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

**Held on Wednesday, March 9, 2022**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were:  |  |  |
| Commissioners:  |  |  |
|  |  | Randy Case  |
|  |  | Gary Feffer  |
|  |  | Sam Friesema  |
|  |  | Toby Gannett  |
|  |  | Maureen Juran  |
|  |  | Jim Mason  |
|  |  | Parth Melpakam |
|  |  | Brian Olson  |
|  |  | John Olson  |
|  |  | Wynne Palermo  |
|  |  | Anthony Perez  |
|  |  | Peter Scoville  |
|  |  | Tom Strand  |
|  |  |  |
| Absent:  |  |  |
| 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  |

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:02 a.m.

**Item 2 –Approval of the February 23, 2022 CSURA Meeting Minutes**

A motion was made by Commissioner Brian Olson seconded by Commissioner Toby Gannett to approve the CSURA meeting minutes of February 23, 2022. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, and Peter Scoville.

**Item 3 –Approval of the Interim Claims as of March 4, 2022**

Carrie Bartow, CLA reviewed the Interim Claims as of March 4, 2022. Since the March board meeting is early in the month, the financial report was not available to review.

A motion was made by Commissioner Brian Olson, seconded by Commissioner Wynne Palermo to approve the interim claims as of March 4, 2022. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, and Peter Scoville.

**Item 4 – Citizen Comment**

None

**Item 5 – Budget Resolution and Amendments & Draft Audit Report**

Carrie Bartow, CliftonLarsonAllen CPA discussed the ten budget amendments for the CSURA 2021 Budget as presented in the agenda packet. The Public Hearing Notice was posted in the Gazette prior to the meeting.

Chair Randy Case opened the Public Hearing regarding the 2021 Budget Amendments. There was no public comment. The Public Hearing was then closed.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Brian Olson to approve Resolution No. **05-22**:

A RESOLUTION APPROVING TEN 2021 CSURA BUDGET AMENDMENTS AS PRESENTED TO AUTHORITY MEMBERS:

* IN THE DEBT SERVICE FUND – IVYWILD NEIGHBORHOOD PROJECT AREA
* IN THE DEBT SERVICE FUND – CANYON CREEK PROJECT AREA
* IN THE DEBT SERVICE FUND – VINEYARD PROJECT AREA,
* IN THE CAPITAL PROJECT FUND – VINEYARD PROJECT AREA,
* IN THE CAPITAL PROJECT FUND – COPPER RIDGE/POLARIS POINTE PROJECT AREA,
* IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (ADMIN),
* IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (UCCS),
* IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (SOUTHWEST),
* IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (STADIUM),
* IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (ARENA).

The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, and Peter Scoville.

Commissioners Jim Mason and Anthony Perez entered the meeting.

Carrie Bartow, CliftonLarsonAllen CPA presented the Audit Report and complimented David Neville on cleaning up the audit notes this year.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Jim Mason to accept the draft Audit Report prior to Steve Dazzios final opinion. The motion passed 12 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 6 – Financial Analysis on Gold Hill Mesa**

Jariah Walker introduced Andrew Knudtsen and Sarah Dunmire from EPS who presented the financial analysis update on Gold Hill Mesa.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Wynne Palermo to approve the financial analysis on Gold Hill Mesa. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, Wynne Palermo, Anthony Perez, and Peter Scoville. Commissioner John Olson was recused from the vote.

Commissioner Tom Strand entered the meeting.

**Item 7 – Executive Director Report**

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

Board read the report.

**Item 8 – Non-Agenda Item**

Doodle poll will be sent out for dates in June for the board retreat.

**Item 9 – Adjournment**

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

The next regular CS Urban Renewal Authority Board Meeting is scheduled for April 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 April 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)