth Melpakam, John Olson, and Wynne Palermo. Commissioner Toby Gannett was recused, and Commissioner Cecilia Harry voted Nay.

**Item 7 – Executive Director Report**

Due to time constraints, Vice Chair Gary Feffer asked the board if they had any questions for Jariah Walker on the Executive Director’s Report for June 2023. Please refer to the agenda attachments for the complete report on each project and issue.

**Item 8 – Closed Executive Session\***

Vice Chair Gary Feffer read the legal explanation \*As per C.R.S. §24-6-402(4)(b), Conference with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Wynne Palermo to enter into the closed executive session. The motion passed unanimously. The board entered executive session at 1:10 p.m. and ended at 1:28 p.m.

**Item 9 – Non-Agenda Items**

There being no further business the meeting adjourned at 1:30 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for July 26, 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)