



Draft Meeting Minutes of the Regular CSURA Board Meeting
Held on Wednesday, January 24, 2024
This Meeting was held at the SpringsHill Marriott
402 South Tejon
11:00 A.M.

In attendance were:

Commissioners:

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

Also in Attendance:

David Neville	KKRDN General Counsel
Carrie Bartow	CPA, CliftonLarsonAllen zoom
Rob Lange	Controller, CliftonLarsonAllen zoom
Jariah Walker	Executive Director
Dean Beukema	CSURA Staff
Ryan Tefertiller	Urban Planning Manager
Peter Wysocki	City Planning Director

Item 1 – Call to Order

Chair Maureen Juran called the meeting to order at 11:09 a.m.

Item 2 – SpringHill Suites by Marriott Update

Jim DiBiase gave an update on the SpringHill Suites since their opening.

Item 3 –Approval of the December 13, 2023, CSURA Meeting Minutes

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A motion was made by Commissioner Randy Case, seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of December 13, 2023. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

Commissioner Jim Mason entered the meeting.

Item 4 –Approval of the CSURA Financials and Claims as of December 31, 2023

Carrie Bartow, CLA reviewed the financial report and claims as of December 31, 2023, as provided in the agenda packet.

A motion was made by Commissioner Randy Case, seconded by Commissioner Jim Mason to approve the financial report, and claims as of December 31, 2023. The motion passed 12 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Randy Helms, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

Item 5 – Citizen Comment

None

Item 6 – Closed Executive Sessions

Chair Maureen Juran 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 Cecilia Harry, seconded by Commissioner Anthony Perez to enter executive session. The motion passed 12 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Randy Helms, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

The board entered executive session at 12:10 p.m. The board came out of executive session at 1:11 p.m.

Item 7 – Weidner Development Agreement

Zoom stopped recording the board meeting shortly after the closed executive session.

David Neville presented the City Gate 2.0 Urban Renewal Agreement for Development.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Anthony Perez to approve Resolution **01-24:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE CITY GATE 2.0 URBAN RENEWAL AREA BY AND AMONG THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, EXPERIENCE AT EPICENTER URA LLC, CITY GATE APARTMENTS I, LLC, CITY GATE APARTMENTS II, LLC, CITY GATE APARTMENTS III, LLC, AND CITY GATE APARTMENTS V, LLC, IN CONNECTION WITH THE CITY GATE 2.0 URBAN RENEWAL PLAN

The motion passed 11 - 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 Cami Bremer entered the board meeting through Zoom. Due to recording issues the second part of the meeting was not recorded. Commissioner Cami Bremer and Commissioner Toby Gannett, who was also on Zoom, were unable to vote.

Item 8 – Finalize CSURA/City Lease Amendment

Jariah Walker presented the sixth amendment to the lease between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs for the use of office space in the City Administration Building.

A motion was made by Commissioner Jim Mason, seconded by John Olson to approve Resolution 02-24:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE SIXTH AMENDMENT TO THE LEASE BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE CITY OF COLORADO SPRINGS FOR THE USE OF OFFICE SPACE IN THE CITY ADMINISTRATION BUILDING

The motion passed 11 - 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.

Item 9 – Future Meeting Postings

David Neville stated that the Open Meetings Law states that the public location for posting for the public body shall be designated annually at the local public body's first regular meeting of each calendar year. The CSURA Board must vote for the official location for the posting of the CSURA Board Meeting Agendas. The agenda is posted on the City Clerk's bulletin board, the CSURA website and as a courtesy the City of Colorado Springs posts the agenda on the city website.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Jim Mason to post the official meeting notices on the City Clerk's bulletin board and on the CSURA website. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Cecilia

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Harry, Randy Helms, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

Item 10 – Executive Director Report

Jariah Walker presented the Executive Director’s Report for January 2024. Please refer to the agenda attachments and board meeting audio for the complete report on each project and issue.

Item 11 – Non-Agenda Item**Item 12 – Adjournment**

There being no further business the meeting adjourned at 1:20 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for February 21, 2024.

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