**WEDNESDAY, JUNE 23, 2021 10:00 – 2:00 p.m.**

**THIS RETREAT WILL BE HELD AT THE GOLD HILL MESA COMMUNITY CENTER**

**Mission:** The mission of the Colorado Springs Urban Renewal Authority is to transparently encourage investment and re-investment that restores and connects areas to having strong community benefits while strengthening the tax base of the entire city.

**Vision:** Igniting redevelopment to create a vibrant community

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|  | **RETREAT AGENDA AND NOTES** |  |
| 1 | Welcome and Call to Order – Randy Case and Maureen Juran |  |
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| 2 | URA Philosophy & Target Areas  - Outward vs. inward strategy on creating a URA. Any new thoughts or ideas on this since our last gathering? Areas we want to expand to/on?  - URA Application. Any additions, subtractions?  - Affordable Housing, we are seeing an increase in these applications. Creative agreements. |  |
| Notes: | Other URA’s control the URA areas. Development partners have a good idea of what they want to bring to the table. Is there a need for URA to take a leadership role or do we stay developer driven? Inventory of city owned property to see if city property can be used to develop an area. Pro active as a board or would city say nay. City and CSU property public right of ways or remnants of land. Majority of land owned is parks or community centers. No large tracks owned. City relies on private partners and developers. Cannot use imminent domain. City stands on URA as an economic development tool. Boundary around an area and then collect and then use tax increment to upgrade the property.  Application –OK  Affordable housing – will there be a conflict with another entity? Do we need to ask those questions?  Suggested to have a specific meeting to discuss the CSURA philosophy. Possible fall retreat with facilitator.  Drake Power Plant as a target area to be discussed to work with the city. |  |
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| 3 | Fee Discussion/Development Agreements  - Where we were to where we are (latest agreement is True North).  - Problem areas and pain points within agreements: Land control as it relates to bonds, assignability, signage and requisition process. Anything else board would like to see addressed?  - City/developer expectations vs URA.  - Consultant fee structure analysis. |  |
| Notes: | Form a working committee to work on the fees.  Are we service oriented or money oriented?  Philosophy will drive our fee plan.  Deeper dive into strategic plan.  Bigger picture of what we are do.  Write a city URA plan that we feel is ripe for URA projects.  City would have an inventory of ideas of URA projects. |  |
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| 4 | Board packets/expectations  -Information you would like to be provided on projects. Added Info?  -Financial presentation. Added Info? |  |
| NoteS: | Spreadsheet of projects. Existing projects and where they are in 25 years.  Bryan will work with Jariah on the spreadsheet. Analysis as to why. Major swing on financial re: sales tax collected. Public relation efforts, council, press, signs. Weekly situation? |  |
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| 5 | Logistics Meeting Space  - Virtual vs In Person, challenges with equipment. Concerns? |  |
| Notes: | Pikes Peak room. Hybrid meetings. |  |
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| 6 | Opportunities:  -Retool COS engagement (or any other engagement the board would like to see)  -Smaller Developer initiatives and strategy. |  |
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| 7 | Jeep Tour – Stephanie Edwards |  |
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| 8 | Lunch and Q & A with Gold Hill Team |  |
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| 9 | Adjourn |  |