



Draft Meeting Minutes of the Regular CSURA Board Meeting

Held on Wednesday, October 25, 2023

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

11:00 A.M.

In attendance were:

<u>Commissioners:</u>	Cami Bremer	
	Randy Case	
	Gary Feffer	
	Sam Friesema	
	Toby Gannett	Excused
	Cecilia Harry	
	Randy Helms	
	Maureen Juran	
	Jim Mason	Excused
	Parth Melpakam	
	John Olson	
	Wynne Palermo	Excused
	Anthony Perez	

Also in Attendance:

David Neville	KKRDN General Counsel
Carrie Bartow	CPA, CliftonLarsonAllen
Jariah Walker	Executive Director
Dean Beukema	CSURA Staff
Ryan Tefertiller	Urban Planning Manager

Item 1 – Call to Order

Chair Maureen Juran called the meeting to order at 11:01 a.m.

Item 2 –Approval of the September 27, 2023, CSURA Meeting Minutes

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Parth Melpakam to approve the CSURA meeting minutes of September 27, 2023. The motion passed 9 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, and Anthony Perez.

Item 3 –Approval of the CSURA Financials and Claims as of September 30, 2023

CSURA Draft Meeting Minutes of October 25, 2023

Carrie Bartow CPA, CLA reviewed the financial report and claims as of September 30, 2023, as provided in the agenda packet.

A motion was made by Commissioner Randy Case, seconded by Commissioner Anthony Perez to approve the financial report and claims as of September 30, 2023. The motion passed 9 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, and Anthony Perez.

Item 4 – Citizen Comment

None

Item 5 – City Gate 2.0 Resolution 10-23

Jariah Walker and David Neville presented the City Gate 2.0 Resolution No. 10-23.

A motion was made by Commissioner John Olson, seconded by Commissioner Anthony Perez to approve Resolution No. 10-23:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND RATIFYING THE TAX INCREMENT REVENUE AGREEMENTS BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE APPLICABLE TAXING ENTITIES AND THE COOPERATION AGREEMENT WITH THE CITY OF COLORADO SPRINGS IN CONNECTION WITH THE CITY GATE 2.0 URBAN RENEWAL PLAN.

The motion passed 9 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, and Anthony Perez.

Item 6 – Gold Hill Mesa Commercial Resolution 11-23

Jariah Walker and David Neville presented the Gold Hill Mesa Commercial Resolution No. 11-23.

A motion was made by Commissioner Randy Case, seconded by Commissioner Anthony Perez to approve Resolution No. 11-23:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND RATIFYING THE TAX INCREMENT REVENUE AGREEMENTS BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE APPLICABLE TAXING ENTITIES AND THE COOPERATION AGREEMENT WITH THE CITY OF COLORADO SPRINGS IN CONNECTION WITH THE GOLD HILL MESA COMMERCIAL URBAN RENEWAL PLAN AND THE AMENDMENT TO THE AMENDED GOLD HILL MESA URBAN RENEWAL PLAN

CSURA Draft Meeting Minutes of October 25, 2023

The motion passed 8 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, and Anthony Perez. John Olson was recused from the vote.

Item 7 – Executive Director Report

Jariah Walker presented the Executive Director's Report for August 2023. Please refer to the agenda attachments and board meeting audio for the complete report on each project and issue.

Commissioner Cami Bremer entered the meeting.

Item 8 – Closed Executive Session*

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Anthony Perez to enter executive session 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. The motion passed 10 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, and Anthony Perez. The board entered executive session at 12:20 p.m. The board came out of executive session at 1:07 p.m.

Item 9 – Non-Agenda Items

There being no further business the meeting adjourned at 1:14 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for November 15, 2023. Due to the Thanksgiving holiday, this board meeting will be held on the second Wednesday of November. 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