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

**Held on Wednesday, July 28, 2021**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  |  |
|  |  | Randy Case |
|  |  | Sam Friesema |
|  |  | Toby Gannett Phone |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  |  |
| Absent: |  | Tiffany Colvert  Gary Feffer  Brian Olson  Peter Scoville  Tom Strand |
| 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 11:16 a.m.

**Item 2 –Approval of the June 23, 2021 CSURA Meeting Minutes**

A motion was made by Commissioner Wynne Palermo seconded by Commissioner Maureen Juran to approve the CSURA meeting minutes of June 23, 2021. The motion passed 7 – 0 by Commissioners: Randy Case, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, John Olson, and Wynne Palermo.

Commissioner Anthony Perez entered the meeting

**Item 3 –Approval of the Financial Report as of June 30, 2021**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of June 30, 2021 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 Jim Mason to approve the Financial Report and check register as June 30, 2021. The motion passed 8 – 0 by Commissioners: Randy Case, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, and Anthony Perez.

**Item 4 – Citizen Comment**

None

**Item 5 – Lowell Condition Study**

Jariah Walker introduced Sarah Dunmire and Tim Morzel from Economic & Planning Systems who prepared the Lowell Condition Study. The proposed plan area is along East Las Animas Street with South Weber Street to the east and South Nevada Avenue to the west as well as south of East Fountain Boulevard with South Corona Street to the east and South Weber Street to the west.

A motion was made by Commissioner John Olson, seconded by Commissioner Jim Mason to approve the findings of the Lowell Condition Study. The motion passed 7 - 0 by Commissioners: Randy Case, Sam Friesema, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, and Anthony Perez. Commissioner Toby Gannett was recused from the vote.

**Item 6 – Hancock Condition Study**

Sarah Dunmire and Tim Morzel from Economic & Planning Systems presented the Hancock Condition Study. The proposed plan area is north and south of Hancock Expressway and bound by Chelton Street to the east and residential development to the west.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Sam Friesema to approve the findings of the Hancock Condition Study. The motion passed 8 - 0 by Commissioners: Randy Case, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, and Anthony Perez.

**Item 7 – Downtown Shuttle Presentation**

Chelsea Gondeck, Director of Planning and Development for the Downtown Partnership and Ryan Tefertiller, Urban Planning Manager presented the downtown shuttle proposed route.

The shuttle will be free to ride and will run 7 days a week. They hope to have it completed by Memorial Day 2022. To start there will be 6 diesel buses and then they will be replaced by electric buses. No one will be allowed to ride the shuttle beyond a single cycle.

**Item 8 – Conservatory Presentation**

Jariah Walker introduced Linda Weiss, CEO of the Colorado Springs Conservatory along with Chris Wineman who gave a PowerPoint presentation on the City Auditorium. The vision for the Colorado Springs City Auditorium would transform the nearly 100-year-old building into a hub for the arts, culture, and education. The renovation would cost almost $60 million and would triple the square footage of the building. A Community Cultural Collective nonprofit would be formed to manage operations and secure funding for the renovation.

**Item 9 – USAFA Pledge Agreement and Resolution, Redevelopment Agreement and Resolution, Senior Indenture and Subordinate Indenture**

Jariah Walker and David Neville presented the USAFA pledge agreement and resolution and the redevelopment agreement and resolution.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Wynne Palermo to approve Resolution No. **06-21**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE AMENDED AND RESTATED PLEDGE AGREEMENT IN SUPPORT OF TAX SUPPORTED AND SPECIAL REVENUE BONDS TO BE ISSUED BY THE USAFA VISITOR’S CENTER BUSINESS IMPROVEMENT DISTRICT IN CONNECTION WITH DEVELOPMENT OF THE TRUE NORTH COMMONS URBAN RENEWAL AREA AND IN SUPPORT OF THE USAFA VISITOR’S CENTER PROJECT ELEMENT OF THE CITY FOR CHAMPIONS PROJECT. The motion passed 7 - 0 by Commissioners: Randy Case, Sam Friesema, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, and Anthony Perez.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Jim Mason to approve Resolution No. **07-21**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE AMENDED AND RESTATED URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE TRUE NORTH COMMONS URBAN RENEWAL AREA BY AND AMONG THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, BLUE & SILVER DEVELOPMENT PARTNERS, LLC AND USAFA VISITOR’S CENTER BUSINESS IMPROVEMENT DISTRICT IN CONNECTION WITH THE TRUE NORTH COMMONS URBAN RENEWAL PLAN. The motion passed 7 - 0 by Commissioners: Randy Case, Sam Friesema, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, and Anthony Perez.

**Item 10 – DRB URA designated seat discussion**

Commissioner Tiffany Colvert’s term is up on the DRB board on August 4, 2021. Commissioner Tiffany Colvert has served as the DRB URA designated seat.

A motion was made by Commissioner Maureen Juran, seconded by Jim Mason to nominate Sam Friesema to serve as the Downtown Review Board URA designated seat. The motion passed 7- 0 by Commissioners: Randy Case, Sam Friesema, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, and Anthony Perez.

**Item 11 – Retreat Breakdown**

Due to time restraints the discussion on the retreat was postponed to the August 25th board meeting.

**Item 12 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for July 2021. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

Board read the report.

**Item 13 – Non-Agenda Item**

**Item 14 – Adjournment**

There being no further business the meeting adjourned at 1:18 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for August 25, 2021. **(Due to the Coronavirus the meeting will be held electronically thru Zoom)**

**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)