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

**Held on Wednesday, March 10, 2021**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  |  |
|  |  | Randy Case |
|  |  | Tiffany Colvert |
|  |  | Gary Feffer |
|  |  | Sam Friesema |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  |  |
| Absent: |  | Jill Gaebler |
| 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 |

Citizens in Attendance:

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:05 a.m.

**Item 2 –Approval of the February 24, 2021 CSURA Meeting Minutes**

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of February 24, 2021. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 3 –Approval of the Financial Report as of February 28, 2021**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of January 31, 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 Jim Mason, seconded by Commissioner Brian Olson to approve the Financial Report and check register as February 28, 2021. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, 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 2020 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 2020 Budget Amendments. There was no public comment.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner John Olson to close the 2020 Budget Amendments Public Hearing. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Jim Mason to approve Resolution No. **02-21**:

A RESOLUTION APPROVING 10 2020 CSURA BUDGET AMENDMENTS AS PRESENTED TO AUTHORITY MEMBERS.

* IN THE DEBT SERVICE FUND – NORTH NEVADA 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 – GOLD HILL MESA PROJECT AREA,
* IN THE CAPITAL PROJECT FUND – SOUTH NEVADA PROJECT AREA,
* IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (USOM),
* 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 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

Carrie Bartow introduced Steve Dazzio who prepared the audit report. Mr. Dazzio stated that the focus of the audit was more on the agreements, bond issues and loans and that the disclosures are being made and the terms of the agreements are followed. The refunding/refinance on North Nevada was the highlight of the year. The loan documents were summarized in the foot notes.

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

**Item 6 – Board Resolution and Amendments to Vineyard Loan Documents**

Jariah Walker and David Neville presented the amendments to the Vineyard Loan Documents as presented in the agenda packet along with the resolution.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Brian Olson to approve Resolution **No. 03-21**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING CERTAIN AMENDMENTS TO LOAN DOCUMENTS FOR THE VINEYARD PROPERTY URBAN RENEWAL PROJECT. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 7 – Executive Director’s Report**

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

**Item 8 – Non-Agenda Item**

The board decided to hold the spring retreat on Friday, June 4, 2021. The retreat will be held at the Gold Hill Mesa Community Center from 8:30 a.m. until 12:30 p.m. If time allows, a tour of Gold Hill Mesa will follow the retreat.

The board decided to add an extra hour to the April 28th board meeting to allow for the board chair and vice chair election and a heavy administrative agenda.

Bond counsel will let us know if a special meeting is needed before the April meeting.

**Item 9 – Adjournment**

There being no further business the meeting adjourned at 12:20 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for April 28, 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)